

# CAIRNS PLAN 2016

*One region, many communities*



## **Citation and commencement**

CairnsPlan 2016 Version 1.0 was adopted on 24 February 2016 and commenced on 1 March 2016.

This planning scheme may be cited as CairnsPlan 2016 Version 2.0.

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Amendments to the planning scheme are included at Appendix 2.

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# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The CairnsPlan 2016 (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Cairns Regional Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 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.
- (5) The planning scheme applies to the planning scheme area of Cairns Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Figure 1.

Note – Commonwealth and State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994*, airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* or defence land under the *Commonwealth Defence Act 1903*.

Note – Development undertaken in accordance with a Community Infrastructure Designation (Schedule 5) does not fall within the regulatory jurisdiction of the CairnsPlan 2016.

Figure 1 – Local government planning scheme area and context





## 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 zone codes:
    - (i) Community facilities zone code;
    - (ii) Conservation zone code;
    - (iii) District centre zone code;
    - (iv) Emerging community zone code;
    - (v) Environmental management zone code;
      - (A) Environmental management precinct 1 – Residential;
      - (B) Environmental management precinct 2 – Russell Heads;
    - (vi) High impact industry zone code;
    - (vii) Local centre zone code;
    - (viii) Low density residential zone code;
    - (ix) Low impact industry zone code;
    - (x) Low-medium density residential zone code;
    - (xi) Major centre zone code;
    - (xii) Medium density residential zone code;
    - (xiii) Medium impact industry zone code;
    - (xiv) Mixed use zone code;
      - (A) Mixed use precinct 1 – Commercial;
      - (B) Mixed use precinct 2 – Trades and services;
      - (C) Mixed use precinct 3 – Residential;
    - (xv) Neighbourhood centre zone code;
    - (xvi) Open space zone code;
    - (xvii) Principal centre zone code;
    - (xviii) Rural residential zone code;
    - (xix) Rural zone code;
    - (xx) Special purpose zone code;
    - (xxi) Specialised centre zone code;
      - (A) Specialised centre precinct 1 – Hospitals and allied medical;
      - (B) Specialised centre precinct 2 – Showgrounds and major sports;
      - (C) Specialised centre precinct 3 – James Cook University;
    - (xxii) Sport and recreation zone code;
    - (xxiii) Tourism zone code;
    - (xxiv) Tourist accommodation zone code;
      - (A) Tourist accommodation precinct 1 – Islands;
    - (xxv) Township zone code;
    - (xxvi) Waterfront and marine industry zone code.
  - (g) the following local plans:
    - (i) Babinda local plan code;
      - (A) Precinct 1 – Munro Street;
      - (B) Precinct 2 – Mill re-development.
    - (ii) City centre local plan code;
      - (A) Precinct 1 – City centre core;
        - (i) Sub-precinct 1a – Shields Street;
      - (B) Precinct 2 – City centre frame.
    - (iii) Earville local plan code;
      - (A) Precinct 1 – Earville core;

- (B) Precinct 2 – Earlville frame;
- (C) Precinct 3 – Cannon Park.
- (iv) Edmonton local plan code;
  - (A) Precinct 1 – Edmonton core;
  - (B) Precinct 2 – Edmonton frame;
  - (C) Precinct 3 – Community health;
  - (D) Precinct 4 – Urban consolidation.
- (v) Edmonton industry and business local plan code;
  - (A) Precinct 1 – Mixed use employment;
  - (B) Precinct 2 – Low impact employment;
  - (C) Precinct 3 – Transport based industry;
  - (D) Precinct 4 – Mixed use centre;
  - (E) Precinct 5 – Existing employment;
  - (F) Precinct 6 – Existing community;
  - (G) Precinct 7 – High impact sports;
  - (H) Precinct 8 – Future investigation.
- (vi) Gordonvale local plan code;
  - (A) Precinct 1 – Town centre;
  - (B) Precinct 2 – Maher Road;
  - (C) Precinct 3 – Riverstone Road;
  - (D) Precinct 4 – Draper Road.
  - (E) Precinct 5 – Mill
- (vii) Mount Peter local plan code;
  - (A) Precinct 1 – Conservation;
  - (B) Precinct 2 – Cooper Road;
  - (C) Precinct 3 – Maitland Road;
  - (D) Precinct 4 – Future urban communities.
- (viii) Smithfield local plan code;
  - (A) Precinct 1 – Smithfield major activity centre;
  - (B) Precinct 2 – James Cook University;
  - (C) Precinct 3 – Employment;
  - (D) Precinct 4 – Residential communities.
- (h) the following overlay codes:
  - (i) Acid sulfate soils overlay code;
  - (ii) Airport environs overlay code;
  - (iii) Building height overlay code;
  - (iv) Bushfire hazard overlay code;
  - (v) Coastal processes overlay code;
  - (vi) Extractive resources overlay code;
  - (vii) Flood and inundation hazards overlay code;
  - (viii) Hazardous and explosive facilities overlay code;
  - (ix) Hillslopes overlay code;
  - (x) Landscape values overlay code;
  - (xi) Natural areas overlay code;
  - (xii) Neighbourhood character overlay code;
  - (xiii) Places of significance overlay code;
  - (xiv) Potential landslip hazard overlay code;
  - (xv) Transport network overlay code.
- (i) the following development codes:
  - (i) statewide codes:
    - (A) Community residence code;
    - (B) Forestry for wood production code;
    - (C) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.

- (ii) use codes:
    - (A) Animal keeping code;
    - (B) Aquaculture and intensive animal industry code;
    - (C) Brothel code;
    - (D) Bulky goods and outdoor sales code;
    - (E) Caretaker's accommodation code;
    - (F) Child care centre code;
    - (G) Community activities code;
    - (H) Community care centre code;
    - (I) Dual occupancy code;
    - (J) Dwelling house code;
    - (K) Dwelling unit code;
    - (L) Extractive industry code;
    - (M) Home based business code;
    - (N) Market code;
    - (O) Multiple dwelling and short-term accommodation code;
    - (P) Parking station code;
    - (Q) Relocatable home park and tourist park code;
    - (R) Retirement facility and residential care facility code;
    - (S) Roadside stall code;
    - (T) Rooming accommodation code;
    - (U) Sales office code;
    - (V) Service station and car wash code;
    - (W) Sport and recreation activities code;
    - (X) Telecommunications facility code;
    - (Y) Veterinary services code.
  - (iii) Other development codes:
    - (A) Centre design code;
    - (B) Environmental performance code;
    - (C) Excavation and filling code;
    - (D) Industry design code;
    - (E) Infrastructure works code;
    - (F) Landscaping code;
    - (G) Parking and access code;
    - (H) Reconfiguring a lot code;
    - (I) Vegetation management code.
  - (j) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
- (a) Planning scheme policy – Acid sulfate soils;
  - (b) Planning scheme policy – Centres and centre activities;
  - (c) Planning scheme policy – Crime prevention through environmental design (CPTED);
  - (d) Planning scheme policy – Environmental management plans;
  - (e) Planning scheme policy – FNQROC Regional Development Manual;
  - (f) Planning scheme policy – Landscape values;
  - (g) Planning scheme policy – Landscaping;
  - (h) Planning scheme policy – Natural environment;
  - (i) Planning scheme policy – Natural hazards;
  - (j) Planning scheme policy – Neighbourhood character;
  - (k) Planning scheme policy – Parking and access;
  - (l) Planning scheme policy – Places of significance;
  - (m) Planning scheme policy – Site assessments;
  - (n) Planning scheme policy – Structure planning;
  - (o) Planning scheme policy – Tropical urbanism.

## 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 Act;
  - (b) the *Sustainable Planning Regulation 2009* (the Regulation);
  - (c) the definitions in Schedule 1 of the planning scheme;
  - (d) the *Acts Interpretation Act 1954*; or
  - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (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, 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.

### 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*, 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.

Footnote <sup>1</sup> - 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' means either or both options can apply.

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

- (1) The following applies to a road, closed road, waterway, foreshore 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, foreshore or reclaimed land is in the same zone as the adjoining land;

<sup>1</sup> Footnote – this is an example of a footnote.

- (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, foreshore 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, foreshore or reclaimed land is adjoined on one side only by land in a zone - the entire road, closed road, waterway, foreshore or reclaimed land is in the same zone as the adjoining land; or
- (d) If the road, closed road, waterway, foreshore or reclaimed land is covered by a zone then that zone applies.

Editors note — the boundaries of the local government area are described by the maps referred to within the *Local Government Regulation 2012*.

## 1.4 Categories of development

- (1) The categories of development under the Act are:

- (a) Exempt development

Editor's note - a development permit is not required for exempt development.

- (b) Self-assessable development

Editor's note - a development permit is not required for self-assessable development.

- (c) Development requiring compliance assessment

Editor's note - a compliance permit is required for development requiring compliance assessment.

- (d) Assessable development

Editor's note - a development permit is required for assessable development.

- (e) Prohibited development

Editor's note - a development application or a request for compliance assessment cannot be made for prohibited development.

- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

## 1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
- (a) the strategic framework prevails over all other components to the extent of the inconsistency;
  - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency;
  - (c) overlay codes prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency;
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.
  - (f) provisions of Part 10 may override any of the above.

## 1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under 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 a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (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 3 of the Regulation to determine assessable development and the type of assessment.

(4) The building assessment provisions are contained in the following parts of this planning scheme:

**Table 1.6.a – Building assessment provisions**

Description	Assessment criteria	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference
<b>Bushfire hazard</b>		
Designation of bushfire prone areas for the BCA or QDC	Bushfire hazard overlay maps	Section 32(a) BA and section 12 BR
<b>Flood hazard</b>		
Designation of natural hazard management area (flood)	Flood and inundation hazard overlay maps	Section 32(a) BA and section 13(1)(a) BR
Design requirements within the natural hazard management area (flood)	Flood and inundation hazard overlay code	Section 32(a) BA and section 13(1)(b) BR
<b>Queensland Development Code (QDC) alternative provisions</b>		
Alternatives to QDC boundary clearance provisions	Relevant zone code contained in Part 6	Section 33(2) BA
Alternative to QDC building height provisions (performance criterion 4)	Relevant zone code contained in Part 6	BA and section 10(2)(b) BR

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 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.



## 1.7 Relationship of the planning scheme to the planning scheme policies

- (1) The planning scheme should be read in conjunction with the planning scheme policies which:
  - (a) Provide information that may be required or requested for a development application;
  - (b) Contain standards;
  - (c) Include guidelines or advice about satisfying assessment criteria in the planning scheme.
- (2) When preparing an application for assessment against the planning scheme or a part of the planning scheme, reference should be made to applicable planning scheme policies.

## 1.8 Local government administrative matters

- (1) For the purpose of Schedule 7 Table 1 Item 17 of the *Sustainable Planning Regulation 2009* it is declared that building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure within the Hillslopes overlay may:
  - (a) have an extremely adverse effect on the amenity, or likely amenity, of the locality; or
  - (b) be in extreme conflict with the character of the locality.
- (2) Where building work is triggered by 1.8(1) it must be referred to the Local government as a concurrence agency and be assessed against the criteria within Table 1.8.a.

**Table 1.8.a – Amenity and aesthetic impact of particular building work assessment provisions**

Performance outcome (PO)	Acceptable outcomes (AO)
<p><b>PO1</b> The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p><b>AO1.1</b> Building work:</p> <ol style="list-style-type: none"> <li>(a) is finished predominantly in the following exterior colours or surfaces:                             <ol style="list-style-type: none"> <li>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> </ol> </li> <li>(b) is not finished in the following exterior colours or surfaces:                             <ol style="list-style-type: none"> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</li> <li>(ii) reflective surfaces;</li> </ol> </li> <li>(c) exterior colour schemes do not result in the use of a single colour on large surface areas or broad expanses.</li> </ol>
	<p><b>AO1.2</b> Roofs on buildings or structures are:</p> <ol style="list-style-type: none"> <li>(a) non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape;</li> <li>(b) not finished in terracotta colours, reds, yellows, shades of white, beige or light grey.</li> </ol>

- (3) The Council has resolved that the operation of following types of activities will be regulated by the local laws and not the planning scheme:
- (a) **Shared facility accommodation operation** means the operation of the provision of shared facility accommodation to holiday makers or travellers, but does not include accommodation in a hotel or motel;
  - (b) **Temporary entertainment event** means an event and the operation of an event that is held temporarily – not on a regular basis – to provide entertainment to the public whether or not upon payment of a fee for admission and whether or not the management reserves the right to exclude individual members of the public;
  - (c) **Temporary home** means a temporary structure that is erected for the occupation of the owner, and immediate family, of the land upon which there is a current approval to construct a dwelling house and only during the construction of the approved dwelling house.

## Part 2 State planning provisions

### 2.1 State planning policy

The minister has identified that the state planning policy is integrated in the planning scheme in the following ways:

#### State interests in the state planning policy (July 2014) appropriately integrated

- (1) Liveable communities and housing
  - (a) Liveable communities
  - (b) Housing supply and diversity
- (2) Economic growth
  - (a) Agriculture
  - (b) Development and construction
  - (c) Mining and extractive resources
  - (d) Tourism
- (3) Environment and Heritage
  - (a) Biodiversity
  - (b) Coastal environment
  - (c) Cultural heritage
  - (d) Water quality
- (4) Hazards and safety
  - (a) Emissions and hazardous activities
  - (b) Natural hazards, risk and resilience (other than for coastal hazards – erosion prone areas)
- (5) Infrastructure
  - (a) Energy and water supply
  - (b) State transport infrastructure
  - (c) Strategic airports and aviation facilities
  - (d) Strategic ports

#### State interests in the state planning policy (July 2014) not integrated

- (1) Hazards and safety
  - (a) Natural hazards, risk and resilience (for coastal hazards – erosion prone areas)

#### State interests in the state planning policy (July 2014) not relevant to Cairns Regional Council

Nil

### 2.2 Regional plan

The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Far North Queensland Regional Plan 2009-2031*, as it applies in the planning scheme area.

### 2.3 Referral agency delegations

There are no referral agency delegations applicable to Cairns Regional Council.

### 2.4 Standard planning scheme provisions

The minister has identified that the Queensland Planning Provisions version 4.0 (January 2016) are appropriately reflected in the planning scheme.

Note – Section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

## 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 within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is contained 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 themes that collectively represent the policy intent of the scheme:
    - (i) settlement pattern theme;
    - (ii) natural areas and features theme;
    - (iii) economy theme;
    - (iv) infrastructure theme;
  - (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;
  - (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.
- (5) The policy direction for the planning scheme, in the strategic framework, is largely reflected in the purpose and overall outcomes of the:
  - (a) overlay codes;
  - (b) local plan codes;
  - (c) zone codes;
  - (d) development codes.

## 3.2 Strategic intent

The strategic intent represents the vision for the Cairns region in 2031.

In 2031, the Cairns region is internationally renowned for its natural beauty, outstanding biodiversity values and unique tropical lifestyle attracting both international and domestic visitors and new residents creating, a gateway to Far North Queensland and Northern Australia.

The region's settlement on the coast and community awareness of natural hazards and climate change has influenced land use planning and decision making. Growth has occurred in an efficient manner and urban development is consolidated within the identified urban area. The expected population growth for the region is accommodated through the redevelopment of existing urban areas and the expansion into the future urban area of the Southern Growth Corridor. Rural land has been protected and is used for rural purposes.

The region has a diverse and thriving economy that complements the region's environmental values. Tourism and primary production remain substantial economic drivers and employers in the region, however other industries have emerged that contribute to the diversity of the economy.

The built environment is characterised by its tropical design and its natural surrounds. Urban communities have high quality buildings, landscaped areas and open spaces reflecting the tropical character and identity of the region. Places of significance and neighbourhood character areas have been retained and integrated into new development.

The hillslopes, waterways, natural areas and rural surrounds sit alongside the urban environment. They are protected and enjoyed by the community for their character and identity, landscape value and contribution to the local economy. Natural resources are managed in an ecologically sustainable manner.

The Cairns City Centre is the capital of commerce and services for Far North Queensland, Cape York, the Gulf Country, Papua New Guinea and the wider South Pacific region. It supports significant regional infrastructure and offers the widest range, highest order and most diverse mix of retail, commercial, employment, residential, administrative, community, cultural, recreation and entertainment activities.

The region offers a range of housing styles and living options that provide for the varying needs and life stages of the community. Vibrant and well-connected centres provide higher density living opportunities around employment, entertainment, transport and community services.

The public transport network allows for ease of movement throughout the region and provides connections between centres. Transit oriented communities contribute to the success of the region's transport network.

Residents and visitors enjoy a range of quality services, facilities and community events and have a strong sense of positive identity. Communities are diverse, active, safe, healthy, engaged and resilient. Social, cultural, sport and recreational and community services and infrastructure are highly accessible. Infrastructure has been provided in a timely, cost effective and efficient manner to meet community needs.

### 3.3 Settlement pattern theme

Note – The settlement pattern for the region is shown on the Strategic framework maps contained in Schedule 2.

#### 3.3.1 Strategic outcomes

- (1) The region grows and evolves in a way that:
  - (a) promotes a diverse and thriving economy;
  - (b) creates comfortable, safe, connected, diverse and healthy living environments;
  - (c) provides a range of housing choices;
  - (d) maintains the hierarchy of centres;
  - (e) consolidates existing urban areas;
  - (f) avoids putting people and property at risk from natural hazards;
  - (g) provides a range of community services and sport and recreational opportunities;
  - (h) conserves the natural environment, ecological processes and biodiversity values;
  - (i) retains rural land for agricultural uses;
  - (j) supports the timely, cost effective and efficient provision of infrastructure;
  - (k) co-locates compatible land uses;
  - (l) achieves a high standard of amenity;
  - (m) maintains and enhances the scenic amenity, tropical character and identity of the region.
- (2) Urban development in the region occurs within the urban area. Expansion beyond this boundary is not facilitated as it does not support the efficient and orderly delivery of urban infrastructure and a compact urban form.
- (3) Future growth within the Southern growth corridor occurs sequentially and, where relevant, in accordance with the Edmonton local plan, Edmonton industry and business local plan, Gordonvale local plan, Mount Peter local plan and any relevant structure plans.
- (4) Development does not prevent the planned development of adjacent land that is subject to a:
  - (a) local plan; or
  - (b) master plan; or
  - (c) structure plan; or
  - (d) development permit; or
  - (e) preliminary approval; or
  - (f) any other land use plan.
- (5) Infrastructure and services are located and designed to be provided to communities in a timely and efficient manner in order to support sequenced and compact urban form and community needs.
- (6) Natural hazards and the impacts of climate change influence the location, scale and intensity of development.
- (7) Development is located, designed and operated to ensure that any potential adverse or detrimental impacts are, in order of priority, avoided, mitigated or managed.
- (8) Development contributes to a compact urban form through:
  - (a) infill development in existing urban areas;
  - (b) integrating pedestrian, cycle and public transport networks;



- (c) locating higher residential densities within walking distance of a higher order centre;
  - (d) incorporating a mix of land uses, where consistent with the zone.
- (9) Artificial lakeside and coastal canal developments are not established.
- (10) Transit oriented developments are established within higher order centres along and adjacent to the public transport network.
- (11) Urban development and emerging communities are designed to incorporate pedestrian, cycle and road connections that offer a high degree of permeability and legibility.
- (12) Residential and other sensitive and vulnerable land uses are separated from areas and activities that are hazardous, explosive or may cause environmental harm or nuisance.
- (13) Local plans provide localised planning responses and development outcomes for discrete areas.

Note – The region's urban area is shown on the Strategic framework maps contained in Schedule 2.

Note – The Southern growth corridor is shown on the Strategic framework maps contained in Schedule 2.

### 3.3.1.1 Land use strategies

- (1) Local area plans are continuously developed throughout the planning scheme area to provide local context and planning outcomes for individual communities.

### 3.3.2 Element – centres and centre activities

Note – Centres are the Principal centre zone, Major centre zone, District centre zone, Local centre zone and Neighbourhood centre zone as shown on the Zone maps contained in Schedule 2.

#### 3.3.2.1 Specific outcomes

- (1) Centres are concentrations of activity that may comprise of retail, business and employment, administration, research, residential, education, and health and community services consistent with the identified role and function of the centre.
- (2) A hierarchy of centres is established and maintained, where each centre is characterised by its scale and function, and performs a defined role within the hierarchy. The identified hierarchy of centres and role and function of centres within the region is as follows:
  - (a) **Principal centre: Cairns city centre**
    - (i) The Cairns city centre is the Principal centre within the region and provides for the highest intensity of development. It provides the highest order and most diverse mix of uses that consist of retail, commercial, administrative, community, cultural, tourism, recreation and entertainment. The centre forms the core of the region's urban settlement, the centre of the public transport network and is the primary focal point for employment and business opportunities within the region.
    - (ii) The centre is supported by key regional infrastructure including the Cairns Airport, Port of Cairns, Cairns Base Hospital and Cairns Private Hospital.
    - (iii) Residential buildings within the core provide for higher density living opportunities above ground level to facilitate active frontages to the street.
    - (iv) Residential development within the centre is capable of supporting both tourist accommodation and permanent residents.

- (v) Buildings within the centre are the tallest in the region and provide active frontages to the street that contribute to the vibrancy of the centre and reinforce the Cairns city centre's primacy within the hierarchy of centres.
  - (vi) Streets and open spaces are green and tropical and provide comfortable pedestrian environments with shelter from the elements and distinct points of interest.
  - (vii) Development which contributes to a 24 hour economy and adds to the activity and vitality of the centre, while maintaining a desired standard of amenity, is encouraged.
  - (viii) Development within the centre occurs in accordance with the Cairns city centre local plan which promotes the long term prosperity, primacy and quality of the centre.
  - (ix) The Principal centre is the highest order centre in the region, supported by all other centres within the hierarchy of centres.
- (b) **Major centres: Earlville, Edmonton and Smithfield**
- (i) The major centres are concentrations of a mix of activities that consist of higher order retail, employment, commercial, administrative, community, cultural, education, higher density housing and entertainment.
  - (ii) These centres are focal points within the public transport network and development occurs in a manner that facilitates public transport accessibility and use.
  - (iii) Higher density residential development is encouraged to establish in and immediately around the major centres to provide easy access to the employment and public transport opportunities these centres offer.
  - (iv) Local plans have been developed for each major centre to ensure the orderly and strategic development of these centres.
  - (v) Development within these centres occurs in accordance with the Earlville local plan, Edmonton Local plan and Smithfield local plan.
  - (vi) Major centres do not compromise the role and successful function of the Principal centre and other Major centres within the hierarchy of centres.
- (c) **District centres: Babinda, Gordonvale, Manoora, Manunda, Mount Sheridan, Redlynch and Westcourt**
- (i) The district centres are concentrations of predominantly retail, business and community activities focussed on the weekly and fortnightly shopping and service needs of the surrounding communities.
  - (ii) Higher density housing is integrated through mixed use development that is appropriate to the scale of the District centre and supports the public transport network.
  - (iii) Retail, business, entertainment and community activities occur on the first two storeys of development to ensure these uses are highly accessible and contribute to a vibrant mixed use space at ground level;
  - (iv) Future growth of each centre will reflect each centre's distinctive character and functions.
  - (v) Development within the Babinda and Gordonvale District centres occurs in accordance with the Babinda local plan and Gordonvale local plan respectively.
  - (vi) District centres do not compromise the role and successful function of the Principal centre, Major centres and other District centres within the hierarchy of centres.

- (d) **Local centres**
- (i) Local centres provide a small cluster of uses including retail, employment nodes, cafes and dining, and community services that are focussed on the daily and weekly shopping and service needs of their surrounding local community.
  - (ii) Showrooms, department stores and other large floor space land uses are not located in Local centres.
  - (iii) Development within Local centres provides a high level of amenity and minimise the impacts on the surrounding residential areas.
  - (iv) Local centres do not exceed the needs of their surrounding local community.
  - (v) Local centres do not compromise the role and successful function of the Principal centre, Major centres, District centres and other Local centres within the hierarchy of centres.
- (e) **Neighbourhood centres**
- (i) Neighbourhood centres contain a limited range of small scale convenience or retail facilities that meet the basic, daily convenience needs of a surrounding neighbourhood community and encourage walkable neighbourhoods.
  - (ii) Neighbourhood centres do not exceed the needs of their immediate neighbourhood catchment.
  - (iii) Showrooms, department stores, full-line supermarkets and other large floor space land uses are not located in Neighbourhood centres.
  - (iv) Neighbourhood centres do not exceed the needs of their surrounding neighbourhood community.
  - (v) Neighbourhood centres do not compromise the role and successful function of the Principal centre, Major centres, District centres, Local centres and other Neighbourhood centres within the hierarchy of centres.
- (3) Centres within the region are consolidated within existing identified areas. The expansion of centres only occurs where a community need can be demonstrated and the expansion does not compromise the amenity of surrounding areas or the role and successful function of other centres within the hierarchy of centres identified in section 3.3.2.1(2).
- (4) Higher order centres provide for higher density residential living to take advantage of the range of activities, services and public transport facilities located within close proximity.
- (5) Centres are connected by the public transport network and provide public transport nodes and destinations.
- (6) Development within centres is designed to enable the flexible reuse of buildings that are able to respond to changing community, retail and business needs.
- (7) Development of centre activities is of a design, scale and intensity that does not compromise the existing and ongoing hierarchy of centres by:
- (a) competing with and compromising the economic viability of centres;
  - (b) adversely affecting the achievement of consolidated centres.
- (8) Development in centres considers the needs of pedestrian, cycle and public transport users by incorporating:
- (a) mixed use and transit-oriented development;
  - (b) high quality footpaths and streetscapes suitable for walking and cycling;
  - (c) awnings and shade trees along pathways;
  - (d) active frontages;
  - (e) crime prevention through environmental design principles;
  - (f) open spaces and meeting places.

- (9) Development in existing and new centres establish high quality environments and is designed to draw on the positive characteristics of the surrounding area with a focus on creating or reinforcing security, vitality and a sense of place.
- (10) New centres are only established where it is demonstrated that:
  - (a) there is a need for the development;
  - (b) the development is of a scale that is required to service the surrounding catchment;
  - (c) the development is highly accessible within the catchment it serves and not located on the periphery;
  - (d) the development does not compromise the character and amenity of adjoining premises and surrounding areas.

Note – Refer to the definition of Higher order centre contained in Schedule 1.2.

Note – Refer to the defined activity group for Centre activities contained in Schedule 1.1.1.

### **3.3.3 Element – mixed use areas and specialised centres**

#### **3.3.3.1 Specific outcomes**

- (1) Mixed use areas located along Mulgrave Road, Sheridan Street and Anderson Street provide mixed use development integrating opportunities for business, employment, residential, and retail and office space.
- (2) Where mixed use development in mixed use areas involves residential uses, the residential uses are located above lower and ground floor commercial uses.
- (3) Development within mixed use areas is of a scale and intensity that does not compromise the role and successful function of centres within the hierarchy of centres.
- (4) Specialised centres co-locate similar land uses, and contribute to the diversity of employment areas within the region without compromising the hierarchy of centres.
- (5) Commercial and business activities are supported in appropriate settings, particularly within the region's centres, mixed use areas and where they cater for the needs of residential communities.

### **3.3.4 Element – industry areas and activities**

#### **3.3.4.1 Specific outcomes**

- (1) Low impact industry areas in the region contain some land in transition from residential land uses to industrial land uses. Development in low impact industry areas is sensitive to the range of existing uses located within these areas and provides a high standard of amenity and design.
- (2) Medium and high impact industry areas are key employment areas for the region. Development does not compromise the ongoing use of these areas for medium and high impact industry uses.
- (3) Uses that are sensitive to the impacts of industry activities do not establish within industry areas.

- (4) Due to the region's unique biodiversity and sensitive receiving environments, special industries are only established in appropriate areas where it is demonstrated that all adverse impacts are mitigated.
- (5) Waterfront and marine industry areas are predominantly used for waterfront and marine industry and associated uses for which a location adjoining or near the waterfront is essential.

#### 3.3.4.2 Land use strategies

- (1) Land supply for industry uses is provided within the Southern growth corridor. Development within these areas occurs in accordance with the Edmonton industry and business local plan and the Gordonvale local plan.

### 3.3.5 Element – residential areas and activities

#### 3.3.5.1 Specific outcomes

- (1) The region's urban residential growth is accommodated through in-fill and redevelopment of existing urban areas, development of emerging community areas and the development of the future urban area within the Southern growth corridor.
- (2) Residential development is located and designed to provide a wide range of living options that maintains and enhances the character and identity of individual communities.
- (3) Residential areas are used for residential purposes. Non-residential uses are provided where they are appropriate, support the local community, do not detract from the residential amenity of the area or compromise the role and successful function of centres within the hierarchy of centres.
- (4) Higher density housing occurs within areas identified for higher density residential development, mixed use areas, higher order centres and close to public transport, higher education and employment.
- (5) Residential development is designed and constructed to provide safe living environments and promote community health and wellbeing.
- (6) Areas identified for lower density residential development provide predominantly low rise detached dwelling houses to maintain the low density character of the area.
- (7) Emerging community areas and new residential areas are designed to incorporate:
  - (a) a mix of lot sizes;
  - (b) a range of housing types and densities;
  - (c) community services and facilities that meet the needs of the new community;
  - (d) high levels of pedestrian, cycle and road permeability and connectivity;
  - (e) the efficient and timely provision of infrastructure and services;
  - (f) open space and opportunities for sport and recreation activities.
- (8) Residential development incorporates tropical design principles that respond to the natural environment and climate.
- (9) New rural residential areas are not established. Existing rural residential areas are protected from further incremental subdivision where it results in lot sizes less than the minimum to ensure the character and amenity of these areas is retained.

- (10) Home based businesses are established where they are low impact in nature, subordinate to the residential use and do not detract from the residential amenity of the area.
- (11) Open spaces and sport and recreation areas are provided in residential areas to meet the health and environmental needs of the community.

Note – The Southern growth corridor is shown on the Strategic framework maps contained in Schedule 2.

Note – Minimum lot sizes are contained within the Reconfiguring a lot code contained in Part 9.

### **3.3.6 Element – rural areas**

#### **3.3.6.1 Specific outcomes**

- (1) Rural areas are used for agricultural purposes.
- (2) Land uses that have the potential to conflict with agricultural uses are not established.
- (3) Rural areas contain a range of rural activities of varying scale depending on land suitability and access to infrastructure.
- (4) Rural areas that provide an inter-urban break or have scenic landscape value are retained in their form for that purpose.
- (5) Residential uses within rural areas are of a scale and density that is consistent with the level of infrastructure provided and the rural character of the area.
- (6) Subdivision does not result in further fragmentation of rural land.
- (7) Boundary realignments occur only in rural areas where improved agricultural production or environmental protection outcomes are demonstrated or to resolve building encroachment issues.

### **3.3.7 Element – townships and small communities**

#### **3.3.7.1 Specific outcomes**

- (1) The townships and small communities within the region provide unique rural living opportunities and are supported by small scale community services.
- (2) The townships of Mirriwinni, Deeral and Fishery Falls provide a range of land uses which directly support and service the residents and visitors of the township and surrounding rural areas.
- (3) The growth of townships is promoted within their identified urban areas.
- (4) Development within townships and small communities enhances and complements the scale and local character of the community.

### **3.3.8 Element – islands**

#### **3.3.8.1 Specific outcomes**

- (1) Development on Green Island, Fitzroy Island and Double Island is limited to the continuation of the existing level of tourist development without significant expansion or intensification.



Development respects and reflects the landscape values of the islands and their sensitive ecological setting with the Great Barrier Reef World Heritage Area.

- (2) Smaller islands within the region; the Frankland Islands and Haycock Island, are not developed.

### 3.3.9 Element – built form, design and city image

#### 3.3.9.1 Specific outcomes

- (1) Urban design and built form in the region creates an attractive, tropical, cohesive, positive and memorable identity and reflects the qualities of good urban places and tropical urbanism.
- (2) Development ensures that there is an appropriate interface and downward transition in height, built form and intensity of development moving outward from the Cairns city centre outwards to the surrounding suburbs. The Cairns city centre provides the highest and most dense form of development in the region.
- (3) Development within the Cairns city centre addresses and activates the street frontages with a street canopy providing shade and weather protection for pedestrians and a place for social interaction.
- (4) Buildings within the Cairns city centre and Building height overlay areas are separate and distinctive, promoting variety in the skyline and retaining views to the surrounding mountain ranges and the ocean.
- (5) Development respects and complements the character and history of the region's many communities and promotes community pride and sense of place.
- (6) Development does not rely on complex engineering solutions to overcome site constraints.
- (7) The design of streets, lots, buildings and landscaping achieves:
  - (a) attractive, shaded, tropical and safe streets;
  - (b) a legible urban environment where the intended function of buildings and spaces is easily understood;
  - (c) high quality built form that contributes to a positive image for the region;
  - (d) pedestrian comfort by incorporating awnings and shade producing trees;
  - (e) the real and perceived impression that open space, streets and thoroughfares are safe public spaces;
  - (f) opportunities for social interaction through the use of shared and multiple use areas;
  - (g) integration with the region's network of open space, parkland and green corridors;
  - (h) an enhanced local identity and sense of place;
  - (i) a high level of permeability for pedestrians and all forms of transport.
- (8) Streetscapes, housing and building design are responsive to the environment, climate, site constraints and local character.
- (9) Public open space is the centre piece of urban communities.
- (10) Infrastructure integrates into the surrounding environment and minimises visual impacts on the streetscape through location and the use of design elements, complementary materials, landscaping and screening.
- (11) Vehicle parking, loading, unloading and servicing areas are contained wholly within the site and are located where they do not dominate the streetscape.

- (12) Gateway sites are established in key entry locations to and within higher order centres. Gateway sites contribute to the character of a place through the use of height, unique architectural design elements, mixed use activity and connections to public transport, pedestrian activity and public spaces.
- (13) Development provides landscaping that contributes to attractive streetscapes.
- (14) Buildings incorporate tropical and passive design measures to maximise the use of natural ventilation, cooling and lighting and achieve energy efficiency.
- (15) Through site specific tropical design, corporate designs are adapted to integrate with the established urban qualities that make the region's local communities unique and distinct from other places.
- (16) Appropriately scaled art and cultural infrastructure is provided with development in the higher order centres and emerging communities.
- (17) The design of open spaces and parks provides opportunities for social interaction and sport and recreation activities.
- (18) Development in emerging urban areas incorporates infrastructure that supports information technology advancements.

Note – The Building height overlay area is shown on the maps contained in Schedule 2.

### **3.3.10 Element – places of significance and neighbourhood character**

#### **3.3.10.1 Specific outcomes**

- (1) Development avoids or mitigates adverse impacts on the cultural significance of a State heritage place or area.
- (2) Development on premises adjoining a State heritage place is sympathetic to the cultural significance and setting of the place.
- (3) Places of local significance are conserved for their cultural significance, tourism value and importance to the history and identity of the region. The adaptive re-use of places of local significance is facilitated where the use is compatible with the significance of the site.
- (4) Neighbourhood character places and existing character elements which contribute to the streetscape and neighbourhood character are retained.
- (5) Indigenous cultural heritage is protected, managed and conserved.

Note – Places of local significance and State heritage places are shown on the Places of significance overlay maps contained in Schedule 2.

Note – Neighbourhood character places are shown on the Neighbourhood character overlay maps contained in Schedule 2.

Note – All proposed development on sites of indigenous cultural heritage significance is required to be carried out in accordance with the most current version of the Aboriginal Cultural Heritage Act 2003 - Duty of Care Provisions.

Note – Development on a state heritage place is to be carried out in accordance with the most current version of the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the places of significance overlay code.

### 3.3.11 Element – community health and wellbeing

#### 3.3.11.1 Specific outcomes

- (1) Public spaces are accessible, safe and designed to provide opportunities for social interaction and active and passive recreation.
- (2) The public realm is promoted as a place for art, cultural activities, events, markets and festivals.
- (3) The layout and design of development provides clear access to active and public transport facilities.
- (4) Existing public open spaces used for entertainment and event purposes are not compromised by development that is sensitive to the use of the space.
- (5) Land identified for sport and recreation purposes is protected from incompatible uses that would compromise the use of this land.
- (6) Community and educational facilities are provided close to the communities they serve.
- (7) Development that involves hazardous chemicals and materials or generates emissions, light, odours, dust or noise is adequately separated, designed and managed to avoid environmental harm or nuisance to sensitive land uses.
- (8) Development for sensitive land uses adjacent to development that generates noise, light, dust, odour or other like nuisances are located, designed and operated to minimise those impacts.
- (9) Future planning of the region takes into account social planning considerations including changing community characteristics, trends, issues and needs.
- (10) Development is located, designed and operated to ensure the impacts of traffic and transport noise do not cause nuisance to sensitive land uses.
- (11) Development for recreational activities that generate noise, light, dust, odour or other like nuisances are located, designed and operated to avoid impacts on sensitive land uses.
- (12) The redevelopment of major sporting facilities ensures their continued use.
- (13) Development recognises, respects and considers the unique characteristics of individual communities.
- (14) Sites that are contaminated or pose a health risk due to impacts from previous hazardous uses are remediated prior to being developed for sensitive land uses.
- (15) Sensitive and vulnerable land uses are not established in limited development areas.
- (16) Development within areas affected by Hazardous and explosive facilities is compatible with the risk associated with the facilities and do not compromise the ongoing operation of the facilities.

Note – Areas affected by Hazardous and explosive facilities are shown on the Hazardous and explosive facilities overlay maps contained in Schedule 2.

## 3.4 Natural areas and features theme

### 3.4.1 Strategic outcomes

- (1) The region's natural environment, resources, ecological processes and biodiversity values are protected, enhanced and rehabilitated in a manner that ensures their continuation as ecological, social, tourism and economic assets for present and future generations.
- (2) The region's internationally renowned tropical landscapes incorporating the hillslopes and foothills, marine and freshwater wetlands, beaches, headlands, streams and rivers, rural lands and open spaces are valued economically, aesthetically, culturally and socially and are protected from development that diminishes their ecological, social and economic value.
- (3) Development avoids areas of environmental significance. Where avoidance is not possible, development is designed, sited, operated and managed to mitigate adverse impacts on areas of environmental significance.
- (4) Natural resources are managed appropriately through federal, state, local government, regional resource management bodies, traditional owners, land owners and the community.
- (5) Development within the region's World Heritage Areas is sustainable and planned to conserve the ecological and scenic values of the area.
- (6) Development considers the impacts of natural hazards and is located and designed to avoid putting people, property and the environment at risk.
- (7) Public access to foreshore areas, coastal waters, waterways and wetlands is maintained and where appropriate, increased.

Note – Refer to the definition of areas of environmental significance contained in Schedule 1.2.

Note – Areas of environmental significance are shown on the Natural areas overlay maps contained in Schedule 2.

### 3.4.2 Element – biodiversity

#### 3.4.2.1 Specific outcomes

- (1) The region's biodiversity values and associated habitats and ecosystems are maintained and protected from development, managed and where appropriate, ecological integrity and habitat connectivity is enhanced.
- (2) Endangered, vulnerable, and threatened flora and fauna species and their habitats are protected.
- (3) Marine, freshwater, and estuarine environments and their associated declared fish habitat areas are protected from adverse impacts generated by new or intensified development.
- (4) The integrity of the region's areas of environmental significance and their contribution to biodiversity is maintained for their intrinsic value and for present and future generations.
- (5) Strategic rehabilitation occurs where it is possible to achieve expanded habitats and increased connectivity between areas of environmental significance. This may also include strategic rehabilitation generated from development activities outside the region's local government boundary.

- (6) Weeds, pests and invasive species are a significant threat to the region's biodiversity conservation values. Development avoids exacerbating this threat and eradicates invasive species.
- (7) Development is designed, sited, operated and managed to avoid or mitigate potential adverse impacts on natural corridors and habitat links.

### 3.4.3 Element – waterways, wetlands and water catchments

#### 3.4.3.1 Specific outcomes

- (1) The environmental values of waterways, wetlands and water catchments are protected.
- (2) Water quality of waterways, wetlands and water catchments is maintained and, where possible, enhanced.
- (3) Waterway and wetland health and aquatic biodiversity is conserved and downstream adverse impacts on the Great Barrier Reef do not occur.
- (4) The quality of riparian areas around waterways and wetlands are maintained or rehabilitated to a high standard for their ecology.
- (5) The region's water is sustainably managed in accordance with total water cycle management principles to ensure the ecological health of the region's ecosystems is maintained.
- (6) Water catchments and supplies are protected from inappropriate development that may compromise the quality and characteristics of the water resource.
- (7) Development is planned, designed, constructed and operated to conserve water quality, in-stream and riparian waterway values, and recreational use of natural and modified waterways and wetlands and their catchments across the region.
- (8) The quality and the physical and chemical properties of water resources are maintained and managed to avoid the movement of sediment and nutrients into receiving waters.

Note – The Great Barrier Reef Marine Park is shown on the Natural areas overlay maps contained in Schedule 2.

### 3.4.4 Element – landscapes

#### 3.4.4.1 Specific outcomes

- (1) Development protects, maintains and enhances the region's landscape values.
- (2) Rural and inter-urban breaks are protected from visual intrusion.
- (3) Major scenic routes and scenic outlooks are protected from both the detrimental visual impacts of development and inappropriate vegetation clearing that may detract from the scenic qualities of the scenic route or outlook.
- (4) The hillslopes are retained as the scenic backdrop to the region and the ecological values and landscape character of the hillslopes are protected from inappropriate development.
- (5) Development on hillslopes and potential landslip hazard areas responds to the constraints of the land including vegetation, gradient and slope stability.

Note – Landscape values, Major scenic routes and scenic outlooks are shown on the Landscape values overlay maps contained in Schedule 2.

Note – Hillslopes are shown on the Hillslopes overlay maps contained in Schedule 2.

Note – Potential landslip hazard areas are shown on the Potential landslip hazard overlay maps contained in Schedule 2.

### 3.4.5 Element – coastal areas

#### 3.4.5.1 Specific outcomes

- (1) Coastal resources, processes and areas, including foreshores, coastal wetlands, marine ecosystems, fish habitat areas and sand dunes are protected, managed and where appropriate rehabilitated.
- (2) The scenic amenity of the coastal areas is protected from inappropriate development that is visually dominant or visually intrusive.
- (3) Opportunities for public access to foreshore areas are maintained or enhanced and the use of foreshore areas occurs in a way that protects public safety and coastal resources.

### 3.4.6 Element – natural hazards

#### 3.4.6.1 Specific outcomes

- (1) Development, other than coastal-dependent development, avoids areas that are vulnerable to natural hazards and avoids putting people and property at risk from natural hazards.
- (2) Development in areas susceptible to impacts of natural hazards provides for effective disaster response and recovery through evacuation routes, access for emergency services and the supply of essential goods and services.
- (3) Development does not directly or cumulatively cause or increase adverse impacts of natural hazards on other properties.
- (4) Infrastructure, including community and other critical infrastructure, is located and designed to be resilient and function effectively during and immediately after a hazard event.
- (5) In addition to the avoidance of areas that are vulnerable to natural hazards, development takes into account the impacts of climate change.
- (6) Development in the coastal communities of Yorkeys Knob, Holloways Beach and Machans Beach is contained within the existing identified urban area to prevent expansion into areas that are vulnerable to natural hazards.
- (7) Development, other than agricultural activities, does not occur within the Barron River Delta flood plain.
- (8) Coastal processes, such as erosion and accretion, are allowed to occur without intervention or the use of complex engineering solutions. Development in tidal and coastal areas is only established where it is for maintaining and enhancing safe access to the foreshore and coastal waters. Coastal protection works are only undertaken as a last resort where erosion poses an imminent threat to public safety and property.
- (9) Development on land that is vulnerable to the generation and release of leachate from acid sulfate soils is managed to avoid the disturbance of these soils.



Note – Land containing or potentially containing actual acid sulfate soils is shown on the Acid sulfate soils overlay maps contained in Schedule 2.

Note – Land which may be subject to flood or inundation is shown on the Flood and inundation hazard overlay maps contained in Schedule 2.

Note – Land which may be subject to bushfire is shown on the Bushfire hazard overlay maps contained in Schedule 2.

Note – Land which may be subject to coastal processes is shown on the Coastal processes overlay maps contained in Schedule 2.

### 3.4.6.2 Land use strategies

- (1) Catchment management plans, storm tide and flood plain modelling, and hazard management plans are continually improved and undertaken to provide more detailed understanding of the impacts and risk from natural hazards and climate change in the region.

## 3.4.7 Element – resource extraction

### 3.4.7.1 Specific outcomes

- (1) Extractive industries do not detrimentally impact on community wellbeing or the region's ecological, landscape and rural values.
- (2) Extractive industries only occur where potential adverse impacts on people, property, and ecological, natural resource and landscape values are avoided, and if not able to be avoided, are minimised and mitigated.
- (3) Development within resource separation areas is compatible with the nature of the resource extraction.
- (4) Development, in and adjacent to extractive resource areas that could detrimentally affect the continued or future operation of the identified extractive resource areas is not supported.
- (5) Upon cessation of extractive industries, buildings, machinery and other associated infrastructure are removed and the land is rehabilitated to either a natural state or a state that is suitable for alternative uses.

Note – Extractive resource areas and separation areas are shown on the Extractive resource overlay maps contained in Schedule 2.

## 3.5 Economy theme

### 3.5.1 Strategic outcomes

- (1) The region is recognised as Far North Queensland's key economic centre providing major industrial, agricultural, maritime, aviation, defence, health, education, commercial, retail, recreational and entertainment facilities and opportunities.
- (2) Due to the quality of the natural environment and extent and availability of productive agricultural land, tourism and primary production remain the key economic drivers for the region. However, the region's economy will become more diversified, improving business and employment opportunities and providing resilience against future adverse economic, social and environmental conditions which may impact the region.
- (3) Economic benefits and opportunities are maximised through the promotion of appropriate land uses, minimisation of land use conflicts and the protection of significant infrastructure.

### 3.5.2 Element – strong and diverse economy

#### 3.5.2.1 Specific outcomes

- (1) Existing economic activities continue to be facilitated in and around existing allocated areas and where possible are consolidated or co-located with similar or complementary activities.
- (2) Development of buildings and spaces within the higher order centres incorporates adaptable and multi-use design principles to respond to changing market needs.
- (3) Higher order centres provide employment opportunities, with the widest range of employment options located in the Principal centre.
- (4) Specialised centres and industry areas offer opportunities for specialised employment and development in these areas provides high quality design and amenity to promote investment.
- (5) Development that contributes to diversifying the economy is facilitated in locations where it is:
  - (a) compatible with the scale and character of the surrounds and does not adversely impact on the natural environment or supply of agricultural land;
  - (b) highly accessible;
  - (c) designed to avoid areas that are vulnerable to natural hazards;
  - (d) supported by infrastructure necessary to meet the demand of the activity.
- (6) Development is located, designed and operated to be functional as soon as possible after a natural hazard event to contribute to a resilient economy.

#### 3.5.2.2 Land use strategies

- (1) Strategic investigations for securing and supplying future employment land are undertaken in advance of urban land being designated or supplied beyond the urban footprint.

### 3.5.3 Element – tourism

#### 3.5.3.1 Specific outcomes

- (1) The Cairns region is a national and international tourist destination that provides a diverse range of tourist accommodation, attractions and experiences that respond to the changing needs and expectations of the tourism industry.

- (2) Tourist accommodation is provided in highly accessible locations and meets the varying needs of visitors to the region.
- (3) The region's areas of environmental significance are recognised and protected for their contribution to tourism in the region.
- (4) Tourism development and associated infrastructure is established where it:
  - (a) responds to a new, emerging or innovative tourism trend that will enhance visitor experiences;
  - (b) conserves the region's areas of environmental significance;
  - (c) is complementary to and compatible with other land uses;
  - (d) maintains or enhances the economic vitality of the region and the region's centres, provides local employment opportunities and contributes to local economic diversification;
  - (e) does not diminish the quality or extent rural land and extractive resource areas;
  - (f) does not compromise the operation of agricultural activities on rural land;
  - (g) complements and enhances the scenic amenity and character of the local setting;
  - (h) maintains a high level of amenity for nearby residents;
  - (i) promotes a positive image for the region.
- (5) The region's major tourist attractions are protected from the encroachment of incompatible development.
- (6) Fitzroy Island, Green Island and Double Island continue to provide unique tourist experiences based on the appreciation of their natural setting within the Great Barrier Reef World Heritage Area.
- (7) Rural and rural residential areas support compatible tourism activities where they do not have adverse impacts on the natural environment, supply of agricultural land, landscape character and amenity for surrounding residents.
- (8) New tourist accommodation and entertainment areas are planned and developed in appropriate parts of the region.

### 3.5.4 Element – agriculture

#### 3.5.4.1 Specific outcomes

- (1) Agricultural industries are enhanced through the use of new technologies and practices and the expansion and protection of existing activities and infrastructure.
- (2) The availability and viability of rural land for ongoing agricultural use is not compromised by inappropriate or incompatible development.
- (3) Cane rails and associated infrastructure are retained to support the agricultural industry.

### 3.5.5 Element – ports, aviation and defence

#### 3.5.5.1 Specific outcomes

- (1) Development does not compromise the ongoing operations of the Cairns Airport, Port of Cairns and Australian Defence Force bases within the region.
- (2) Development that is directly associated with or supports the operations of the Cairns Airport, Port of Cairns and Australian Defence Force bases is facilitated.

Note – Operational areas of the Cairns Airport are shown on the Airport environs overlay maps contained in Schedule 2.

Note – Development within Strategic Port Land is subject to the provisions of Part 10.

## 3.6 Infrastructure theme

### 3.6.1 Strategic outcomes

- (1) Infrastructure is provided to accommodate the growth of the region.
- (2) Development occurs in a way that supports the efficient, orderly and timely provision of infrastructure.
- (3) The region is connected through an integrated transport system that promotes increased walking, cycling and use of public transport.
- (4) Land use planning for emerging communities integrates infrastructure provision.
- (5) Existing and planned infrastructure is identified and protected from incompatible development.
- (6) Sustainable on-site waste water disposal, water supply and electricity supply occurs in parts of the region that cannot be connected to reticulated networks.
- (7) New technologies are utilised to achieve sustainable infrastructure outcomes.
- (8) Suitable land, facilities and improvements are provided to meet the sport and recreation needs of the community.

Note - Part 4 contains the Local Government Infrastructure Plan for the Cairns Region.

### 3.6.2 Element – energy

#### 3.6.2.1 Specific outcomes

- (1) The energy needs of the region are met in a manner that minimises impacts on the health of surrounding communities, natural environments and scenic amenity and wherever possible supports low emission and/or renewable energy sources.
- (2) Renewable energy facilities, including wind, solar and combined heat and energy from waste and recyclable materials, plants or biomass are established in locations where they can be readily connected to a high-voltage electricity network (with adequate capacity) and adverse impacts on surrounding land uses, the extent of rural land and areas of environmental significance are minimised.
- (3) Development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.

### 3.6.3 Element – transport

#### 3.6.3.1 Specific outcomes

- (1) The current and future function and improvement of higher order roads and transport and freight networks is considered in land use planning and protected from incompatible development.
- (2) Existing and planned transport corridors and buffer areas are protected from development that would compromise the current and future function of the corridor.
- (3) Local, State and Federal road networks integrate within existing communities and planned growth areas.

- (4) Designated transport, freight and haulage routes are appropriately managed and maintained to ensure the efficient supply of goods and services.
- (5) Development is designed and located to ensure the road reserve's pedestrian, cycle and transport function is maintained or improved.
- (6) Development provides sufficient vehicle and bicycle parking and end of trip facilities to accommodate the generated demand.

Note –The road hierarchy is shown on the transport network overlay maps contained in Schedule 2.

### 3.6.3.2 Land use strategies

- (1) Detailed planning and design for the arterial connection between Smithfield and Yorkeys Knob Road (and its connection to the Captain Cook Highway) is undertaken to inform future land use and growth scenarios for inclusion in future planning scheme amendments.
- (2) Detailed planning for the transport investigation corridor between White Rock and Edmonton is undertaken to confirm location, transport objectives and feasibility. Subsequent amendments to the planning scheme are undertaken to reflect the investigation and feasibility findings.

## 3.6.4 Element – water and waste

### 3.6.4.1 Specific outcomes

- (1) Water supply catchments and resources are protected and used efficiently and sustainably.
- (2) Water and sewerage infrastructure is provided in locations that maintain the health and well-being of the community and the environment.
- (3) Development in urban areas connects to the reticulated water supply and sewerage infrastructure in line with demand and standards of infrastructure provision.
- (4) Development in areas that are not serviced is required to provide reliable and potable water supply and on-site effluent treatment and disposal that does not have detrimental impacts on amenity or health and wellbeing of communities or the natural environment.
- (5) Waste management and recycling infrastructure minimises impacts on the environment and scenic amenity. Waste management and recycling facilities are spatially separated from existing sensitive land uses and receiving waters and are equally protected from the intrusion of new sensitive land uses.

## 3.6.5 Element – open space and recreation

### 3.6.5.1 Specific outcomes

- (1) Development incorporates publicly accessible and functional open space to contribute to the region's network of parkland, sport and recreation facilities and green corridors.
- (2) Sufficient land is distributed across the region's communities to cater for the development of parks and sport and recreation facilities. Facilities are provided to:
  - (a) ensure a diverse range of sport and recreation opportunities;
  - (b) encourage multi-purpose spaces and hubs for recreation;
  - (c) facilitate a recreational trail network;
  - (d) form networks of interconnected open space and green corridors;

- (e) promote and contribute to the green space character of the region;
- (f) promote a degree of flexibility in the use of open space for other community purposes.



## Part 4 Local government infrastructure plan

### 4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
  - (a) integrate infrastructure planning with the land-use planning identified in the planning scheme;
  - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
  - (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning;
  - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
  - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
  - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2028;
  - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
  - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply;
    - (ii) wastewater;
    - (iii) stormwater;
    - (iv) transport (roads);
    - (v) transport (pedestrian and cycle movement);
    - (vi) parks and land for community facilities.
  - (e) Identifies in Section 4.6 (extrinsic material) a list of supporting documents that assist in the interpretation of the local government infrastructure plan.

### 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth;
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

- (3) The planning assumptions have been prepared for:
  - (a) the base date 2018 and the following projection years:
    - (i) mid 2021;
    - (ii) mid 2026;
    - (iii) mid 2031;
    - (iv) mid 2036;
    - (v) ultimate development.
  - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1;
  - (c) the projection areas identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps PIA-01 - PIA-10 in Schedule 3 - Local government infrastructure plan mapping and tables.

**Table 4.2.1 - Relationship between LGIP development categories, LGIP development types and uses**

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Detached dwelling	Caretaker's accommodation Dwelling house
	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Other dwelling	Community residence Home based business Non-resident workforce accommodation Outstation Relocatable home park Residential care facility Rooming accommodation Rural workers accommodation Tourist Park
Non-residential development	Retail	Adult store Agricultural supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Parking station Sales office Service station Shop Shopping Centre Showroom Wholesale nursery



Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Commercial	Bar Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Resort complex Theatre Tourist attraction Veterinary services
	Industry	Extractive Industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
	Community Purposes	Cemetery Child care centre Community care centre Crematorium Community use Detention facility Educational establishment Emergency services Funeral parlour Health care services Hospital Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park Place of Worship
	Other Uses	Air services Animal Husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry



Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Intensive horticulture Landing Major electrical infrastructure Permanent plantation Port services Renewable energy facility Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

#### 4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1 - Population and employment assumptions summary.

**Table 4.2.1.1 - Population and employment assumptions summary**

Column 1 Description	Column 2 Assumptions					
	Base date (2018)	2021	2026	2031	2036	Ultimate development
Population	188,641	195,999	209,400	222,910	235,784	315,347
Employment	72,110	75,084	80,694	86,348	91,735	125,054

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC3.2.1 - Existing and projected population;
  - (b) for employment, Table SC3.2.2 - Existing and projected employees.

#### 4.2.2 Development

- (1) The developable area is represented by zones relating to urban uses not affected by the following constraints:
- a. water resources;
  - b. flood hazards;
  - c. biodiversity, waterways & conservation areas; and
- (2) Constrained land identified in Department of State Development Infrastructure and Planning & Cairns Regional Council Broad Hectare Study.
- (3) The planned density for future development is stated in Table SC3.2.3 in Schedule 3 - Local government infrastructure plan mapping and tables.

- (4) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.1 - Residential dwellings and non-residential floor space assumptions summary.

**Table 4.2.2.1 - Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 Assumptions					
	Base date (2018)	2021	2026	2031	2036	Ultimate development
Residential dwellings	75,294	78,657	84,744	90,898	96,438	128,980
Non-residential floor space (m <sup>2</sup> GFA)	3,767,562	3,922,964	4,216,079	4,511,471	4,792,941	6,533,779

- (5) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for residential development, Table SC3.2.5 - Existing and projected residential dwellings;
  - (b) for non-residential development, Table SC3.2.6 - Existing and projected non-residential floor space.

### 4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 3 of Table SC3.2.4 - Planned density and demand generation rate for a trunk infrastructure network in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
- (a) for the water supply network, Table 4.2.3.1 – Water supply network – assumed demand summary;
  - (b) for the wastewater network, Table 4.2.3.2 – Wastewater network – assumed demand summary;
  - (c) for the stormwater network, Table 4.2.3.3 – Stormwater network – assumed summary;
  - (d) for the transport (roads) network, Table 4.2.3.4 – Transport (roads) network – assumed demand summary;
  - (e) for the transport (pedestrian and cycle) network, Table 4.2.3.5 –Transport (pedestrian and cycle movement) network – assumed demand summary;
  - (f) for the parks and land for community facilities network, Table 4.2.3.6 – parks and land for community facilities network – assumed demand summary.

**Table 4.2.3.1 – Water supply network – assumed demand summary**

Column 1 Service Catchment <sup>1</sup>	Column 2 Existing and projected demand (EDU)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Palm Cove / Moore Rd (W1)	18,989	19,792	21,031	22,124	22,958	27,328
University (W2)	30,540	32,494	35,880	39,012	41,205	52,736
Brinsmead / Redlynch (W3)	22,915	23,787	25,080	26,136	26,936	31,339
City (W4)	98,595	101,928	109,186	117,045	124,299	160,507
Red Hill (W5)	21,972	22,821	24,404	25,743	26,893	33,419
Edmonton (W6)	28,537	29,952	32,535	35,582	37,550	52,828
Gordonvale (W7)	10,203	10,502	11,128	11,673	13,092	24,500
Babinda (W8)	2,481	2,521	2,631	2,680	2,804	3,820
Mount Peter (W9)	643	1,041	1,728	2,498	4,955	32,373
Goldsborough (W10)	837	886	960	1,029	1,192	2,050

**Table 4.2.3.2 – Wastewater network – assumed demand summary**

Column 1 Service Catchment <sup>2</sup>	Column 2 Existing and projected demand (EP)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Marlin Coast (WW1)	44,113	46,811	51,284	55,344	58,262	73,497
Northern (WW2)	75,990	78,985	84,444	90,326	96,034	125,066
Southern (WW3)	67,936	69,933	74,608	78,906	82,236	98,697
Edmonton (WW4)	25,959	27,066	29,093	31,570	32,750	40,667
Gordonvale (WW5)	7,248	7,498	8,017	8,458	9,303	16,379
Babinda (WW6)	1,987	2,023	2,122	2,162	2,273	3,232
Mount Peter (WW9)	800	1,539	2,826	4,256	7,923	46,320

<sup>1</sup> The service catchment for the water supply network is identified on Local Government Infrastructure Plan Water Supply Catchment Maps CM WS-01 - CM WS-06 in Schedule 3 (local government infrastructure mapping and tables).

<sup>2</sup> The service catchment for the wastewater network is identified on Local Government Infrastructure Plan Wastewater Catchment Map CM SEW-01 – CM SEW-05 in Schedule 3 (local government infrastructure mapping and tables).



Table 4.2.3.3 – Stormwater network – assumed demand summary

Column 1 Service Catchment <sup>3</sup>	Column 2 Existing and projected demand (Impervious Ha)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Palm Cove (SW1)	32	32	33	34	35	41
Sweet Creek (SW2)	29	30	32	33	35	44
Delaney Creek (SW3)	33	34	37	39	41	52
Deadmans Gully/Clifton Beach (SW4)	38	39	40	41	42	47
Deep Creek/Kewarra Beach (SW5)	112	115	120	125	129	152
Cayley Street Drain/Trinity Beach (SW6)	85	86	88	90	92	99
Moore's Gully/Trinity Park (SW7)	86	90	95	101	105	133
Smithfield/Yorkeys Knob/Moon River (SW8)	251	266	289	311	330	435
Barron River Delta (SW9)	46	48	52	56	59	77
Richters/Thomatis Creek (SW9a)	42	43	44	46	47	53
Barr Creek (SW9b)	50	51	53	55	56	62
Redden Creek (SW9c)	21	21	22	23	23	26
Stony Creek/Rainforest Estate (SW10)	9	9	9	9	9	10
Kamerunga (SW11)	14	15	16	16	17	20
Lower Freshwater (SW12)	65	67	70	72	74	87
Stratford (SW13)	45	46	47	48	49	55
Redlynch (SW14)	28	29	31	33	34	42
Marinos (SW15)	31	33	36	39	41	55
Shaws Road (SW16)	4	4	5	5	5	5

<sup>3</sup> The service catchment for the wastewater network is identified on Local Government Infrastructure Plan Stormwater Catchment Map CM SW-01 – CM SW-06 in Schedule 3 (local government infrastructure mapping and tables).



Bella Vista Main Drain (SW17)	81	82	84	86	87	95
Rices Gully (SW18)	32	33	34	35	35	39
Freshwater Creek (SW19)	84	87	93	98	103	130
Cheepi Creek (SW20)	6	6	6	6	7	7
Saltwater Creek (SW21)	402	408	420	431	441	490
Cairns Business District (SW22)	205	207	211	215	219	240
Fearnley Street Drain (SW23)	191	195	202	209	216	250
Chinaman Creek (SW24)	636	648	669	690	708	805
Clarkes Creek (SW25)	79	80	83	85	87	96
Gordon Creek (SW26)	116	119	123	127	131	150
Crowleys Creek (SW27)	61	62	63	65	67	77
Sawpit Gully (SW28)	84	85	88	90	92	106
Skeleton Creek (SW30)	208	213	221	229	236	288
Blackfellows Creek (SW31)	152	163	180	200	219	383
Collinson Mckinnon Creek (SW32)	139	146	159	173	187	303
Stony Creek (SW33)	17	18	21	24	27	55
Wrights Creek (SW34)	21	36	60	86	119	411
Mackey Creek (SW35)	38	46	59	73	91	244
O'learys Creek (SW36)	103	106	112	117	124	169
Fishery Falls/Deeral (SW37)	10	10	11	12	12	15

Babinda (SW38)	56	59	65	70	76	117
Bramston Beach (SW39)	13	13	14	14	15	19
Vico Street (SW40)	27	28	30	31	33	42
River Stone (SW41)	62	64	68	72	77	116

**Table 4.2.3.4 – Transport (roads) network – assumed demand summary**

Column 1 Service Catchment <sup>4</sup>	Column 2 Existing and projected demand (Trips)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Cairns Urban (TR1)	823,708	870,216	946,718	1,025,106	1,095,098	1,522,514
Gordonvale / Goldsborough (TR2)	35,006	36,451	38,805	40,856	45,333	76,649
Babinda (TR3)	8,964	9,275	9,908	10,216	10,895	16,289
Rural Lands (TR4)	19,226	19,752	20,550	21,307	22,435	27,492

**Table 4.2.3.5 – Transport (pedestrian and cycle) network – assumed demand summary**

Column 1 Service Catchment <sup>5</sup>	Column 2 Existing and projected demand (EDU)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Cairns Urban (TR1)	623,744	656,837	708,570	761,820	807,814	1,074,287
Gordonvale / Goldsborough (TR2)	27,463	28,516	30,158	31,454	34,865	57,020
Babinda (TR3)	5,986	6,088	6,167	6,271	6,367	6,963
Rural Lands (TR4)	14,263	14,634	15,144	15,612	16,464	19,817

<sup>4</sup> The service catchment for the transport (roads) network is identified on Local Government Infrastructure Plan Transport Catchment Map CM TR-01 – CM TR-03 in Schedule 3 (local government infrastructure mapping and tables).

<sup>5</sup> The service catchment for the transport (pedestrian and cycle) network is identified on Local Government Infrastructure Plan Transport Catchment Map CM TR-P-01 – CM TR-P-03 in Schedule 3 (local government infrastructure mapping and tables).



Table 4.2.3.6 – Parks and land for community facilities network – assumed demand summary

Column 1 Service Catchment <sup>6</sup>	Column 2 Existing and projected demand (Persons)					
	2018 (base date)	2021	2026	2031	2036	Ultimate
Cairns Beaches (N1)	22,703	23,585	25,284	26,910	28,098	33,858
Barron - Smithfield (N2)	19,427	20,360	22,195	23,783	24,784	30,038
Freshwater - Stratford - Aeroglen (C1)	4,269	4,346	4,524	4,668	4,769	5,410
Redlynch Valley (C2)	9,133	9,488	10,102	10,589	10,925	12,825
Inner Suburbs (C3)	64,749	65,798	69,897	73,488	76,083	87,521
CBD - North Cairns (C4)	17,994	18,988	20,690	23,169	26,097	38,935
Portsmith - Woree Industrial (C5)	966	1,032	1,102	1,175	1,242	1,568
White Rock - Edmonton (C6)	32,683	33,561	35,613	38,039	38,975	44,462
Mt Peter (S1)	472	810	1,402	2,068	4,599	33,120
Gordonvale – Goldsborough (S2)	5,541	5,628	5,917	6,113	6,772	11,538
Babinda (R1)	1,506	1,499	1,512	1,517	1,531	1,671
Rural Towns and Villages (R2)	1,316	1,305	1,319	1,330	1,435	1,865
Northern (N1 & N2)	43,740	45,545	49,100	52,331	54,551	65,711
Central (C1 to C6)	132,370	135,755	144,481	153,692	160,676	193,428
Sothern (S1 & S2)	8,253	8,717	9,703	10,661	14,089	48,631
Remainder (R1 & R2)	5,730	5,740	5,869	5,974	6,210	7,284
Cairns City (All Areas)	190,093	195,756	209,152	222,658	235,525	315,054

<sup>6</sup> The service catchment for the transport (pedestrian and cycle) network is identified on Local Government Infrastructure Plan Transport Catchment Map CM TR-P-01 – CM TR-P-03 in Schedule 3 (local government infrastructure mapping and tables).

### 4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2028.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps PIA-01 – PIA-10 in Schedule 3 - Local government infrastructure plan mapping and tables.

### 4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure networks are identified in the extrinsic material.

#### 4.4.1 Water supply network

**Table 4.4.1.1 – Desired Standards of Service – Water Supply**

Planning Standard	Community Outcome
Ensure drinking water complies with the NHMRC Australian Drinking Water Guidelines.	<ul style="list-style-type: none"> <li>• Provides uniform quality of water monitored in relation to recognised standards</li> <li>• Provide a safe and reliable water supply</li> <li>• Safeguards community health</li> </ul>
Water infrastructure provides for system operation and monitoring in accordance with recognised standards.	<ul style="list-style-type: none"> <li>• Ensures environmental controls are maintained</li> <li>• Ensures potable water is provided in a manner consistent with environmental standards</li> </ul>
Reduce non-revenue water (water that has been produced and is 'lost' before it reaches the customer, including physical losses or leakages, commercial losses such as water meter inaccuracies, unauthorised consumption, and data handling errors, and unbilled authorised consumption such as water used for firefighting).	<ul style="list-style-type: none"> <li>• Extend asset life</li> <li>• Improve environmental flows</li> <li>• Reduced greenhouse gas emissions</li> <li>• Reduce extraction of water from source</li> </ul>
Provide infrastructure which optimises whole of life costs.	<ul style="list-style-type: none"> <li>• Cost effective service for community</li> <li>• Reduced energy cost</li> <li>• Reduced greenhouse gas emissions</li> <li>• Reduced maintenance costs</li> <li>• Reduced overall operation costs</li> <li>• Reduced replacement costs</li> <li>• Reduction in disposal of waste</li> <li>• Reduced environmental effects from chemical production</li> </ul>

Design Standard	Community Outcome
<p>Design water supply infrastructure to comply with:</p> <ul style="list-style-type: none"> <li>• Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual, where relevant to Trunk Infrastructure</li> <li>• Customer Service Standards</li> <li>• Water Act 2000</li> <li>• Plans for Trunk Infrastructure – Water Supply</li> </ul>	<ul style="list-style-type: none"> <li>• Provides uniform quality of water monitored in relation to recognised standards</li> <li>• Provide a safe and reliable water supply</li> <li>• Safeguards community health</li> </ul>

#### 4.4.2 Wastewater network

Table 4.4.2.1 – Desired Standards of Service – Wastewater

Planning Standard	Community Outcome
<p>Ensure wastewater collection, transportation and treatment system remains effective and compliant with relevant legislation and licence conditions.</p>	<ul style="list-style-type: none"> <li>• Reduced impact from blockages, overflows and spills</li> <li>• Reduced impact on residents</li> <li>• Reduced lease of Nitrogen and phosphorous to aquatic ecosystems</li> <li>• Improved community health</li> <li>• Reduced greenhouse gas emissions</li> </ul>
<p>Provide infrastructure which optimises whole of life costs.</p>	<ul style="list-style-type: none"> <li>• Cost effective service for community</li> <li>• Reduced energy cost</li> <li>• Reduced maintenance costs</li> <li>• Reduced overall operation costs</li> <li>• Reduced replacement costs</li> <li>• Reduction in disposal of waste</li> <li>• Reduced greenhouse gas emissions</li> <li>• Reduced environmental effects from chemical production</li> </ul>
Design Standard	Community Outcome
<p>Design wastewater infrastructure to comply with:</p> <ul style="list-style-type: none"> <li>• FNQROC Development Manual, where relevant to Trunk Infrastructure</li> <li>• Customer Service Standards</li> <li>• Water Act 2000</li> <li>• Plans for Trunk Infrastructure - Wastewater</li> </ul>	<ul style="list-style-type: none"> <li>• Noise control</li> <li>• No adverse visual effect</li> <li>• Control of overflows from system</li> <li>• Improves community health</li> <li>• Reduction in contaminated discharges</li> <li>• Reduced odour emissions</li> </ul>
<p>Ensure infiltration and inflow in new wastewater collection and transportation systems remain within industry acceptable limits (compliance with Environmental licences, IEMS and associated EMPs) and is minimised to a practical extent in existing systems.</p>	<ul style="list-style-type: none"> <li>• Reduced cost of energy for effluent transport, treatment and disposal</li> <li>• Minimise customer overflow issues</li> <li>• Maximise life of system</li> <li>• Reduced overflows to local waterways</li> </ul>

### 4.4.3 Stormwater network

Table 4.4.3.1 – Desired Standards of Service – Stormwater

Planning Standard	Community Outcome
Provide a system of shared stormwater infrastructure allowing for safe drainage of urban land while maintaining or improving the quality of run-off.	<ul style="list-style-type: none"> <li>• Minimises inundation of habitable areas</li> <li>• Minimises the damage and risk associated with flooding</li> <li>• Minimises the impact of development on the ecological health and water quality within waterway corridor</li> </ul>
Ensure the use of Water Sensitive Urban Design and other types of on-site infrastructure to minimise impact on the natural environment	<ul style="list-style-type: none"> <li>• Provides waterways infrastructure at the lowest life cycle cost</li> <li>• Reduces the scale of built infrastructure by optimising on site solutions</li> <li>• Improves water quality at the point of discharge to benefit the natural waterway corridor's health</li> </ul>
Ensure sufficient buffers from urban development are along waterway corridors for ecological links (including the rehabilitation of degraded waterway corridor banks, where required).	<ul style="list-style-type: none"> <li>• Maintain or improves environment amenity such as scenic values and natural construction</li> <li>• Erosion and sedimentation run off is minimised</li> <li>• Negative impacts on adjoining and downstream properties are minimised</li> <li>• Protects environmentally sensitive areas from development</li> </ul>
Ensure natural stream processes are maintained within waterway corridors.	<ul style="list-style-type: none"> <li>• Reduces the need for costly structural treatments of waterway corridor banks</li> <li>• Provides for natural processes of accretion, erosion and sedimentation and reduces environmental effects from pollution</li> <li>• Increases regional water quality</li> </ul>
Design Standard	Community Outcome
Design stormwater infrastructure to comply with: <ul style="list-style-type: none"> <li>• Far North Queensland Regional Organisation of Councils (FNQROC) Design Manual</li> <li>• Queensland Urban Drainage Manual (QUDM)</li> <li>• EPA requirements and guidelines</li> <li>• Plans for trunk infrastructure - Stormwater</li> </ul>	<ul style="list-style-type: none"> <li>• Free and safe drainage of urban land</li> <li>• Maintain or improve water quality and ecological health</li> </ul>
Implement Water Sensitive Urban Design principles to achieve maximum on-site quantity and quality treatment and minimise offsite discharge.	<ul style="list-style-type: none"> <li>• Maximise the water quality on site</li> <li>• Negative impacts on adjoining and downstream properties are minimised</li> </ul>
Implement regional and on-site detention facilities to minimise the impact of peak run-off for the full range of Annual Exceedance Probability (AEP) events (100% AEP to 1% AEP) from developments, taking into account safety and risk.	<ul style="list-style-type: none"> <li>• Reduces the cumulative impact from existing and future developments on peak flow levels</li> <li>• Reduces the need to increase the size of waterway corridors and underground drainage</li> </ul>

<p>Design detention basins to maintain pre-development peak flow levels from the development site for all flood events (100% AEP to 1% AEP).</p> <p>Design Detention Basins in the same catchment to ensure that the coincident peak discharge at downstream control points is not increased.</p>	<ul style="list-style-type: none"> <li>Increases active and passive recreation opportunities</li> <li>Minimises the impact on the environmental values of downstream waterway corridors by maintaining pre-development flows and velocities</li> <li>Reduces downstream sedimentation by slowing flow velocities</li> </ul>
<p>Design bridges and culverts with appropriate flood immunity and capacity to convey floodwater, taking into account the Council's road hierarchy.</p> <p>Construction of bridges and culverts must not adversely impact on the natural environment, such as through the loss of vegetation and undesirable impacts on bio-diversity.</p> <p>Design bridges and culverts to maintain fauna and recreational links.</p>	<ul style="list-style-type: none"> <li>Ensures road crossings operate safely in times of inundation</li> <li>Reduces the risk of flooding for surrounding properties</li> <li>Provides opportunities for extended pedestrian and bicycle links</li> <li>Enhances ecological links</li> </ul>

#### 4.4.4 Transport network

Table 4.4.4.1 – Desired Standards of Service – Transport

Planning Standard	Community Outcome
<b>Road Network</b>	
<p>The existing and future role and function of the road network is defined by a functional road hierarchy for the Region.</p>	<ul style="list-style-type: none"> <li>The road hierarchy supports the preferred settlement patterns as well as the expected growth and development of the Region</li> <li>A functional, safe and efficient transport network is established</li> <li>Transport infrastructure is provided in an integrated and timely manner</li> </ul>
<b>Pedestrian and Cycle Movement Network</b>	
<p>A safe, efficient and attractive pedestrian and cycle movement network is established for the Region.</p>	<p>The pedestrian and cycle movement network:</p> <ul style="list-style-type: none"> <li>promotes active transport opportunities</li> <li>Improves connectivity in the Region</li> <li>Active transport infrastructure is provided in an integrated and timely manner.</li> </ul>
Design Standard	Community Outcome
<b>Road Network</b>	
<p>Road network system is designed and provided in accordance with:</p> <ul style="list-style-type: none"> <li>Queensland Streets, Queensland Residential Design Guidelines, FNQROC Development Manual, DTMR and Australian Standards</li> <li>Plans for Trunk Infrastructure – Road Network</li> </ul>	<ul style="list-style-type: none"> <li>A functional, safe and efficient transport network is established</li> <li>Transport infrastructure is provided in an integrated and timely manner</li> <li>Infrastructure provided meets recognised standards</li> </ul>



Pedestrian and Cycle Movement Network	
<p>Pedestrian and Cycle movement network is designed and provided in accordance with:</p> <ul style="list-style-type: none"> <li>• FNQROC Development Manual</li> <li>• Queensland Streets, Queensland Residential Design Guidelines Austroads, DTMR and Australian Standards</li> <li>• Plans for Trunk Infrastructure – Pedestrian and Cycle Movement Network</li> </ul>	<ul style="list-style-type: none"> <li>• Active transport opportunities are promoted</li> <li>• Connectivity is improved in the Region</li> <li>• Infrastructure provided meets recognised standards</li> </ul>

#### 4.4.5 Parks and land for community facilities network

Table 4.4.5.1 – Desired Standards of Service – Parks and land for community facilities

Planning Standard	Community Outcome
<p>Provide a connected and accessible network of parks, open space, and community facilities that meet the needs of the City’s residents and visitors.</p>	<ul style="list-style-type: none"> <li>• Provides opportunities for access and increased usage of open space, recreational and community facilities</li> <li>• Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form</li> <li>• Provides a basis for a healthy and active community</li> </ul>
<p>Ensure strong linkages and, where possible, co-location of existing and future parks, open space and community facilities.</p>	<ul style="list-style-type: none"> <li>• Ensures utilisation of existing and future assets while maintaining maximum access</li> </ul>
<p>Provide embellishments to parks, commensurate with the range of activities envisaged.</p>	<ul style="list-style-type: none"> <li>• Provides open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits</li> <li>• Ensures activities are met and contained within designated areas - reducing potential off-site impacts to other more sensitive areas in the Local government</li> </ul>
<p>Ensure that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage value are managed appropriately.</p>	<ul style="list-style-type: none"> <li>• Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the Local government</li> <li>• Provides a basis for tourism opportunities</li> <li>• Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration</li> <li>• Recreational and sporting parks promote the health and well-being of the Local government’s residents</li> </ul>
Design Standard	Community Outcome
<p>Parks and community land areas are provided in accordance with the preferred quantity, distribution (City Wide, district, local, sporting, community), quality and level of development specified in the ‘Cairns Public Open Space</p>	<ul style="list-style-type: none"> <li>• Provides a standard of service reflecting the communities’ needs as identified by the local government’s adopted strategies</li> <li>• Provides access to recreation and sporting parks with a diverse range of activity opportunities and landscape settings to</li> </ul>

<p>Policy’ and Plans for Trunk Infrastructure – Parks and Land for Community Facilities.</p> <p>Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.2, the accessibility standards outlined in Table 4.4.5.3, and quality standards outlined in Table 4.4.5.5. Ensure land for parks and community facilities has minimum land size as identified in Table 4.4.5.4.</p>	<p>encourage healthy lifestyles and maximise opportunities for activity</p> <ul style="list-style-type: none"> <li>• Recreation and open space facilities are managed in the most efficient and cost - effective way</li> <li>• Recreation and open space facilities can be safely and conveniently accessed by all existing and potential users</li> </ul>
<p>Land provided for parks, recreation, and sport is not constrained by physical, environmental or other hazards.</p>	<ul style="list-style-type: none"> <li>• Ensure adequate provision of safe, accessible and usable facilities</li> </ul>
<p>Park embellishments are provided in accordance with the ‘Cairns Public Open Space Policy’ and the Plans for Trunk Infrastructure – Parks and Land for Community Facilities. Embellish parks to complement the type and purpose of the park as identified in Table 4.4.5.6.</p>	<ul style="list-style-type: none"> <li>• Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy</li> </ul>

**Table 4.4.5.2 Rate of land provision for parks and land for community facilities**

Infrastructure item	Rate of provision (Ha/1000 people)		
	Local (Level 1)	District (Level 2)	City-wide (Level 3)
Recreation park (2.5 Ha/1000)	1 Ha/1000	1.3 Ha/1000	0.2 Ha/1000
Sport park (2 Ha/1000)	0	1.6 Ha/1000	0.4 Ha/1000
Land for community facilities (0.3 Ha/1000)	0	0.15 Ha/1000	0.15 Ha/1000

**Table 4.4.5.3 Accessibility standards for parks and land for community facilities**

Infrastructure item	Accessibility standard (km)		
	Local (Level 1)	District (Level 2)	City-wide (Level 3)
Recreation park	400-500m	2-5km	10-20km
Sport park	NA	5-15km	15-30km
Land for community facilities	NA	5km	15-30km

**Table 4.4.5.4 Size of parks and land for community facilities**

Infrastructure item	Minimum size (Ha)		
	Local (Level 1)	District (Level 2)	City-wide (Level 3)
Recreation park	Standalone – 1 Ha pref, 0.5 Ha min Rec node <sup>7</sup> – 0.2 Ha	Standalone – 2-5 Ha Rec Node – 2 Ha	Standalone – Not specific, depends on key features. Rec Node – 5 Ha
Sport park	NA	10 Ha	20 Ha
Land for community facilities	NA	Cultural Activity Space (CAS) 1500m <sup>2</sup>  Community Meeting & Activity Space (CMS) 2000m <sup>2</sup>  Community Service Facility (CSF) 1000m <sup>2</sup>  Formal Memorial Space (FMS) 1000m <sup>2</sup>	CAS 1 Ha  CMS 1 Ha  CSF 1 Ha  FMS 10 Ha

**Table 4.4.5.5 Land quality standards for parks and land for community facilities**

Park/Community Facility Type	Road frontage minimum	Useable area for main purpose <sup>8</sup>	Slope and Topography (Maximum)	Flooding <sup>9</sup> and other hazards	Other comments
<b>Local Recreation Park</b>	50%	0.2 Ha	1: 20 for main use area 1: 6 for remainder	Whole area free of regular flooding (i.e.: above ARI 5) with the Main Purpose Area or 10 % (whichever is the greater) of total area above ARI 50. Free of hazards	Should have good visibility from surrounding residences. Narrow linear shapes are not preferred.
<b>District Recreation Park DP</b>	50%	1-2 Ha	1: 20 for main use area Variable topography for remainder	Whole area free of regular flooding (i.e.: above ARI 5) with Main Purpose Area or 10 % (whichever is the greater) of total area above ARI 50. Free of hazards	Will also provide local recreation park function for immediate n'hood.

<sup>7</sup> Refers to a local park facility provided as part of a larger open space area such as a district sports field or open space corridor.  
<sup>8</sup> Useable area refers to the space within the park available for sport or recreation activity and facilities. This therefore excludes creeks, stands of vegetation, water bodies, wetlands, steeply sloping land and other "constrained" land.  
<sup>9</sup> Flooding is expressed as the Average Recurrence Interval. This means the average no of years to exceed a given rainfall total (or in this case level of inundation). However the probability of exceeding this level in any one year (AEP) is a different value. E.g. an ARI 5 means there is an 18% chance of this level being exceeded in any one year.

Park/ Community Facility Type	Road frontage minimum	Useable area for main purpose <sup>8</sup>	Slope and Topography (Maximum)	Flooding <sup>9</sup> and other hazards	Other comments
<b>District Sport Park DSP</b>	50%	7 Ha (allows for 3 fields and ancillary)	1: 50 for field and court areas 1: 10 elsewhere.	Main sporting use areas above ARI 50. Total area to be above ARI 5. Built Facilities above ARI 100. Free of hazards	Also expected to provide local or district recreation nodes.
<b>Community Facilities CF</b>	50%	100%	1:20 max slope	Whole of site to be above ARI 100. Free of Hazards.	Integrated into community precinct- shops and services. Parking provided
<b>City Wide Recreation Park CWP</b>	25-50%	Design dependant	Use areas 1: 20	Free of hazards. Facilities above ARI 100 At least 50% of park to be above ARI 50	Usually master planned and located due to key feature.
<b>City Wide Sports Park/ Precinct CSP</b>	25%- external. Served by internal road network	15 Ha	1: 50 for all playing surfaces	Free of hazards. Fields/ courts above ARI 50. Built Facilities above ARI 100	Expected to provide local or district recreation nodes as well. Usually master planned.
<b>All Parks and Land for Community Facilities</b>	<p>All land free of hazards and constraints to community use. Unacceptable land includes:</p> <ul style="list-style-type: none"> <li>• Land listed on Contaminated Land Register or Environmental Management Register.</li> <li>• Land known or suspected as being contaminated.</li> <li>• Land under High Voltage Power lines or within 50m of the Line easement.</li> <li>• Land constrained by Easements.</li> <li>• Land constrained by proximity to noxious uses.</li> </ul> <p>Minimum Widths</p> <ul style="list-style-type: none"> <li>• Land should be greater than 15m wide unless part of a linkage or minor entry point then 5m minimum applies.</li> <li>• Land for sporting use must be 200 or greater for any dimension.</li> </ul> <p>Safety and Design</p> <ul style="list-style-type: none"> <li>• All location choice and development of parks and community facilities should consider CPTED principles and any urban design guidelines for public spaces and facilities adopted by Council.</li> </ul> <p>Buffers and adjacent land use</p>				

Park/ Community Facility Type	Road frontage minimum	Useable area for main purpose <sup>8</sup>	Slope and Topography (Maximum)	Flooding <sup>9</sup> and other hazards	Other comments
		<ul style="list-style-type: none"> <li>Parks should consider adjacent land uses and be adequately buffered from incompatible uses. Solutions may include vegetation corridors, planted mounds and fencing.</li> </ul>			
		<p>Constructed Drains and Flooding</p> <ul style="list-style-type: none"> <li>Constructed drains and overland flow paths are not suitable for parkland.</li> <li>Detention and Retention Basins are not suitable for parkland.</li> <li>All Parkland should be above the ARI 5 inundation line.</li> </ul>			

**Table 4.4.5.6 Standard facilities/embellishments for parks<sup>10</sup>**

Embellishment type	Recreation parks			Sport parks	
	Local	District	City-wide	District	City-wide
Water connection/tap	✓	✓	✓	✓	✓
Drinking Fountain	✓	✓	✓		
Lighting	✓ (street lights only)	✓	✓	✓	✓
Fencing (bollard)	✓	✓	✓	✓	✓
Playground equipment (incl. soft fall)	✓	✓	✓		
Seating	✓	✓	✓	✓	✓
Picnic Shelter	✓	✓	✓		
BBQ		✓	✓		
Earthworks – Field preparation/ Kickabout	✓	✓	✓	✓	✓
Sports facilities (e.g. courts, goalposts)				✓	✓
Informal Activity Facilities (e.g. off leash areas, space for informal kickabout)	✓	✓	✓		
Informal Activity Facilities (e.g. skate bowl, half courts)		✓	✓		
Spectator seating				✓	✓
Landscaping	✓	✓	✓	✓	✓
Power		✓	✓	✓	✓
Irrigation (new parks)		✓		✓	✓

<sup>10</sup> Refer to the Cairns Public Open Space Policy, 'Table 6 - Minimum Level of Developments (Embellishments)' for further detail on minimum standards.

Embellishment type	Recreation parks			Sport parks	
	Local	District	City-wide	District	City-wide
Public Toilet		✓	✓		
Path/bikeways	✓	✓	✓	✓	✓
Car parking and access works	✓ (on street only)	✓	✓	✓	✓
Bins	✓	✓	✓	✓	✓

## 4.5 Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3 - Local government infrastructure plan mapping and tables:
  - (a) Local Government Infrastructure Plan Maps WS-01 to WS-17 - Plans for trunk infrastructure - water supply;
  - (b) Local Government Infrastructure Plan Maps SEW-01 to SEW-14 - Plans for trunk infrastructure – wastewater;
  - (c) Local Government Infrastructure Plan Maps SW-01 to SW-18 – Plans for trunk infrastructure - stormwater
  - (d) Local Government Infrastructure Plan Maps TR-R-01 to TR-R-30 - Plans for trunk infrastructure - transport (roads);
  - (e) Local Government Infrastructure Plan Maps TP-01 to TP-15 - Plans for trunk infrastructure - transport (pedestrian and cycle movement);
  - (f) Local Government Infrastructure Plan Maps EX PLCF-01 to EX PCLF-22 - Plans for trunk infrastructure - existing parks and land for community facilities;
  - (g) Local Government Infrastructure Plan Maps FUT PLCF-01 to FUT PLCF-19 - Plans for trunk infrastructure - future parks and land for community facilities.
  
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: [Excel Schedule of Works Model](#)
- (2) The future trunk infrastructure is identified in Schedule 3 - Local government infrastructure plan mapping and tables:
  - (a) for the water supply network, Table SC3.3.1;
  - (b) for the wastewater network, Table SC3.3.2;
  - (c) for the stormwater network, Table SC3.3.3;
  - (d) for the transport (roads) network, Table SC3.3.4;
  - (e) for the transport (pedestrian and cycle) network, Table SC3.3.5;
  - (f) for the parks and land for community facilities network, Table SC3.2.6.

## 4.6 Extrinsic material

- (1) Section 3.4 in Schedule 3 identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.



## Part 5 Tables of assessment

### 5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

### 5.2 Reading the tables

- (1) The tables identify the following:
  - (a) development that is prohibited, exempt or requires self, compliance, code or impact assessment.
  - (b) the level of assessment for development in:
    - (i) a zone and, where used, a precinct of a zone;
    - (ii) a local plan and, where used, a precinct of a local plan
    - (iii) an overlay where used.
  - (c) the assessment criteria for development, including:
    - (i) Whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
    - (ii) If there is a local plan, whether a local plan code or specific provisions of the local plan code apply (shown in the 'assessment criteria' column);
    - (iii) If there is an overlay:
      - (A) whether an overlay code applies (shown in the 'assessment criteria' column); or
      - (B) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies;
    - (iv) any other applicable code(s) (shown in the 'assessment criteria' column);
  - (d) any variation to the level of assessment (shown as an 'if' in the 'development' column) that applies to the development.
  
- (2) For all development, identify the following:
  - (a) the applicable zone, (or where there are multiple zones that apply to a premises, each applicable zone) or zone precinct that applies to the area of the premises subject to the development footprint, by reference to the zone maps contained in Schedule 2;
  - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan maps contained in Schedule 2;
  - (c) if an overlay applies to the premises, by reference to the overlay maps contained in Schedule 2 and the Overlay codes contained in Part 8.

Editor's note – record the applicable zone (or zones where more than one applies), zone precincts, overlays and local plans that apply to the site.

- (3) There is a table for each zone, in alphabetical order based on the name of the zone, which is identified at the head of the table. Development within that zone is subject to the levels of assessment and assessment criteria identified in that table, subject to subsection (3).
- (4) Where a zone has been divided into precincts there will be a table for each precinct as a subset of the zone and development within that precinct is assessed under that precinct table, rather than the zone table.

Editor's note – identify the relevant zone or zone precinct table. This is the table that is applicable to determine the level of assessment and assessment criteria for the development.

- (5) For a Material change of use or uses, the applicable use or uses are identified by reference to the Use definitions in Schedule 1.1.


Editor's note – record the applicable use or uses to cross reference in the relevant table.

- (6) Column 1 of each table:
  - (a) has subheadings for Material change of use, Reconfiguring a lot, Operational work and Building work and identifies specific types of development;
  - (b) identifies overlays that may vary the level of assessment for the development;
  - (c) identifies local plans that may vary the level of assessment for the development;
  - (d) other circumstances that may vary the level of assessment for the development.

Editor's note – The level of assessment may vary where there is an applicable overlay or local plan or where there is another circumstance (for example the size, type or nature of the development). In column 1 of the table, identify the type of development proposed and whether any applicable overlays, local plans or other circumstances vary the level of assessment for the development.

- (7) Column 2 of each table identifies, by category, the level of assessment for development as exempt, self, compliance, code or impact assessable and varied levels of assessment for development as identified in subsection (5)(b), (c) and (d).
- (8) Where there are no applicable overlays, local plans or other circumstances identified in Column 1 then the relevant row for determining the level of assessment is the first row relating to that development.
- (9) Where applicable overlays, local plans or other circumstances are identified in a row, then the relevant rows for determining the level of assessment will be each of those applicable overlay, local plan or other circumstance rows.
- (10) Where the level of assessment is varied by overlays, local plans or other circumstances then the highest level of assessment applies to the development as follows:
  - (a) self-assessable prevails over exempt;
  - (b) compliance assessment prevails over self-assessable and exempt;
  - (c) code assessable prevails over compliance assessment, self-assessable and exempt;
  - (d) impact assessable prevails over code, compliance assessment, self-assessable and exempt.
- (11) Column 3 of each table identifies the assessment criteria against which the development will be assessed.
- (12) Column 3 is divided into subheadings which identify individual codes, or in the first cell the whole of the CairnsPlan 2016, against which the development will be assessed.
- (13) Codes identified in subheadings in Column 3 are contained within parts 6, 7, 8 and 9 of the planning scheme.
- (14) The symbol "a" in a green cell shown in Figure 5.2.a, identifies applicable assessment criteria for the development by reference to the subheadings in Column 3.

**Figure 5.2.a – Symbol for applicable assessment criteria**

 Applicable assessment criteria

- (15) The assessment criteria that are applicable are those identified by the symbol in Figure 5.2.a reading across in a row from rows in Column 1 and Column 2.
- (16) Where there are no applicable overlays, local plans or other circumstances identified in Column 1 then the relevant row for determining the assessment criteria is the first row relating to that development.

- (17) Where overlays, local plans or other circumstances are applicable to the development and identified in a row or where more than one row applies, then the relevant rows for determining the assessment criteria will be all of those applicable overlay, local plan or other circumstance rows.
- (18) Impact assessable development is required to be assessed against the whole of the planning scheme and the presence of the symbol in Figure 5.2.a in the first subheading of Column 3 identifies that requirement.

### 5.3 Additional matters about levels of assessment

- (1) A Material change of use is impact assessable:
- unless the tables of assessment states otherwise; or
  - if a use is not listed in the tables of assessment; or
  - if a use is not defined in the Use definitions contained in Schedule 1.1; or
  - unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable, unless:
- the tables of assessment state otherwise; or
  - otherwise prescribed within the Act or the Regulation.
- (3) Building work and Operational work is exempt development, unless:
- the tables of assessment state otherwise; or
  - otherwise prescribed within the Act or the Regulation.
- (4) Development undertaken by or on behalf of the local government is:
- as per the level of assessment as identified in Part 5; or
  - Code assessable where identified as Impact assessable in Part 5 and is to be assessed against the whole planning scheme, to the extent relevant.
- (5) Where development is proposed on premises included in more than one zone, local plan, overlay or other circumstance, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans, or overlays or other circumstances.
- (6) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (7) Where a development is comprised of a number of defined uses (not in an activity group), the highest level of assessment applies.
- (8) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (9) Despite sub-subsections 5.3 (4), a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (10) Provisions of Part 10 may override any of the above.
- (11) State prescribed levels of assessment identified in Part 5, section 5.5, override all other levels of assessment for that development, with the exception of the levels of assessment prescribed in the Act or the Regulation.

- (12) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note – Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory or in section 5.4 of the standard planning scheme provisions.

## 5.4 Additional matters about determining the assessment criteria

- (1) In addition to the above, the following rules apply in determining assessment criteria for each level of assessment:
- (a) Self-assessable development:
    - (i) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in Column 3;
    - (ii) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
    - (iii) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
  - (b) Development requiring compliance assessment:
    - (i) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in Column 3;
    - (ii) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
  - (c) Code assessable development:
    - (i) is to be assessed against all the applicable codes identified in Column 3;
    - (ii) that occurs as a result of development becoming code assessable pursuant to sub-section 5.4(1)(a)(iii), should:
      - (A) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.4(1)(a);
      - (B) comply with all self-assessable acceptable outcomes identified in subsection 5.4(1)(a)(i) and 5.4(1)(a)(ii), other than those mentioned in sub-section 5.4(1)(a)(iii);
    - (iii) that complies with:
      - (A) the purpose and overall outcomes of the code;
      - (B) the performance or acceptable outcomes - complies with the code;
    - (iv) is to have regard to the purposes of any instrument containing an applicable code.
- Note - In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework (where relevant) is considered to be the purpose of the instrument containing an applicable code.
- (d) Impact assessable development must be assessed against the whole planning scheme, to the extent relevant.

## 5.5 Prescribed levels of assessment

- (1) Prescribed levels of assessment exist for the following types of development:
  - (a) Material change of use:
    - (i) for Community residence in a residential zone or residential zone category or a rural residential zone;
    - (ii) for Cropping where involving forestry for wood production within a rural zone;
  - (b) Reconfiguring a lot:
    - (i) for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation;
  - (c) Operational work:
    - (i) associated with reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation.
  
- (2) Prescribed levels of assessment for the above are contained within the tables in section 5.6 Levels of assessment.



Column 1	Column 2	Column 3																																											
Development	Level of assessment	Assessment criteria																																											
		CairnsPlan 2016	Community facilities zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillislopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Market code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code							
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a			a	a	a	a		a	a			a	a													a	a			a	a					a			
Function facility	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
Funeral parlour	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a														a	a		a	a	a		a			a		
IF within the Extractive resources overlay	Impact	a																																											
Health care services	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a			a		
IF contained within an existing building	Self		a			a		a	a		a		a		a		a														a		a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
IF within the Hazardous and explosive facilities overlay	Impact	a																																											
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a			a		
Hospital	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a													a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
IF within the Hazardous and explosive facilities overlay	Impact	a																																											
Market	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a					a								a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
Outdoor sport and recreation	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a		a	a		a	a	a		a			a		
IF within the Extractive resources overlay	Impact	a																																											
Park	Exempt																																												
IF within a Resource processing area within the Extractive resources overlay	Impact	a																																											
IF within a Resource separation area or Haulage route separation area within the Extractive resources	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a																										
Place of worship	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a		a											a	a		a	a	a		a			a			
Residential care facility	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a									a				a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
Sales office	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a											a		a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
Theatre	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a			a			
IF within the Extractive resources overlay	Impact	a																																											
All other uses not otherwise identified	Impact	a																																											
Undefined uses	Impact	a																																											
Reconfiguring a lot	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a	a		a	a			a							
Operational work	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a	a		a	a										
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																											
IF for all other signage within the Places of significance overlay	Code																	a																											
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a													a	a													
IF for excavation or filling of 50m³ or less	Self		a			a		a	a		a		a		a		a																												
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a												a	a													
IF for vegetation damage	Self		a			a		a	a		a		a		a		a																												
IF for vegetation damage within the Places of significance overlay	Code		a			a		a	a		a		a		a		a																												
IF for works on a local government road	Self		a			a		a	a		a		a		a		a																												



Column 1	Column 2	Column 3																																										
Development	Level of assessment	Assessment criteria																																										
		CairnsPlan 2016	Community facilities zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Market code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code						
<b>Building work</b>																																												
<b>Minor building work</b>	Self	a			a		a	a			a	a		a	a		a	a																										
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code	a			a		a	a			a	a		a	a		a	a																										
<b>Building work</b>	Self	a			a		a	a			a	a		a	a		a	a																										
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code	a			a		a	a			a	a		a	a		a	a																										
IF within a Resource processing area within the Extractive resources overlay	Impact	a																																										
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code	a			a		a	a			a	a		a	a		a	a																										
IF for removal or demolition within the Neighbourhood character overlay	Code	a			a		a	a			a	a		a	a		a	a																										
IF for removal or demolition within the Places of significance overlay	Impact	a																																										

\* Applicable overlays are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plans are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.b - Conservation zone

Column 1	Column 2	Column 3																										
Development	Level of assessment	Assessment criteria																										
		CairnsPlan 2016	Conservation zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay*	Neighbourhood character overlay*	Places of significance overlay*	Potential landslip hazard overlay code*	Transport network overlay*	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																												
<b>Environment facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a
IF within the Extractive resources overlay	Impact	a																										
<b>All other uses not otherwise identified</b>	Impact	a																										
<b>Undefined uses</b>	Impact	a																										
<b>Reconfiguring a lot</b>																												
<b>Reconfiguring a lot</b>	Impact	a																										
IF for a lease exceeding 10 years and associated an existing or approved Telecommunications facility	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a		a				a		
IF for a boundary realignment	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a		a				a		
<b>Operational work</b>																												
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a	a		a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																										
IF for all other signage within the Places of significance overlay	Impact	a																										
IF for excavation or filling of greater than 25m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a	a							
IF for excavation or filling of 25m <sup>3</sup> or less	Self		a			a	a	a		a		a		a	a		a					a						
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a	a							
IF for vegetation damage	Self		a			a	a	a		a		a		a	a		a											a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a		a		a		a	a		a											a
IF for works on a local government road	Self		a			a	a	a		a		a		a	a		a											a
<b>Building work</b>																												
<b>Minor building work</b>	Self		a			a		a		a		a		a	a		a				a			a				
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a		a		a		a	a		a				a			a				
<b>Building work</b>	Code		a	a	a	a		a	a	a	a	a	a	a	a	a	a	a		a			a					
IF for removal or demolition	Self		a			a		a		a		a		a	a		a				a			a				
IF for removal or demolition within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Impact	a																										

Column 1	Column 2	Column 3																									
Development	Level of assessment	Assessment criteria																									
		CairnsPlan 2016	Conservation zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillislopes overlay code*	Landscape values overlay code*	Natural areas overlay*	Neighbourhood character overlay*	Places of significance overlay*	Potential landslip hazard overlay code*	Transport network overlay*	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
IF within the Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a		a		a	a	a		a		a	a		a			a				a				
IF within the Resource processing area within the Extractive resources overlay	Impact	a																									
IF within the Places of significance overlay	Code		a		a		a		a		a		a	a		a			a				a				

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.c - District centre zone

Column 1	Column 2	Column 3																																		
Development	Level of assessment	Assessment criteria																																		
		CairnsPlan 2016	District centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																																				
<b>Adult store</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
<b>Caretaker's accommodation</b>	Code		a	a	a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
IF contained within an existing building and within the Babinda or Gordonvale Local Plan area	Self		a			a	a	a		a	a				a													a	a	a		a	a	a		a
IF within the places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
<b>Child care centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a			a												a	a	a		a	a	a		a
<b>Club (small scale)</b>	Code		a	a	a	a	a	a	a	a	a	a	a				a											a		a		a	a	a		a
IF contained within an existing building	Self		a			a	a	a		a	a					a												a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a		a	a						a											a		a		a	a	a		a
<b>Club (other than small scale)</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
<b>Community care centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a				a											a	a	a		a	a	a		a
IF contained within an existing building	Self		a			a	a	a		a	a					a												a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a		a	a						a											a	a	a		a	a	a		a
<b>Community use</b>	Code		a	a	a	a	a	a	a	a	a	a	a				a											a	a	a		a	a	a		a
IF contained within an existing building	Self		a			a	a	a		a	a					a												a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a		a	a						a											a	a	a		a	a	a		a
<b>Educational establishment</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF involving accommodation	Code		a	a	a	a	a	a	a	a	a	a	a								a			a				a	a	a		a	a	a		a
<b>Emergency services</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
<b>Environment facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
<b>Food and drink outlet</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a		a	a																	a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a		a	a																	a	a	a		a	a	a		a
<b>Function facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
<b>Funeral parlour</b>	Impact			a	a	a	a	a		a	a	a																a	a	a		a	a	a		a
<b>Garden centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
<b>Hardware and trade supplies</b>	Code		a	a	a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
<b>Health care services</b>	Code		a	a	a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a		a	a																	a		a		a	a	a		a
IF within the Places of significance and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a		a	a																	a	a	a		a	a	a		a

Column 1	Column 2	Column 3																																			
Development	Level of assessment	Assessment criteria																																			
		CairnsPlan 2016	District centre zone code	Applicable local plan codes <sup>A</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Home based business</b>	Self		a			a	a	a		a	a								a									a	a		a	a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a	a								a									a	a		a	a		a		a	
<b>Indoor sport and recreation</b>	Code		a	a	a	a	a	a	a	a	a	a														a		a	a	a		a	a	a		a	
IF contained within an existing building	Self		a			a	a	a		a	a															a		a								a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a													a			a	a	a		a	a	a		a	
<b>Market</b>	Self		a			a	a	a		a	a									a									a		a		a	a	a		a
IF within the Places of significance overlay	Code		a			a	a	a		a	a																		a	a	a		a	a	a		a
<b>Multiple dwelling</b>	Code		a	a	a	a	a	a	a	a	a	a									a								a	a	a		a	a	a		a
<b>Office</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a		a	a																		a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Park</b>	Exempt																																				
<b>Parking station</b>	Code		a	a	a	a	a	a	a	a	a	a										a							a	a	a		a	a	a		a
<b>Place of worship</b>	Code		a	a	a	a	a	a	a	a	a	a					a												a	a	a		a	a	a		a
<b>Residential care facility</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Rooming accommodation</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Sales office</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Service industry</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA greater than 150m <sup>2</sup>	Self		a			a	a	a		a	a																		a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Shop</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a		a	a																		a		a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Shopping centre</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Showroom</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a
<b>Theatre</b>	Code		a	a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		a

Column 1	Column 2	Column 3																																														
Development	Level of assessment	Assessment criteria																																														
		CairnsPlan 2016	District centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code												
<b>Veterinary services</b>	Code		a	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a												
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a		a	a																a	a	a								a											
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a		a	a													a	a	a	a								a											
<b>All other uses not otherwise identified</b>	Impact	a																																														
<b>Undefined uses</b>	Impact	a																																														
<b>Reconfiguring a lot</b>																																																
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a																									a	a	a	a	a						
<b>Operational work</b>																																																
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a																												a	a	a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																														
IF for all other signage within the Places of significance overlay	Code																																															
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a	a	a		a																																			
IF for excavation or filling of 50m³ or less	Self		a			a	a	a		a	a																																					
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a																																			
IF for vegetation damage	Self		a			a	a	a		a	a																																					
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a		a	a		a																																			
IF for works on a local government road	Self		a			a	a	a		a	a																																					
<b>Building work</b>																																																
Minor building work	Self		a			a	a	a		a	a																																					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a	a		a																																			
Building work	Self		a			a	a	a		a	a																																					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a	a		a																																			
IF for removal or demolition within the Places of significance overlay	Impact	a																																														

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.d - Emerging community zone

Column 1	Column 2	Column 3																														
Development	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Emerging community zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Dual occupancy code	Dwelling house code	Home based business code	Roadside stall code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																																
<b>Animal husbandry</b>	Self	a			a	a		a		a		a	a													a		a	a	a	a	
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code	a			a	a	a	a	a	a	a	a	a	a	a										a	a		a	a	a	a	
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a		a	a	a	a	
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
<b>Community use</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a		a	a	a	a	
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
<b>Cropping</b>	Self	a			a	a		a		a		a	a													a		a			a	
<b>Dwelling house</b>	Self	a			a	a		a				a	a						a								a		a		a	
IF within the Extractive resources overlay	Impact	a																														
<b>Emergency services</b>	Code	a	a	a	a	a		a	a	a	a	a	a	a	a										a	a		a	a	a	a	
IF within the Extractive resources overlay	Impact	a																														
<b>Environment facility</b>	Self	a			a	a		a		a		a	a													a		a	a	a	a	
IF within the Extractive resources overlay	Impact	a																														
IF within the Hazardous and explosive facilities overlay	Code	a			a	a		a	a	a		a	a													a		a	a	a	a	
<b>Home based business</b>	Self	a			a	a		a		a		a	a						a							a		a	a	a	a	
IF within the Extractive resources overlay	Impact	a																														
<b>Outdoor sport and recreation</b>	Code	a	a	a	a	a		a	a	a	a	a	a	a	a										a		a	a		a	a	
IF within the Extractive resources overlay	Impact	a																														
<b>Park</b>	Exempt																															
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																	
<b>Place of worship</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a	a	
IF within the Extractive resources overlay	Impact	a																														
<b>Roadside stall</b>	Code	a	a	a	a	a		a	a	a	a	a	a	a	a											a		a			a	
IF within the Extractive resources overlay	Impact	a																														
<b>Telecommunications facility</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a		a	a		a	
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
IF within Hazardous and explosive facilities overlay	Impact	a																														
<b>Utility installation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a		a	a	a	
IF within a Resource processing area within the Extractive resource overlay	Impact	a																														
IF within the Hazardous and explosive facilities overlay	Impact	a																														
<b>All other uses not otherwise identified</b>	Impact	a																														
<b>Undefined uses</b>	Impact	a																														

Column 1	Column 2	Column 3																														
Development	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Emerging community zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Dual occupancy code	Dwelling house code	Home based business code	Roadside stall code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Reconfiguring a lot</b>																																
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a		a	a		a	
<b>Operational work</b>																																
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a		a	a			
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a						
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a		a		a		a	a											a							
IF for vegetation damage	Self		a			a	a		a		a		a	a																	a	
IF for works on a local government road	Self		a			a	a		a		a		a	a												a						
<b>Building work</b>																																
Minor Building work	Self		a			a			a		a		a	a											a		a					
Building work	Self		a			a			a		a		a	a											a		a					
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a			a			a		a		a	a											a		a					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.e.1 - Environmental management zone

Column 1	Column 2	Column 3																										
Development	Level of assessment	Assessment criteria																										
		CairnsPlan 2016	Environmental management zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Dwelling house code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																												
<b>Dwelling house</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a	a	a	a	a
IF within the Extractive resources overlay	Impact	a																										
<b>Environment facility</b>	Self		a			a	a	a		a	a		a		a							a		a	a	a		a
IF within the Extractive resources overlay	Impact	a																										
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a	a		a		a							a		a	a	a		a
<b>Home based business</b>	Code		a	a	a	a	a	a	a	a	a		a	a	a	a	a		a		a	a		a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																										
<b>Park</b>	Self		a			a	a	a		a	a		a	a		a						a		a				
IF within a Resource processing area within the Extractive resources overlay	Impact	a																										
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a			a	a	a	a	a	a		a	a		a						a		a				
<b>All other uses not otherwise identified</b>	Impact	a																										
<b>Undefined uses</b>	Impact	a																										
<b>Reconfiguring a lot</b>																												
<b>Reconfiguring a lot</b>	Impact	a																										
IF for a lease exceeding 10 years and associated an existing or approved Telecommunications facility	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a		a				a
IF for boundary realignment	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a		a				a
<b>Operational work</b>																												
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a		a	a		
IF for Impact assessable signage within the Places of significance overlay	Impact	a																										
IF for all other signage within the Places of significance overlay	Impact	a																										
IF for excavation or filling of greater than 25m³	Code		a	a	a	a	a	a	a	a	a	a	a		a	a						a	a					
IF for excavation or filling of 25m³ or less	Self		a			a	a	a		a	a		a	a		a							a					
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a		a	a						a	a					
IF for vegetation damage	Self		a			a	a	a		a	a		a	a		a												a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a		a	a		a		a	a												a
IF for works on a local government road	Self		a			a	a	a		a	a		a	a		a								a				



Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	Environmental management zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Dwelling house code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Building work</b>																													
<b>Minor building work</b>	Self		a		a		a		a	a		a	a		a	a							a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a		a	a		a	a							a						
<b>Building work</b>	Self		a		a		a		a	a		a	a		a							a							
IF within a Resource processing area within the Extractive resources overlay	Impact	a																											
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a		a		a	a	a	a		a	a		a							a			a				
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a		a			a	a						a			a				
IF for removal or demolition within the Places of significance overlay	Impact	a																											

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.e.2 - Environmental management precinct 1 - Residential

Column 1	Column 2	Column 3																										
Development	Level of assessment	Assessment criteria																										
		CairnsPlan 2016	Environmental management zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Dwelling house code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																												
<b>Dwelling house</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a	a	a	a	a
IF within the Extractive resources overlay	Impact	a																										
<b>Environment facility</b>	Self		a			a	a	a		a	a		a			a						a		a	a	a		a
IF within the Extractive resources overlay	Impact	a																										
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a	a		a			a						a		a	a	a		a
<b>Home based business</b>	Code		a	a	a	a	a	a	a	a	a		a	a	a	a	a		a		a	a		a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																										
<b>Park</b>	Self		a			a	a	a		a	a		a	a		a						a		a				
IF within a Resource processing area within the Extractive resources overlay	Impact	a																										
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a			a	a	a	a	a	a		a	a		a						a		a				
<b>All other uses not otherwise identified</b>	Impact	a																										
<b>Undefined uses</b>	Impact	a																										
<b>Reconfiguring a lot</b>																												
<b>Reconfiguring a lot</b>	Impact	a																										
IF for a lease exceeding 10 years and associated an existing or approved Telecommunications facility	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a		a				a
IF for boundary realignment	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a		a				a
<b>Operational work</b>																												
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a		a	a		
IF for Impact assessable signage within the Places of significance overlay	Impact	a																										
IF for all other signage within the Places of significance overlay	Impact	a																										
IF for excavation or filling of greater than 25m³	Code		a	a	a	a	a	a	a	a	a	a	a			a	a					a	a					
IF for excavation or filling of 25m³ or less	Self		a			a	a	a		a	a		a	a		a							a					
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a					
IF for vegetation damage	Self		a			a	a	a		a	a		a	a		a												a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a		a	a		a			a	a											a
IF for works on a local government road	Self		a			a	a	a		a	a		a	a		a								a				

Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	Environmental management zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Dwelling house code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Building work</b>																													
<b>Minor building work</b>	Self		a		a		a		a	a		a	a		a	a						a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a		a	a		a	a						a		a					
<b>Building work</b>	Self		a		a		a		a	a		a	a		a							a		a					
IF within a Resource processing area within the Extractive resources overlay	Impact	a																											
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a		a		a	a	a	a		a	a		a							a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a		a			a	a						a		a					
IF for removal or demolition within the Places of significance overlay	Impact	a																											

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.e.3 - Environmental management precinct 2 - Russell Heads

Column 1	Column 2	Column 3																			
Development	Level of assessment	Assessment criteria																			
		CairnsPlan 2016	Environmental management zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Dwelling house code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																					
Dwelling house	Code		a	a	a	a	a	a	a	a	a			a							a
Environment facility	Self		a			a	a	a		a				a				a			a
Home based business	Code		a	a	a	a	a	a		a	a		a	a				a			a
Park	Self		a			a	a	a		a				a							
All other uses not otherwise identified	Impact	a																			
Undefined uses	Impact	a																			
<b>Reconfiguring a lot</b>																					
Reconfiguring a lot	Impact	a																			
IF for a lease exceeding 10 years and associated an existing or approved Telecommunications facility	Code		a	a	a	a	a	a	a	a				a							a
IF for boundary realignment	Code		a	a	a	a	a	a	a	a				a							a
<b>Operational work</b>																					
Operational work	Code		a	a	a	a	a	a	a	a				a	a				a		
IF for excavation or filling of greater than 25m <sup>3</sup>	Code		a	a	a	a	a	a	a	a				a	a						
IF for excavation or filling of 25m <sup>3</sup> or less	Self		a			a	a	a		a				a							
IF for vegetation damage	Self		a			a	a	a		a											a
IF for works on a local government road	Self		a			a	a	a		a											
<b>Building work</b>																					
Minor building work	Self		a				a	a		a				a							
Building work	Self		a				a	a		a				a							

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.f - High impact industry zone

Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	High impact industry zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Caretaker's accommodation code	Sales office code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																													
<b>Aquaculture</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a		a						a	a	a	a	a	a	a	a
<b>Brothel</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a			a					a	a	a	a	a	a	a	a
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a			a					a	a	a	a		a		a
<b>High impact industry</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a	a	a	a	a	a	a
<b>Major electrical infrastructure</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a	a	a	a	a	a	a
<b>Marine industry</b>	Self	a			a	a	a	a				a											a	a	a	a	a	a	a
<b>IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place</b>	Code	a			a	a	a	a				a	a									a	a	a	a	a	a	a	a
<b>Medium impact industry</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a	a	a	a	a	a
<b>Research and technology industry</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a	a	a	a	a	a	a
<b>Sales office</b>	Self	a			a	a	a	a				a							a				a	a	a	a	a	a	a
<b>IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place</b>	Code	a			a	a	a	a				a	a									a	a	a	a	a	a	a	a
<b>Special industry</b>	Impact	a																											
<b>IF for a Sugar Mill and within Gordonvale local plan Precinct 5 - Mill</b>	Code	a	a	a	a	a	a	a			a	a	a	a								a	a	a	a	a	a	a	a
<b>Substation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a	a	a	a	a	a	a
<b>Telecommunications facility</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a							a		a	a	a	a	a	a	a
<b>Transport depot</b>	Self	a			a	a	a	a				a											a	a	a	a	a	a	a
<b>IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place</b>	Code	a			a	a	a	a				a	a									a	a	a	a	a	a	a	a
<b>Utility installation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a	a	a	a	a	a
<b>Warehouse</b>	Self	a			a	a	a	a				a											a	a	a	a	a	a	a
<b>IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place</b>	Code	a			a	a	a	a				a	a									a	a	a	a	a	a	a	a
<b>Winery</b>	Self	a			a	a	a	a				a											a	a	a	a	a	a	a
<b>IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place</b>	Code	a			a	a	a	a				a	a									a	a	a	a	a	a	a	a
<b>All other uses not otherwise identified</b>	Impact	a																											
<b>Undefined uses</b>	Impact	a																											



Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	High impact industry zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Caretaker's accommodation code	Sales office code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Reconfiguring a lot</b>																													
<b>Reconfiguring a lot</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a								a	a		a	a			
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance														a														
<b>Operational work</b>																													
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a								a	a		a	a			
IF associated with Reconfiguring a lot for 1 into 2 lots in accordance with Schedule 18 of the Regulation	Compliance														a														
IF for Impact assessable signage within the Places of significance overlay	Impact	a																											
IF for all other signage within the Places of significance overlay	Code													a															
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a		a								a	a						
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a	a				a										a						
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a									a	a						
IF for vegetation damage	Self		a			a	a	a	a				a																a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a				a	a															a
IF for works on a local government road	Self		a			a	a	a	a				a												a				
<b>Building work</b>																													
<b>Minor building work</b>	Self		a			a		a	a				a										a		a				
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a	a				a	a									a		a				
<b>Building work</b>	Self		a			a		a	a				a										a		a				
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a	a				a	a									a		a				
IF for removal or demolition within the Places of significance overlay	Impact	a																											

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.g - Local centre zone

Column 1	Column 2	Column 3																																	
Development	Level of assessment	Assessment criteria																																	
		CairnsPlan 2016	Local centre zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code <sup>a</sup>	Airport environs overlay code <sup>a</sup>	Bushfire hazard overlay code <sup>a</sup>	Flood and inundation hazards overlay code <sup>a</sup>	Hilltopes overlay code <sup>a</sup>	Landscape values overlay code <sup>a</sup>	Natural areas overlay code <sup>a</sup>	Neighbourhood character overlay code <sup>a</sup>	Places of significance overlay code <sup>a</sup>	Potential landslip hazard overlay code <sup>a</sup>	Transport network overlay code <sup>a</sup>	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																																			
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a		a		a		a	
<b>Child care centre</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a		a										a	a	a		a	a	a		a	
<b>Club (small scale)</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a			a									a		a		a	a	a		a	
<b>Community care centre</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a				a								a	a	a		a	a	a		a	
<b>Community use</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a			a									a	a	a		a	a	a		a	
IF contained within an existing building	Self	a			a	a	a	a			a	a		a			a									a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a			a	a		a			a									a	a	a		a	a	a		a	
<b>Dwelling unit</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a						a						a		a		a		a		a	
<b>Environment facility</b>	Self	a			a	a	a	a			a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a	a		a												a	a	a		a	a	a		a	
<b>Food and drink outlet</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Self	a			a	a	a	a			a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a			a	a		a												a	a	a		a	a	a		a	
<b>Health care services</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Self	a			a	a	a	a			a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a			a	a		a												a	a	a		a	a	a		a	
<b>Home based business</b>	Self	a			a	a	a	a			a	a		a						a						a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a	a		a					a							a		a		a	a	a		a	
<b>Indoor sport and recreation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a										a			a	a	a		a	a	a		a
<b>Market</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a					a	a	a		a	a	a		a
<b>Multiple dwelling</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a
<b>Office</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self	a			a	a	a	a			a	a		a												a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a			a	a		a													a	a	a		a	a	a		a
<b>Park</b>	Exempt																																		
<b>Place of worship</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a			a										a	a	a		a	a	a		a

Column 1	Column 2	Column 3																																	
Development	Level of assessment	Assessment criteria																																	
		CairnsPlan 2016	Local centre zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Service industry</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a				
IF contained within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA greater than 150m <sup>2</sup>	Self		a			a	a	a	a		a	a		a											a		a		a	a	a				
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a										a	a	a		a	a	a				
<b>Shop</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a				
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a	a	a		a	a		a											a		a		a	a	a				
IF for a Department store	Impact		a																																
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a										a	a	a		a	a	a				
<b>Shopping centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a				
IF involving a Department store	Impact		a																																
<b>Veterinary services</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a									a	a	a	a		a	a	a				
IF contained within an existing building used for a lawfully established centre activity	Self		a			a	a	a	a		a	a		a											a		a		a	a	a				
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a	a	a									a	a	a	a		a	a	a				
<b>All other uses not otherwise identified</b>	Impact		a																																
<b>Undefined uses</b>	Impact		a																																
<b>Reconfiguring a lot</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a						
<b>Operational work</b>	Code																								a	a		a	a						
IF for Impact assessable signage within the Places of significance overlay	Impact		a																																
IF for all other signage within the Places of significance overlay	Code												a																						
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a		a	a										a	a									
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a	a		a	a		a													a								
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a		a	a										a	a									
IF for vegetation damage	Self		a			a	a	a	a		a	a		a																					a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a		a		a	a																					a
IF for works on a local government road	Self		a			a	a	a	a		a	a		a														a							



Column 1	Column 2	Column 3																																	
Development	Level of assessment	Assessment criteria																																	
		CairnsPlan 2016	Local centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Building work</b>																																			
<b>Minor building work</b>	Self	a			a	a	a	a		a	a		a																						
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a	a		a																						
<b>Building work</b>	Self	a			a	a	a	a		a	a		a																						
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a	a		a																						
IF for removal or demolition within the Neighbourhood character overlay	Code	a			a	a	a	a		a	a		a																						
IF for removal or demolition within the Places of significance overlay	Impact	a																																	

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.h - Low density residential zone

Column 1	Column 2	Column 3																																			
Development	Level of assessment	Assessment criteria																																			
		CairnsPlan 2016	Low density residential zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Dual occupancy code	Dwelling house code	Home based business code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code				
<b>Material change of use</b>																																					
<b>Community residence</b>	Self	a			a	a	a		a		a		a	a		a			a																		
<b>Dual occupancy</b>	Self	a			a	a	a		a		a		a	a		a					a																
IF on a lot less than 800m <sup>2</sup>	Code	a			a	a	a		a		a		a	a		a					a																
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a		a		a		a	a		a					a																
IF within the Neighbourhood character overlay	Code	a			a	a	a		a		a		a	a		a																					
IF within the Extractive resources overlay	Impact	a																																			
<b>Dwelling house</b>	Self	a			a	a	a		a		a		a	a		a					a																
IF within the Extractive resources overlay	Impact	a																																			
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a		a		a		a	a		a					a																
<b>Home based business</b>	Self	a			a	a	a		a		a		a	a		a						a															
IF within a Resource processing area within the Extractive resources overlay	Impact	a																																			
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code	a			a	a	a		a		a		a	a		a						a															
IF within the Neighbourhood character overlay	Code	a			a	a	a		a		a		a	a		a						a															
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a		a		a		a	a		a						a															
<b>Park</b>	Exempt																																				
IF within a Resource processing area within the Extractive resources overlay	Impact	a																																			
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code	a	a	a	a	a	a		a		a		a	a		a																					
<b>Sales office</b>	Self	a			a	a	a		a		a		a	a		a						a															
IF within the Extractive resources overlay	Impact	a																																			
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a		a		a		a	a		a						a															
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a		a		a		a	a		a						a															
<b>All other uses not otherwise identified</b>	Impact	a																																			
<b>Undefined uses</b>	Impact	a																																			
<b>Reconfiguring a lot</b>																																					
<b>Reconfiguring a lot</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																	
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																				a																



Table 5.6.i - Low impact industry zone

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria																																			
		CairnsPlan 2016	Low impact industry zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Animal keeping code	Aquaculture and intensive animal industry code	Brothel code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Home based business code	Sales office code	Service station and car wash code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																																					
Agricultural supplies store	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a				a									a	a	a	a	a	a	a	a		
Animal keeping	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a												a	a	a	a	a	a	a		
Aquaculture	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a											a	a	a	a	a	a	a		
Brothel	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a				a											a	a	a	a	a	a	a	
Bulk landscape supplies	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a										a	a	a	a	a	a	a	
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a										a	a	a	a	a	a	
Car wash	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a												
Crematorium	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
Educational establishment	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
IF within the Hazardous and explosive facilities overlay	Impact	a																																			
IF involving accommodation	Impact	a																																			
Emergency services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a													a	a	a	a	a	a	a	a	a	
Garden centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a																	
Hardware and trade supplies	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a																	
Home based business	Self	a			a	a	a	a		a		a		a										a													
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a		a		a		a										a													
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a										a													
Indoor sport and recreation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a											
Low impact industry	Self	a			a	a	a	a		a		a		a																							
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a		a		a		a																							
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a																							
Outdoor sales	Self	a			a	a	a	a		a		a		a						a																	
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a		a		a		a						a																	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a						a																	
Park	Exempt																																				
Research and technology industry	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
Sales office	Self	a			a	a	a	a		a		a		a											a												
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a		a		a		a											a												
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a											a												
Service industry	Self	a			a	a	a	a		a		a		a																							
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a		a		a		a																							
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a																							
Showroom	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
Veterinary services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a										
Warehouse	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						
Wholesale nursery	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						

Column 1	Column 2	Column 3																																				
Development	Level of assessment	Assessment criteria																																				
		CairnsPlan 2016	Low impact industry zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Animal keeping code	Aquaculture and intensive animal industry code	Brothel code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Home based business code	Sales office code	Service station and car wash code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Winery</b>	Self	a			a	a	a	a	a	a	a	a	a	a	a																							
IF within the Hazardous and explosive facilities overlay	Code	a			a	a	a	a	a	a	a		a	a	a												a	a	a	a	a	a	a					
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a	a		a	a	a	a												a	a	a	a	a	a	a					
<b>All other uses not otherwise identified</b>	Impact	a																																				
<b>Undefined uses</b>	Impact	a																																				
<b>Reconfiguring a lot</b>																																						
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a			a	a						
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																a																					
<b>Operational work</b>																																						
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a			a	a						
IF associated with Reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																a																					
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																				
IF for all other signage within the Places of significance overlay	Code													a																								
IF for excavation or filling of greater than 50m³	Code	a	a	a	a	a	a	a	a	a	a	a	a		a	a											a	a										
IF for excavation or filling of 50m³ or less	Self	a			a	a	a	a		a		a		a														a										
IF for excavation or filling within the Places of significance overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a										
IF for vegetation damage	Self	a			a	a	a	a		a		a		a																							a	
IF for vegetation damage within the Places of significance overlay	Code	a			a	a	a	a		a		a		a																							a	
IF for works on a local government road	Self	a			a	a	a	a		a		a		a																								
<b>Building work</b>																																						
Minor building work	Self	a			a	a	a	a		a		a		a														a	a									
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a														a	a									
Building work	Self	a			a	a	a	a		a		a		a														a	a									
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a		a		a		a														a	a									
IF for removal or demolition within the Places of significance overlay	Impact	a																																				

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2







Table 5.6.k - Major centre zone

Column 1	Column 2	Column 3																																		
Development	Level of assessment	Assessment criteria																																		
		CairnsPlan 2016	Major centre zone code	Applicable local plan codes <sup>A</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay	Landscape values overlay code*	Natural areas overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																				
Adult store	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Bar	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Caretaker's accommodation	Code		a	a	a	a	a	a	a	a	a	a															a	a	a		a					
Child care centre	Code		a	a	a	a	a	a	a	a	a		a														a	a	a		a	a	a			
Club (small scale)	Code		a	a	a	a	a	a	a	a	a			a													a		a		a	a	a			
IF contained within an existing building	Self		a			a	a			a	a			a												a		a		a	a	a				
Club (other than small scale)	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Community care centre	Code		a	a	a	a	a	a	a	a	a				a												a	a	a		a	a	a			
IF contained within an existing building	Self		a			a	a			a	a			a												a		a		a	a	a				
Community use	Code		a	a	a	a	a	a	a	a	a				a												a	a	a		a	a	a			
IF contained within an existing building	Self		a			a	a			a	a			a												a		a		a	a	a				
Dwelling unit	Code		a	a	a	a	a	a	a	a	a					a											a		a		a		a			
Educational establishment	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
IF involving accommodation	Code		a	a	a	a	a	a	a	a	a								a								a	a	a		a	a	a			
Emergency services	Self		a			a	a			a	a																a		a		a	a	a			
Environment facility	Self		a			a	a			a	a																a		a		a	a	a			
Food and drink outlet	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a															a		a		a	a	a				
Function facility	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Health care services	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a															a		a		a	a	a				
Home based business	Self		a			a	a			a	a					a											a		a		a	a	a			
Hospital	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Hotel	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
Indoor sport and recreation	Code		a	a	a	a	a	a	a	a	a																a	a	a		a	a	a			
IF contained within an existing building	Self		a			a	a			a	a															a		a		a	a	a				
Market	Self		a			a	a			a	a					a											a		a		a	a	a			
Multiple dwelling	Code		a	a	a	a	a	a	a	a	a								a								a	a	a		a	a	a			
Nightclub entertainment facility	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
Office	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a																a		a		a	a	a			
Park	Exempt																																			
Parking station	Code		a	a	a	a	a	a	a	a	a																	a				a	a	a		
Place of worship	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
IF contained within an existing building	Self		a			a	a			a	a																a		a		a	a	a			
Residential care facility	Code		a	a	a	a	a	a	a	a	a																	a				a	a	a		
Rooming accommodation	Code		a	a	a	a	a			a	a																		a				a	a	a	
Sales office	Self		a			a	a			a	a																			a						
Service industry	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
IF contained within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA greater than 150m <sup>2</sup>	Self		a			a	a			a	a																a		a		a	a	a			
Shop	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a																a		a		a	a	a			
Shopping centre	Code		a	a	a	a	a	a	a	a	a																	a	a	a		a	a	a		
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a																a		a		a	a	a			
Short-term accommodation	Code		a	a	a	a	a	a	a	a	a									a								a	a	a		a	a	a		



Column 1	Column 2	Column 3																																
Development	Level of assessment	Assessment criteria																																
		CairnsPlan 2016	Major centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay	Landscape values overlay code*	Natural areas overlay code*	Potential landslide hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
Showroom	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
Theatre	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
Tourist attraction	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
Veterinary services	Code		a	a	a	a	a	a	a	a	a													a	a	a	a	a	a	a		a		
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a	a														a		a		a	a	a		a	
All other uses not otherwise identified	Impact		a																															
Undefined uses	Impact		a																															
<b>Reconfiguring a lot</b>																																		
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a															a	a		a	a		a		
<b>Operational work</b>																																		
Operational work	Code		a	a	a	a	a	a	a	a	a															a	a		a	a				
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a															a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a			a	a															a								
IF for vegetation damage	Self		a			a	a			a	a																							a
IF for works on a local government road	Self		a			a	a			a	a																	a						
<b>Building work</b>																																		
Minor building work	Self		a			a	a			a	a																a		a					
Building work	Self		a			a	a			a	a																a		a					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.1 - Medium density residential zone

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria																																				
		CairnsPlan 2016 Medium density residential zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Child care centre code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Relocatable home park and tourist park code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																						
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a											a	a	a	a	a	a				
	IF for more than 160 children	Impact	a																																			
Community residence	Self	a			a	a	a	a	a	a	a	a	a	a	a		a													a								
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
Dual occupancy	Self	a			a	a	a	a	a	a	a	a	a	a	a			a												a								
	Code	a			a	a	a	a	a	a	a	a	a	a	a			a																				
IF within the Hillslopes overlay	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
IF within the Neighbourhood character overlay	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
Dwelling house	Self	a			a	a	a	a	a	a	a	a	a	a	a					a											a							
	Code	a			a	a	a	a	a	a	a	a	a	a	a					a																		
Home based business	Self	a			a	a	a	a	a	a	a	a	a	a	a							a										a						
	Code	a			a	a	a	a	a	a	a	a	a	a	a							a																
IF within the Neighbourhood character overlay	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
Multiple dwelling	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a								a															
Park	Exempt																																					
Relocatable home park	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a														
Residential care facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a												
Retirement facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a												
Rooming accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a											
Sales office	Self	a			a	a	a	a	a	a	a	a	a	a	a												a											
	Code	a			a	a	a	a	a	a	a	a	a	a	a												a											
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a	a	a	a	a	a	a												a											
Code	a			a	a	a	a	a	a	a	a	a	a	a	a												a											
All other uses not otherwise identified	Impact	a																																				
Undefined uses	Impact	a																																				
<b>Reconfiguring a lot</b>																																						
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a	a	a																							
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																	a																				
<b>Operational work</b>																																						
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a	a	a																							
IF associated with Reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																	a																				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																				
IF for all other signage within the Places of significance overlay	Impact	a																																				
IF for excavation or filling of greater than 50m <sup>3</sup>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							
IF for excavation or filling of 50m <sup>3</sup> or less	Self	a			a	a	a	a	a	a	a	a	a	a	a																							
IF for excavation or filling within the Places of significance overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							
IF for vegetation damage	Self	a			a	a	a	a	a	a	a	a	a	a	a																							
IF for vegetation damage within the Places of significance overlay	Code	a			a	a	a	a	a	a	a	a	a	a	a																							
IF for works on a local government road	Self	a			a	a	a	a	a	a	a	a	a	a	a																							
<b>Building work</b>																																						
Minor building work	Self	a			a	a	a	a	a	a	a	a	a	a	a																							
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a	a	a	a	a	a	a																							

Column 1	Column 2	Column 3																																					
Development	Level of assessment	Assessment criteria																																					
		CairnsPlan 2016	Medium density residential zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Child care centre code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Relocatable home park and tourist park code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscape code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Building work</b>	Self	a	a		a	a	a	a	a	a	a	a	a	a	a																								
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a	a		a	a	a	a	a	a	a	a	a	a	a																								
IF for removal or demolition within the Neighbourhood character	Code	a	a		a	a	a	a	a	a	a	a	a	a	a																								
IF for removal or demolition within the Places of significance overlay	Impact	a																																					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.m - Medium impact industry zone

Column 1	Column 2	Column 3																														
Development	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Medium impact industry zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Sales office code	Service station and car wash code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																																
Agricultural supplies store	Code		a	a	a	a	a	a	a	a	a	a	a	a			a								a	a	a	a	a	a	a	
Aquaculture	Code		a	a	a	a	a	a	a	a	a	a	a	a		a									a	a	a	a	a	a	a	
Brothel	Code		a	a	a	a	a	a	a	a	a	a	a	a			a								a	a	a	a	a	a	a	
Bulk landscape supplies	Code		a	a	a	a	a	a	a	a	a	a	a	a			a								a	a	a	a	a	a	a	
Caretaker's accommodation	Code		a	a	a	a	a	a	a	a	a	a	a	a					a						a	a	a	a	a	a	a	
Car wash	Code		a	a	a	a	a	a	a	a	a	a	a	a							a				a	a	a	a	a	a	a	
Crematorium	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
Educational establishment	Impact	a																														
IF within the Hazardous and explosive facilities overlay	Impact	a																														
IF for a technical institute that does not involve accommodation	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
Emergency services	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
Food and drink outlet	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a	a	a	a	a	a	a	
Low impact industry	Self		a			a	a	a	a				a													a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a			a												a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a				a	a											a	a	a	a	a	a	a	
Major electrical infrastructure	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Impact	a																														
Medium impact industry	Self		a			a	a	a	a				a													a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a			a												a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a				a	a											a	a	a	a	a	a	a	
Outdoor sales	Code		a	a	a	a	a	a	a	a	a	a	a	a				a							a	a	a	a	a	a	a	
Park	Exempt																															
Research and technology industry	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
Sales office	Self		a			a	a	a	a				a									a				a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a			a								a				a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a				a	a							a				a	a	a	a	a	a	a	
Service industry	Self		a			a	a	a	a				a													a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a			a												a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a				a	a											a	a	a	a	a	a	a	
Substation	Code		a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	
IF within the Hazardous and explosive facilities overlay	Impact	a																														

Column 1	Column 2	Column 3																															
Development	Level of assessment	Assessment criteria																															
		CairnsPlan 2016	Medium impact industry zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Sales office code	Service station and car wash code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Telecommunications facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a								a		a	a	a	a	a	a	a	a	a	a
IF within the Hazardous and explosive facilities overlay	Impact	a																															
<b>Transport depot</b>	Self		a			a	a	a	a			a													a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a			a	a											a	a	a	a	a	a	a	a	a	a
<b>Utility installation</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a	a	a	a	a	a	a	a	a
IF within the Hazardous and explosive facilities overlay	Impact	a																															
<b>Warehouse</b>	Self		a			a	a	a	a			a													a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a			a	a											a	a	a	a	a	a	a	a	a	a
<b>Wholesale nursery</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a	a	a	a	a	a	a	a	a
<b>Winery</b>	Self		a			a	a	a	a			a													a	a	a	a	a	a	a	a	a
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a		a												a	a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a			a	a											a	a	a	a	a	a	a	a	a	a
<b>All other uses not otherwise identified</b>	Impact	a																															
<b>Undefined uses</b>	Impact	a																															
<b>Reconfiguring a lot</b>																																	
<b>Reconfiguring a lot</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a		a			
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance														a																		
<b>Operational work</b>																																	
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a					
IF associated with Reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance														a																		
IF for Impact assessable signage within the Places of significance overlay	Impact	a																															
IF for all other signage within the Places of significance overlay	Code												a																				
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a								
IF for excavation or filling of 50m³ or less	Self		a			a	a	a	a			a														a							
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a								
IF for vegetation damage	Self		a			a	a	a	a			a																					a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a			a	a																				a
IF for works on a local government road	Self		a			a	a	a	a			a															a						

Column 1	Column 2	Column 3																													
Development	Level of assessment	Assessment criteria																													
		CairnsPlan 2016	Medium impact industry zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Sales office code	Service station and car wash code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Building work</b>																															
<b>Minor building work</b>	Self		a		a		a	a			a														a		a				
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a	a			a	a													a		a				
<b>Building work</b>	Self		a		a		a	a			a														a		a				
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a	a			a	a													a		a				
IF for removal or demolition within the Places of significance overlay	Impact	a																													

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.n.1 - Mixed use zone precinct 1 - Commercial

Column 1	Column 2	Column 3																																							
Development	Level of assessment	Assessment criteria																																							
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>A</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code				
<b>Material change of use</b>																																									
Adult store	Code	a	a	a	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a	a		
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a		
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a				a																					a		
Club (small scale)	Code	a	a	a	a	a	a	a	a	a	a	a	a	a					a																				a		
Club (other than small scale)	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																									a		
Community care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																									a		
IF contained within an existing building	Self	a			a		a	a		a																													a		
IF within the Neighbourhood character overlay	Code	a			a		a	a		a																													a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																									a		
Community use	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																									a		
IF contained within an existing building	Self	a			a		a	a		a																													a		
IF within the Neighbourhood character overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Dwelling unit	Code	a	a	a	a	a	a	a	a	a	a	a	a	a							a																			a	
Educational establishment	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
IF involving accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a				a														a	
Emergency services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Environment facility	Self	a			a		a	a		a																														a	
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
IF contained within an existing building used for a lawfully established Centre activity	Self	a			a		a	a		a																														a	
IF within the Neighbourhood character overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Function facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Funeral parlour	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Health care services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Home based business	Self	a			a		a	a		a																															a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a												a																		a	
Hotel	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Indoor sport and recreation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Low impact industry	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Multiple dwelling	Code	a	a	a	a	a	a	a	a	a	a	a	a	a									a																	a	
Office	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Outdoor sales	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Park	Exempt																																								
Parking station	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										a	
Place of worship	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																											a
Residential care facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																											a
Retirement facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																											a
Sales office	Self	a			a		a	a		a																															a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a																															a





Column 1	Column 2	Column 3																																					
Development	Level of assessment	Assessment criteria																																					
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscapes values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
IF for vegetation damage	Self		a		a		a	a			a	a																										a	
IF for vegetation damage within the Places of significance overlay	Code		a		a		a	a			a	a																										a	
IF for works on a local government road	Self		a		a		a	a			a	a																											
<b>Building work</b>																																							
<b>Minor building work</b>																																							
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Self		a		a		a	a			a	a																											
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a	a			a	a																											
IF for removal or demolition within the Neighbourhood character	Code		a		a		a	a			a	a																											
IF for removal or demolition within the Places of significance overlay	Impact	a																																					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.n.2 - Mixed use zone precinct 2 - Trades and services

Column 1	Column 2	Column 3																															
Development	Level of assessment	Assessment criteria																															
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																	
<b>Adult store</b>	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a		
<b>Caretaker's accommodation</b>	Code		a	a	a	a	a	a	a	a	a	a	a		a									a	a		a	a	a		a		
<b>Club (small scale)</b>	Code		a	a	a	a	a	a	a	a	a	a	a			a									a		a	a	a		a		
<b>Club (other than small scale)</b>	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a		
<b>Community care centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a				a							a	a		a	a	a		a		
IF contained within an existing building	Self		a			a		a	a		a						a								a		a	a	a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a				a							a	a		a	a	a		a		
<b>Community use</b>	Code		a	a	a	a	a	a	a	a	a	a	a				a							a	a		a	a	a		a		
IF contained within an existing building	Self		a			a		a	a		a						a								a		a	a	a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a				a							a	a		a	a	a		a		
<b>Dwelling unit</b>	Code		a	a	a	a	a	a	a	a	a	a	a						a						a		a		a		a		
<b>Educational establishment</b>	Code		a	a	a	a	a	a	a	a	a	a	a											a	a		a	a	a		a		
IF involving accommodation	Impact	a																															
<b>Emergency services</b>	Code		a	a	a	a	a	a	a	a	a	a	a												a	a		a	a	a		a	
<b>Environment facility</b>	Self		a			a		a	a		a															a		a	a	a		a	
<b>Food and drink outlet</b>	Code		a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a		a	a		a														a		a	a	a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
<b>Function facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
<b>Funeral parlour</b>	Code		a	a	a	a	a	a	a	a	a	a	a												a	a		a	a	a		a	
<b>Garden centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a												a	a		a	a	a		a	
<b>Hardware and trade supplies</b>	Code		a	a	a	a	a	a	a	a	a	a	a												a	a		a	a	a		a	
<b>Health care services</b>	Code		a	a	a	a	a	a	a	a	a	a	a											a	a	a		a	a	a		a	
<b>Home based business</b>	Self		a			a		a	a		a									a						a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a		a	a		a	a								a						a	a		a	a		a	
<b>Hotel</b>	Code		a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	a	a		a
<b>Indoor sport and recreation</b>	Code		a	a	a	a	a	a	a	a	a	a	a									a				a	a		a	a	a		a
<b>Low impact industry</b>	Self		a			a		a	a		a															a	a	a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a		a	a		a	a														a	a	a	a	a		a	

Column 1	Column 2	Column 3																													
Development	Level of assessment	Assessment criteria																													
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
Office	Code		a	a	a	a	a	a	a	a	a	a	a									a	a	a		a	a	a		a	
Outdoor sales	Code		a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a	a		a
Park	Exempt																														
Place of worship	Code		a	a	a	a	a	a	a	a	a	a	a		a								a	a		a	a	a		a	
Sales office	Self		a			a		a	a		a									a				a	a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a		a	a		a	a							a				a	a		a	a	a		a	
Service industry	Self		a			a		a	a		a													a		a	a	a		a	
IF for a laundromat or dry cleaners and the GFA is greater than 150m²	Code		a	a	a	a	a	a	a	a	a	a	a											a	a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a											a	a		a	a	a		a
Shop	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shop is less than 500m²	Self		a			a		a	a	a	a												a		a		a	a	a		a
IF for a Department store or Supermarket	Impact	a																													
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a
Shopping centre	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shopping centre is less than 500m²	Self		a			a		a	a	a	a												a		a		a	a	a		a
IF the GFA of the shopping centre is greater than 500m²	Impact	a																													
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a
Showroom	Code		a	a	a	a	a	a	a	a	a	a	a										a	a	a		a	a	a		a
Veterinary services	Code		a	a	a	a	a	a	a	a	a	a	a									a	a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a		a	a		a												a		a		a	a	a		a
Warehouse	Code		a	a	a	a	a	a	a	a	a	a	a											a	a		a	a	a		a
All other uses not otherwise identified	Impact	a																													
Undefined uses	Impact	a																													
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a											a	a		a	a		a	

Column 1	Column 2	Column 3																													
Development	Level of assessment	Assessment criteria																													
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Operational work</b>																															
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a										a	a		a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																													
IF for all other signage within the Places of significance overlay	Code											a																			
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a										a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a		a		a	a	a	a	a												a	a							
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a										a	a							
IF for vegetation damage	Self		a		a		a	a	a	a	a																			a	
IF for vegetation damage within the Places of significance overlay	Code		a		a		a	a	a	a	a	a																		a	
IF for works on a local government road	Self		a		a		a	a	a	a															a						
<b>Building work</b>																															
<b>Minor building work</b>	Self		a		a		a	a	a	a													a	a							
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a	a	a	a	a												a	a							
<b>Building work</b>	Self		a		a		a	a	a	a													a	a							
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a	a	a	a	a												a	a							
IF for removal or demolition within the Places of significance overlay	Impact	a																													

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.n.3 - Mixed use zone precinct 3 - Residential

Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code	Neighbourhood character overlay code*	Transport network overlay code*	Community residence code	Caretaker's accommodation code	Child care centre code	Community activities code	Dual occupancy code	Dwelling house code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Rooming accommodation code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																													
Caretaker's accommodation	Code		a	a	a	a	a	a	a		a											a	a		a		a		
Child care centre	Code		a	a	a	a	a	a	a			a										a	a		a	a	a		
Community residence	Self		a			a	a			a													a	a		a		a	
IF within the Neighbourhood character overlay	Code		a			a	a	a		a													a	a		a		a	
Community use	Code		a	a	a	a	a	a	a				a										a	a		a	a	a	
IF contained within an existing building	Self		a			a	a					a											a	a		a	a	a	
IF within the Neighbourhood character overlay	Code		a	a	a	a	a	a	a				a										a	a		a	a	a	
Dual occupancy	Code		a	a	a	a	a	a	a					a										a	a		a	a	
Dwelling house	Self		a			a	a	a							a									a	a		a	a	
Dwelling unit	Code		a	a	a	a	a	a	a							a								a	a		a	a	
Educational establishment	Code		a	a	a	a	a	a	a														a	a		a	a	a	
IF involving accommodation	Code		a	a	a	a	a	a	a									a	a				a	a		a	a	a	
Emergency services	Code		a	a	a	a	a	a	a														a	a		a	a	a	
Environment facility	Self		a			a	a	a																a	a		a	a	
Health care services	Code		a	a	a	a	a	a	a														a	a		a	a	a	
Home based business	Self		a			a	a	a									a							a	a		a	a	
Multiple dwelling	Code		a	a	a	a	a	a	a															a	a		a	a	
Office	Code		a	a	a	a	a	a	a															a	a		a	a	
Park	Exempt																												
Rooming accommodation	Code		a	a	a	a	a	a	a															a	a		a	a	
Sales office	Self		a			a	a	a																a			a	a	
Shop	Code		a	a	a	a	a	a	a															a	a		a	a	
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shop is less than 500m <sup>2</sup>	Self		a			a	a	a																a	a		a	a	
IF for a Department store or Supermarket	Impact		a																										
Short-term accommodation	Code		a	a	a	a	a	a	a																a		a	a	
All other uses not otherwise identified	Impact		a																										
Undefined uses	Impact		a																										
<b>Reconfiguring a lot</b>																													
Reconfiguring a lot	Code		a	a	a	a	a	a	a															a	a		a	a	
<b>Operational work</b>																													
Operational work	Code		a	a	a	a	a	a	a															a	a		a	a	
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a															a	a				
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a																a					
IF for vegetation damage	Self		a			a	a	a																				a	
IF for works on a local government road	Self		a			a	a	a																		a			
<b>Building work</b>																													
Minor building work	Self		a			a	a	a																a		a			
Building work	Self		a			a	a	a																a		a			
IF for removal or demolition within the Neighbourhood character overlay	Code		a			a	a	a																					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.o - Neighbourhood centre zone

Column 1	Column 2	Column 3																														
Development	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Neighbourhood centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a	a	a		a		a		a		
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a					a	a	a		a	a	a		a		
Community care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a				a				a	a	a		a	a	a		a	
Community use	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a					a	a	a		a	a	a		a	
IF contained within an existing building lawfully used for a Centre activity	Self	a			a	a	a	a			a	a		a				a					a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a			a		a	a	a								a	a	a		a	a	a		a	
Dwelling unit	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a						a		a		a		
Environment facility	Self	a			a	a	a	a			a	a		a									a		a		a	a	a		a	
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	
IF contained within an existing building lawfully used for a Centre activity	Self	a			a	a	a	a			a	a		a												a		a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a		a	a												a	a	a		a		
Health care services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	
Home based business	Self	a			a	a	a	a			a	a		a												a	a	a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a		a	a												a	a	a		a		
Office	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	
IF contained within an existing building lawfully used for a Centre activity	Self	a			a	a	a	a			a	a		a												a		a		a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a		a	a												a	a	a		a		
Park	Exempt																															
Service industry	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a		a	
Shop	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a													a	a	a		a
IF contained within an existing building lawfully used for a Centre activity	Self	a			a	a	a	a			a	a		a													a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a			a		a	a													a	a	a		a	
IF for a Department store	Impact	a																														
Shopping centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a													a	a	a		a
IF involving a Department store	Impact	a																														

Column 1	Column 2	Column 3																												
Development	Level of assessment	Assessment criteria																												
		CairnsPlan 2016	Neighbourhood centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
All other uses not otherwise identified	Impact	a																												
Undefined uses	Impact	a																												
<b>Reconfiguring a lot</b>																														
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a							a	a		a	a		a		
<b>Operational work</b>																														
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a		a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																												
IF for all other signage within the Places of significance overlay	Code												a																	
IF for excavation or filling of greater than 50m <sup>3</sup>	Code	a	a	a	a	a	a	a	a	a	a			a	a							a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self	a			a	a	a	a		a	a			a									a							
IF for excavation or filling within the Places of significance overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a								a	a							
IF for vegetation damage	Self	a			a	a	a	a		a	a			a															a	
IF for vegetation damage within the Places of significance overlay	Code	a			a	a	a	a		a			a																a	
IF for works on a local government road	Self	a			a	a	a	a		a	a			a											a					
<b>Building work</b>																														
Minor building work	Self	a			a		a	a		a	a			a									a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a				a									a		a					
Building work	Self	a			a		a	a		a	a			a									a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a				a									a		a					
IF for removal or demolition within the Neighbourhood character overlay	Code	a			a		a	a		a	a			a									a		a					
IF for removal or demolition within the Places of significance overlay	Impact	a																												

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.p - Open space zone

Column 1	Column 2	Column 3																															
Development	Level of assessment	Assessment criteria																															
		CairnsPlan 2016	Open space zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillislopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Market code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																																	
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a		a			a	
IF within the Extractive resources overlay	Impact	a																															
<b>Club (small scale)</b>	Self	a			a		a	a		a		a			a	a		a				a				a		a	a	a	a		
IF within the Place of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a		a			a	a		a				a				a		a	a	a	a		
IF within the Extractive resources overlay	Impact	a																															
IF within the Hazardous and explosive facilities overlay	Code	a			a		a	a		a	a	a			a	a		a				a				a		a	a	a	a		
<b>Community use</b>	Self	a			a		a	a		a		a			a	a		a				a				a		a	a	a	a		
IF within the Extractive resources overlay	Impact	a																															
IF within the Place of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a		a			a	a		a				a				a		a	a	a	a		
IF within the Hazardous and explosive facilities overlay	Code	a			a		a	a		a	a	a			a	a		a				a				a		a	a	a	a		
<b>Environment facility</b>	Self	a			a		a	a		a		a			a	a		a								a		a	a	a	a		
IF within the Extractive resources overlay	Impact	a																															
IF within the Place of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a		a			a	a		a								a		a	a	a	a		
IF within the Hazardous and explosive facilities overlay	Code	a			a		a	a		a	a	a			a	a		a								a		a	a	a	a		
<b>Market</b>	Code	a	a	a	a	a	a	a		a	a	a	a	a	a	a	a	a	a			a				a	a	a	a	a	a		
IF within the Extractive resources overlay	Impact	a																															
<b>Outdoor sport and recreation</b>	Self	a			a		a	a		a		a			a	a		a						a			a		a	a	a		
IF within the Extractive resources overlay	Impact	a																															
IF within the Place of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a		a	a		a		a			a	a		a						a			a		a	a	a		
IF within the Hazardous and explosive facilities overlay	Code	a			a		a	a		a	a	a			a	a		a					a			a		a	a	a	a		
<b>Park</b>	Exempt																																
IF within a Resource processing area within the Extractive resources overlay	Impact	a																															
IF within a Resource separation or Haulage route separation area within the Extractive resource overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a
<b>All other uses not otherwise identified</b>	Impact	a																															
<b>Undefined uses</b>	Impact	a																															
<b>Reconfiguring a lot</b>																																	
<b>Reconfiguring a lot</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a		a	a			a

Column 1	Column 2	Column 3																														
Development	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Open space zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Market code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Operational work</b>																																
<b>Operational work</b>	<b>Code</b>																															
IF for Impact assessable signage within the Places of significance overlay	Impact	a																														
IF for all other signage within the Places of significance overlay	Code																	a														
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a					
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a				a			a	a											a					
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a					
IF for vegetation damage	Self		a			a	a	a				a			a	a															a	
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a				a			a	a															a	
IF for works on a local government road	Self		a			a	a	a				a			a	a												a				
<b>Building work</b>																																
<b>Minor building work</b>	<b>Self</b>		a			a									a	a											a	a				
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code		a			a									a	a											a	a				
<b>Building work</b>	<b>Self</b>		a			a									a	a											a	a				
IF within a Resource processing area within the Extractive resources overlay	Impact	a																														
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a			a									a	a											a	a				
IF within the Places of significance overlay <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Code		a			a									a	a											a	a				
IF for removal or demolition within the Places of significance overlay	Impact	a																														

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.q - Principal centre zone

Column 1	Column 2	Column 3																																	
Development	Levels of assessment	Assessment criteria																																	
		CairnsPlan 2016	Principal centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																			
<b>Adult store</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Bar</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a	a	a	a	a	a	a	a	
<b>Club (small scale)</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
IF contained within an existing building	Self	a																							a	a	a	a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Club (other than small scale)</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Community care centre</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
IF contained within an existing building	Self	a																							a	a	a	a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Community use</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
IF contained within an existing building	Self	a																							a	a	a	a	a	a	a	a	a	a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Dwelling unit</b>	Code	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	
<b>Educational establishment</b>	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
IF involving accommodation	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
<b>Emergency services</b>	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
<b>Environment facility</b>	Self	a																								a	a	a	a	a	a	a	a	a	a
<b>Food and drink outlet</b>	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
IF contained within an existing building used for a lawfully established Centre activity	Self	a																								a	a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
<b>Function facility</b>	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
<b>Health care services</b>	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
IF contained within an existing building used for a lawfully established Centre activity	Self	a																								a	a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a
<b>Home based business</b>	Self	a																								a	a	a	a	a	a	a	a	a	a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a																								a	a	a	a	a	a	a	a	a	a

Column 1	Column 2	Column 3																																
Development	Levels of assessment	Assessment criteria																																
		CairnsPlan 2016	Principal centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
Hospital	Code		a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a		
Hotel	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
Indoor sport and recreation	Code		a	a	a	a	a	a	a	a	a												a		a	a	a		a	a	a		a	
IF contained within an existing building	Self		a			a	a		a														a		a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a												a		a	a	a		a	a	a		a	
Major sport, recreation and entertainment facility	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
Market	Self		a			a	a		a							a									a		a		a	a	a		a	
Multiple dwelling	Code		a	a	a	a	a	a	a	a	a						a									a	a	a		a	a	a		a
Nightclub entertainment facility	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
Office	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a		a																a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a	a	a															a	a	a		a	a	a		a
Park	Exempt																																	
Parking station	Code		a	a	a	a	a	a	a	a	a									a						a	a	a		a	a	a		a
Place of worship	Code		a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
IF contained within an existing building	Self		a			a	a		a				a												a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a		a													a	a	a		a	a	a		a
Residential care facility	Code		a	a	a	a	a	a	a	a	a										a					a	a	a		a	a	a		a
Resort complex	Code		a	a	a	a	a	a	a	a	a		a					a								a	a	a		a	a	a		a
Retirement facility	Code		a	a	a	a	a	a	a	a	a										a					a	a	a		a	a	a		a
Rooming accommodation	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
Sales office	Self		a			a	a		a																	a		a		a		a		a
Service industry	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF located within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA of greater than 150m²	Self		a			a	a		a																a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a	a	a															a	a	a		a	a	a		a
Shop	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a		a																a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
Shopping centre	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
Short-term accommodation	Code		a	a	a	a	a	a	a	a	a							a								a	a	a		a	a	a		a
Showroom	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
Theatre	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a

Column 1	Column 2	Column 3																																
Development	Levels of assessment	Assessment criteria																																
		CairnsPlan 2016	Principal centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Caretaker's accommodation code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Tourist attraction</b>	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a	
<b>Utility installation</b>	Impact			a	a	a	a	a		a	a															a	a			a	a		a	
IF within Site A of the Cairns city centre local plan	Code		a	a	a	a	a				a														a	a	a		a	a	a		a	
<b>Veterinary services</b>	Code		a	a	a	a	a	a	a		a													a		a	a	a		a	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Self		a			a	a			a															a		a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a			a	a													a		a	a	a		a	a	a		a
<b>All other uses not otherwise identified</b>	Impact	a																																
<b>Undefined uses</b>	Impact	a																																
<b>Reconfiguring a lot</b>																																		
<b>Reconfiguring a lot</b>	Code		a	a	a	a	a	a	a	a	a															a	a		a	a		a		
<b>Operational work</b>																																		
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a															a	a		a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																
IF for all other signage within the Places of significance overlay	Code										a																							
IF for excavation or filling of greater than 50m <sup>3</sup>	code		a	a	a	a	a	a	a		a															a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a			a																	a							
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a															a	a							
IF for vegetation damage	Self		a			a	a			a																							a	
IF for vegetation damage within the Places of significance overlay	Code		a			a	a			a	a																						a	
IF for works on a local government road	Self		a			a	a			a																								
<b>Building work</b>																																		
<b>Minor building work</b>	Self		a			a	a			a																	a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a			a	a																a		a					
<b>Building work</b>	Self		a			a	a			a																	a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a			a	a																a		a					
IF for removal or demolition within the Places of significance overlay	Impact	a																																

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.r - Rural residential zone

Column 1	Column 2	Column 3																													
Development	Level of assessment	Assessment criteria																													
		CairnsPlan 2016	Rural residential zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code <sup>a</sup>	Airport environs overlay code <sup>a</sup>	Bushfire hazard overlay code <sup>a</sup>	Coastal processes overlay code <sup>a</sup>	Extractive resources overlay code <sup>a</sup>	Flood and inundation hazards overlay code <sup>a</sup>	Hazardous and explosive facilities overlay code <sup>a</sup>	Hillislopes overlay code <sup>a</sup>	Landscape values overlay code <sup>a</sup>	Natural areas overlay code <sup>a</sup>	Places of significance overlay code <sup>a</sup>	Potential landslip hazard overlay code <sup>a</sup>	Transport network overlay code <sup>a</sup>	Community residence code	Community activities code	Dwelling house code	Home based business code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																															
Club (small scale)	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a		a	a	a	a	a	
Community residence	Self		a			a	a	a	a	a		a		a	a	a		a						a		a		a		a	
Dwelling house	Self		a			a	a	a	a	a		a		a	a	a				a				a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a	a		a		a	a	a				a				a		a		a		a	
Environment facility	Self		a			a	a	a	a	a		a		a	a	a								a		a	a	a	a	a	
IF within the Extractive resources overlay	Impact	a																													
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a		a		a	a	a							a		a		a		a		
Home based business	Self		a			a	a	a	a	a		a		a	a	a				a				a		a		a		a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a		a		a	a	a				a				a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a	a		a		a	a	a				a				a		a		a		a	
Park	Exempt																														
Sales office	Self		a			a	a	a	a	a		a		a	a	a						a		a		a		a		a	
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a	a	a		a		a	a	a						a		a		a		a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a	a		a		a	a	a						a		a		a		a		a	
All other uses not otherwise identified	Impact	a																													
Undefined uses	Impact	a																													
<b>Reconfiguring a lot</b>																															
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a	a		a	a		a		
<b>Operational work</b>																															
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a	a		a	a				
IF for Impact assessable signage within the Places of significance overlay	Impact	a																													
IF for all other signage within the Places of significance overlay	Impact	a																													
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a							a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a	a	a		a		a	a	a								a							
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a		a		a	a	a							a	a							
IF for vegetation damage	Self		a			a	a	a	a	a		a		a	a	a														a	
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a	a		a		a	a	a														a	
IF for works on a local government road	Self		a			a	a	a	a	a		a		a	a	a										a					
<b>Building work</b>																															
Minor building work	Self		a			a		a	a	a		a		a	a	a							a		a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a	a	a		a		a	a	a							a		a						

Column 1	Column 2	Column 3																													
Development	Level of assessment	Assessment criteria																													
		CairnsPlan 2016	Rural residential zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Community activities code	Dwelling house code	Home based business code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Building work</b>	Self		a		a		a		a		a		a		a		a							a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a		a		a		a		a							a		a					
IF for removal or demolition within the Places of significance overlay	Impact	a																													

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.s - Rural zone

Column 1	Column 2	Column 3																																						
Development	Level of assessment	Assessment criteria																																						
		CairnsPlan 2016	Rural zone code	Applicable local plan code ^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Forestry for wood production code	Animal keeping code	Aquaculture and intensive animal industry code	Caretakers accommodation code	Dwelling house code	Home based business code	Roadside stall code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code					
<b>Material change of use</b>																																								
<b>Animal husbandry</b>	Self		a			a	a	a		a		a		a		a																				a	a	a	a	a
IF within a Resource processing area within the Extractive resource overlay	Impact	a																																						
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a			a	a	a	a	a		a		a		a													a	a		a	a	a	a			a		
<b>Animal keeping</b>	Code		a	a	a	a	a	a		a	a	a	a	a	a	a	a			a									a	a		a	a	a	a			a		
IF within a Resource processing area within the Extractive resource overlay	Impact	a																																						
<b>Aquaculture</b>	Code		a	a	a	a	a	a		a	a	a	a	a	a	a	a			a									a	a		a	a	a	a			a		
IF within a Resource processing area within the Extractive resource overlay	Impact	a																																						
<b>Caretaker's accommodation</b>	Code		a	a	a	a	a	a		a	a	a	a	a	a	a	a				a								a	a		a	a	a	a			a		
IF within the Extractive resources overlay	Impact	a																																						
<b>Community residence</b>	Self		a			a	a	a		a		a		a		a		a											a	a		a	a	a				a		
IF within the Extractive resources overlay	Impact	a																																						
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a		a	a	a	a	a	a	a	a												a	a		a	a	a	a			a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a		a		a		a		a											a	a		a	a	a	a			a		
<b>Cropping</b>	Self		a			a	a	a		a		a		a		a		a											a	a		a	a	a				a		
IF forestry for wood production	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a									a	a		a	a	a	a			a		
<b>Dwelling house</b>	Self		a			a	a	a		a		a		a		a		a											a	a		a	a	a				a		
IF within the Extractive resource overlay	Impact	a																																						
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a		a		a		a		a										a	a		a	a	a	a				a		
<b>Environment facility</b>	Self		a			a	a	a		a		a		a		a		a											a	a		a	a	a				a		
IF within the Extractive resources overlay	Impact	a																																						
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a		a	a	a	a	a	a	a													a	a		a	a	a	a			a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a		a		a		a		a											a	a		a	a	a	a			a		
<b>Extractive Industry</b>	Impact	a																																						
IF within a Resource processing area within the Extractive resources overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a		a	a	a	a			a		
<b>High impact industry</b>	Impact	a																																						
IF for a concrete batching plant within a Extractive resource processing area within the Extractive resources overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a												a	a	a	a	a	a				a		
<b>Home based business</b>	Self		a			a	a	a		a		a		a		a		a											a	a		a	a	a				a		
IF within the Extractive resources overlay	Impact	a																																						
IF within the Hazardous and explosive facilities overlay	Code		a			a	a	a		a	a	a	a	a	a														a	a		a	a	a	a			a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a	a	a		a		a		a		a		a											a	a		a	a	a	a			a		
<b>Intensive horticulture</b>	Code		a	a	a	a	a	a		a		a		a		a		a												a	a		a	a	a				a	
IF within a Resource processing area within the Extractive resource overlay	Impact	a																																						



Column 1	Column 2	Column 3																																		
Development	Level of assessment	Assessment criteria																																		
		CairnsPlan 2016	Rural zone code	Applicable local plan code ^	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Extractive resources overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Forestry for wood production code	Animal keeping code	Aquaculture and intensive animal industry code	Caretakers accomodation code	Dwelling house code	Home based business code	Roadside stall code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Building work</b>	Self		a			a		a		a		a		a		a														a		a				
IF within a Resource processing area within the Extractive resources overlay	Impact	a																																		
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a		a		a	a	a		a		a		a		a											a		a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a		a		a		a		a											a		a						
IF for removal or demolition within the Places of significance overlay	Impact	a																																		

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
 ^ Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.t - Special purpose zone

Column 1	Column 2	Column 3																												
Development	Level of assessment	Assessment criteria																												
		CairnsPlan 2016	Special purpose zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code	Extractive resources overlay code*	Flood and inundation hazards overlay	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																														
<b>Landing</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																												
<b>Major electrical infrastructure</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within a Resource processing area within the Extractive resource overlay	Impact	a																												
IF within the Hazardous and explosive facilities overlay	Impact	a																												
<b>Park</b>	Exempt																													
IF within a Resource processing area within the Extractive resource overlay	Impact	a																												
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within the Hazardous and explosive facilities overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
<b>Substation</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																												
IF within the Hazardous and explosive facilities overlay	Impact	a																												
<b>Telecommunications facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																												
IF within the Hazardous and explosive facilities overlay	Impact	a																												
<b>Utility installation</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
IF within a Resource processing area within the Extractive resources overlay	Impact	a																												
IF within the Hazardous and explosive facilities overlay	Impact	a																												
<b>All other uses not otherwise identified</b>	Impact	a																												
<b>Undefined uses</b>	Impact	a																												
<b>Reconfiguring a lot</b>																														
<b>Reconfiguring a lot</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a	a		a
<b>Operational work</b>																														
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a			
IF for Impact assessable signage within the Places of significance overlay	Impact	a																												
IF for all other signage within the Places of significance overlay	Code																													
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a			
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a		a	a		a		a		a	a		a												
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a			a	a			
IF for vegetation damage	Self		a			a		a	a		a		a		a	a		a												
IF for vegetation damage within the Places of significance overlay	Code		a			a		a	a		a		a		a	a		a												

Column 1	Column 2	Column 3																											
Development	Level of assessment	Assessment criteria																											
		CairnsPlan 2016	Special purpose zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code	Extractive resources overlay code*	Flood and inundation hazards overlay	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslide hazard overlay code*	Transport network overlay code*	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
IF for works on a local government road	Self		a		a	a	a		a		a	a		a	a		a								a				
<b>Building work</b>																													
Minor building work	Self		a		a				a		a		a		a	a		a											
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a				a		a		a		a	a		a											
Building work	Self		a		a				a		a		a		a	a		a											
IF within a Resource processing area within the Extractive resources overlay	Impact	a																											
IF within a Resource separation area or Haulage route separation area within the Extractive resources overlay	Code		a		a				a	a	a		a		a	a		a											
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a				a		a		a		a			a											
IF for removal or demolition within the Places of significance overlay	Impact	a																											

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.u.1 - Specialised centre zone precinct 1 - Hospitals and allied medical

Column 1	Column 2	Column 3																															
Specialised centre zone	Level of assessment	Assessment criteria																															
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Flood and inundation hazards overlay Code*	Landscape values overlay code*	Places of significance overlay code*	Transport network overlay code*	Community residence code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																																	
Caretaker's accommodation	Code		a	a	a	a	a	a	a	a	a	a														a	a		a		a		
Child care centre	Code		a	a	a	a	a	a	a	a	a		a													a	a		a	a	a		
Club (small scale)	Code		a	a	a	a	a	a	a	a	a			a												a		a	a	a	a		
Community care centre	Code		a	a	a	a	a	a	a	a	a				a											a	a		a	a	a		
Community residence	Self		a			a						a														a		a		a			
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a						a														a		a		a			
Community use	Code		a	a	a	a	a	a	a	a	a			a												a	a		a	a	a		
Educational establishment	Code		a	a	a	a	a	a	a	a	a															a	a		a	a	a		
IF involving accommodation	Code		a	a	a	a	a	a	a	a	a								a			a				a	a		a	a	a		
Emergency services	Code		a	a	a	a	a	a	a	a	a															a	a		a	a	a		
Food and drink outlet	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a	
Health care services	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a	
IF contained within an existing building	Self		a			a																			a		a		a	a	a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a	
Home based business	Self		a			a											a										a		a	a	a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code		a			a											a										a	a		a	a		
Hospital	Code		a	a	a	a	a	a	a	a	a															a	a		a	a	a		
Indoor sport and recreation	Code		a	a	a	a	a	a	a	a	a														a		a	a		a	a	a	
Multiple dwelling	Code		a	a	a	a	a	a	a	a	a								a								a	a		a	a	a	
Office	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a	
Park	Exempt																																
Parking station	Code		a	a	a	a	a	a	a	a	a										a						a	a		a	a	a	
Place of worship	Code		a	a	a	a	a	a	a	a	a			a													a	a		a	a	a	
Research and technology industry	Code		a	a	a	a	a	a	a	a	a																a	a		a	a	a	
Residential care facility	Code		a	a	a	a	a	a	a	a	a											a					a	a		a	a	a	
Retirement facility	Code		a	a	a	a	a	a	a	a	a											a					a	a		a	a	a	
Rooming accommodation	Code		a	a	a	a	a	a	a	a	a															a		a	a		a	a	a
Sales office	Code		a	a	a	a	a	a	a	a	a																a		a	a		a	a
Service industry	Code		a	a	a	a	a	a	a	a	a																a	a		a	a	a	
Shop	Code		a	a	a	a	a	a	a	a	a																a	a		a	a	a	
Short-term accommodation	Code		a	a	a	a	a	a	a	a	a								a								a	a		a	a	a	
All other uses not otherwise identified	Impact	a																															
Undefined uses	Impact	a																															
<b>Reconfiguring a lot</b>																																	
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a																a	a		a	a	a	
<b>Operational work</b>																																	
Operational work	Code		a	a	a	a	a	a	a	a	a																a	a		a	a		
IF for Impact assessable signage within the Places of significance overlay	Impact	a																															
IF for all other signage within the Places of significance overlay	Code											a																					

Column 1	Column 2	Column 3																														
Specialised centre zone	Level of assessment	Assessment criteria																														
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Flood and inundation hazards overlay Code*	Landscape values overlay code*	Places of significance overlay code*	Transport network overlay code*	Community residence code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a														a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a		a																	a	a						
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a														a	a							
IF for vegetation damage	Self		a			a		a																								a
IF for vegetation damage within the Places of significance overlay	Code		a			a		a		a																						a
IF for works on a local government	Self		a			a		a																			a					
<b>Building work</b>																																
Minor building work	Self		a			a		a																	a	a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a		a															a	a						
Building work	Self		a			a		a																	a	a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a		a		a															a	a						
IF for removal or demolition within the Places of significance overlay	Impact		a																													

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.u.2 - Specialised centre zone precinct 2 - Showgrounds and major sport

Column 1	Column 2	Column 3																								
Development	Level of assessment	Assessment criteria																								
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Market code	Parking station code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																										
<b>Caretaker's accommodation</b>	Code	a	a	a	a	a	a	a	a	a	a							a	a		a		a		a	
<b>Child care centre</b>	Code	a	a	a	a	a	a	a	a	a		a						a	a		a	a	a	a		a
<b>Club (small scale)</b>	Self	a			a	a	a					a							a		a	a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a				a							a		a	a	a	a		a
<b>Club (other than small scale)</b>	Code	a	a	a	a	a	a	a	a								a	a	a		a	a	a	a		a
<b>Community use</b>	Code	a	a	a	a	a	a		a			a						a	a		a	a	a	a		a
IF contained within an existing building	Self	a			a	a	a					a							a		a	a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a	a			a							a	a		a	a	a		a
<b>Educational establishment</b>	Code	a	a	a	a	a	a	a	a									a	a		a	a	a	a		a
IF involving accommodation	Impact	a																								
<b>Emergency services</b>	Code	a	a	a	a	a	a	a	a										a	a		a	a	a		a
<b>Food and drink outlet</b>	Code	a	a	a	a	a	a	a	a									a	a	a		a	a	a		a
<b>Function facility</b>	Code	a	a	a	a	a	a	a	a									a	a	a		a	a	a		a
<b>Health care services</b>	Code	a	a	a	a	a	a	a	a									a	a	a		a	a	a		a
<b>Indoor sport and recreation</b>	Code	a	a	a	a	a	a	a	a							a			a	a		a	a	a		a
IF contained within an existing building	Self	a			a	a	a								a				a		a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a							a				a	a		a	a	a		a
<b>Major sport, recreation and entertainment facility</b>	Code	a	a	a	a	a	a	a	a										a	a		a	a	a		a
<b>Market</b>	Self	a			a	a	a					a								a		a	a	a		a
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a				a							a	a		a	a	a		a
<b>Outdoor sport and recreation</b>	Self	a			a	a	a								a					a		a	a	a		a
<b>Park</b>	Exempt																									
<b>Parking station</b>	Code	a	a	a	a	a	a	a	a					a					a	a		a	a	a		a
<b>Service industry</b>	Code	a	a	a	a	a	a	a	a										a	a		a	a	a		a
<b>Shop</b>	Code	a	a	a	a	a	a	a	a										a	a	a		a	a		a
<b>Telecommunications facility</b>	Code	a	a	a	a	a	a	a	a							a			a	a		a	a	a		a
<b>All other uses not otherwise identified</b>	Impact	a																								
<b>Undefined uses</b>	Impact	a																								

Column 1	Column 2	Column 3																									
Development	Level of assessment	Assessment criteria																									
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Natural areas overlay code*	Places of significance overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Market code	Parking station code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Reconfiguring a lot</b>																											
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a								a	a		a	a					
<b>Operational work</b>																											
Operational work	Code	a	a	a	a	a	a	a	a	a								a	a		a	a					
IF for Impact assessable signage within the Places of significance overlay	Impact	a																									
IF for all other signage within the Places of significance overlay	Code								a																		
IF for excavation or filling of greater than 50m <sup>3</sup>	Code	a	a	a	a	a	a			a								a	a								
IF for excavation or filling of 50m <sup>3</sup> or less	Self	a			a	a	a												a								
IF for excavation or filling within the Places of significance overlay	Code	a	a	a	a	a	a	a	a									a	a								
IF for vegetation damage	Self	a			a	a	a																			a	
IF for vegetation damage within the Places of significance overlay	Code	a			a	a	a	a											a							a	
IF for works on a local government road	Self	a			a	a	a														a						
<b>Building work</b>																											
Minor building work	Self	a			a	a	a												a		a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a											a		a						
Building work	Self	a			a	a	a												a		a						
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code	a			a	a	a	a											a		a						
IF for removal or demolition within the Places of significance overlay	Impact	a																									

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.u.3 - Specialised centre zone precinct 3 - James Cook University

Column 1	Column 2	Column 3																																				
Development	Level of assessment	Assessment criteria																																				
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Market code	Multiple dwelling and short-term accommodation code	Parking station code	Rooming accommodation code	Sport and recreation activities code	Telecommunications facility code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code							
<b>Material change of use</b>																																						
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a											a	a													
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a		a										a	a													
Club (small scale)	Self	a			a	a	a			a	a				a											a												
Community use	Code	a	a	a	a	a	a	a	a	a	a	a			a										a	a												
IF contained within an existing building	Self	a			a	a	a			a	a				a											a												
Educational establishment	Code	a	a	a	a	a	a	a	a	a	a	a													a	a												
IF involving accommodation	Code	a	a	a	a	a	a	a	a	a	a	a					a		a						a	a												
Emergency services	Code	a	a	a	a	a	a	a	a	a	a	a													a	a												
Environment facility	Self	a			a	a	a			a	a															a												
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a											
Function facility	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a											
Health care services	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a											
Hospital	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a											
Indoor sport and recreation	Code	a	a	a	a	a	a	a	a	a	a	a													a	a												
Market	Self	a			a	a	a			a	a					a											a											
Multiple dwelling	Code	a	a	a	a	a	a	a	a	a	a	a					a									a	a											
Office	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a											
Outdoor sport and recreation	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
Park	Exempt																																					
Parking station	Code	a	a	a	a	a	a	a	a	a	a	a													a	a												
Place of worship	Code	a	a	a	a	a	a	a	a	a	a	a			a											a	a											
Research and technology industry	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
Rooming accommodation	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
Service industry	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
Shop	Code	a	a	a	a	a	a	a	a	a	a	a														a	a	a										
Short-term accommodation	Code	a	a	a	a	a	a	a	a	a	a	a					a									a	a											
Telecommunications facility	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
Theatre	Code	a	a	a	a	a	a	a	a	a	a	a														a	a	a										
Veterinary services	Code	a	a	a	a	a	a	a	a	a	a	a													a	a	a	a										
All other uses not otherwise identified	Impact	a																																				
Undefined uses	Impact	a																																				
<b>Reconfiguring a lot</b>																																						
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
<b>Operational work</b>																																						
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
IF for excavation or filling of greater than 50m³	Code	a	a	a	a	a	a	a	a	a	a	a														a	a											
IF for excavation or filling of 50m³ or less	Self	a			a	a	a			a	a															a												
IF for vegetation damage	Self	a			a	a	a			a	a																											a
IF for works on a local government road	Self	a			a	a	a			a	a																											
<b>Building work</b>																																						
Minor building work	Self	a			a		a			a	a																a											
Building work	Self	a			a		a			a	a																a											

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.v - Sport and recreation zone

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria																																				
		CairnsPlan 2016	Sport and recreation zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Market code	Multiple dwelling and short-term accommodation code	Rooming accommodation code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code				
<b>Material change of use</b>																																						
<b>Caretaker's accommodation</b>	Self		a			a	a	a	a								a	a																	a	a	a	a
IF within Queerah explosive reserve sensitive use management area of the Hazardous and explosive facilities overlay	Impact	a																																				
IF within the Hazardous and explosive facilities overlay	Code	a				a	a	a	a	a				a	a													a	a			a	a				a	
IF within the Hillslopes overlay	Code	a				a	a	a	a	a			a	a													a	a			a	a					a	
IF within the Places of significance overlay and involving building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a				a	a	a	a	a			a	a			a	a										a	a			a	a					a
<b>Child care centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a								a	a			a	a			a	a		
IF within the Hazardous and explosive facilities overlay	Impact	a																																				
<b>Club (small scale)</b>	Self		a			a	a	a	a				a	a								a						a	a			a	a	a	a		a	
IF within the Hazardous and explosive facilities overlay	Code	a				a	a	a	a	a			a	a								a						a	a			a	a	a	a		a	
IF within the Hillslopes overlay	Code	a				a	a	a	a			a	a									a						a	a			a	a	a	a		a	
IF within the Places of significance overlay and involving building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a				a	a	a	a			a	a				a	a				a						a	a			a	a	a	a		a	
<b>Club (other than small scale)</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a									a	a	a			a	a	a	a			a	
<b>Educational establishment</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a			a	a			a	a	
IF within the Hazardous and explosive facilities overlay	Impact	a																																				
IF involving accommodation	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a	a					a	a			a	a	a	a		a	
<b>Environment facility</b>	Self		a			a	a	a	a				a	a															a	a			a	a	a	a		a
IF within the Hazardous and explosive facilities overlay	Code	a				a	a	a	a	a			a	a														a	a			a	a	a	a		a	
IF within the Places of significance overlay and involving building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a				a	a	a	a			a	a				a	a										a	a			a	a	a	a		a	
<b>Food and drink outlet</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a	a			a	a	a	a		a	
<b>Indoor sport and recreation</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a			a	a	a	a			a	
IF contained within an existing building	Self		a			a	a	a	a				a	a														a	a			a	a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a				a	a	a	a			a	a				a	a									a	a			a	a	a	a			a	
<b>Market</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a						a	a			a	a	a	a		a	
<b>Outdoor sport and recreation</b>	Self		a			a	a	a	a				a	a														a	a			a	a	a	a		a	
IF within the Hazardous and explosive facilities overlay	Code	a				a	a	a	a	a			a	a														a	a			a	a	a	a		a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a				a	a	a	a			a	a				a	a									a	a			a	a	a	a			a	
<b>Park</b>	Exempt																																					
<b>Place of worship</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a						a	a			a	a	a	a		a	
IF within the Hazardous and explosive facilities overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a					a						a	a			a	a	a	a		a	
IF contained within an existing building	Self		a			a	a	a	a				a	a															a	a			a	a	a	a		a
<b>Telecommunications facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a			a	a	a	a			a	
IF within the Hazardous and explosive facilities overlay	Impact	a																																				

Column 1	Column 2	Column 3																																
Development	Level of assessment	Assessment criteria																																
		CairnsPlan 2016	Sport and recreation zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Hillislopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslide hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Market code	Multiple dwelling and short-term accommodation code	Rooming accommodation code	Sport and recreation activities code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
All other uses not otherwise identified	Impact	a																																
Undefined uses	Impact	a																																
<b>Reconfiguring a lot</b>																																		
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a	a		
<b>Operational work</b>																																		
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a		a	a			
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																
IF for all other signage within the Places of significance overlay	Code															a																		
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a						
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a	a	a		a	a				a														a				
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a										a	a						
IF for vegetation damage	Self		a			a	a	a	a		a	a				a																	a	
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a		a	a				a																	a	
IF for works on a local government road	Self		a			a	a	a	a		a	a				a														a				
<b>Building work</b>																																		
Minor building work	Self		a			a	a	a	a		a	a				a												a	a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a		a	a				a												a	a					
Building work	Self		a			a	a	a	a		a	a				a												a	a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a	a	a	a		a	a				a												a	a					
IF for removal or demolition within the Places of significance overlay	Impact	a																																

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.w - Tourism zone

Column 1	Column 2	Column 3																					
Development	Level of assessment	Assessment criteria																					
		CairnsPlan 2016	Tourism zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Caretaker's accommodation code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																							
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a
Environment facility	Self	a			a	a	a	a			a	a				a		a	a	a			a
Park	Exempt																						
Tourist attraction	Code	a	a	a	a	a	a	a	a	a	a	a			a	a		a	a	a			a
All other uses not otherwise	Impact	a																					
Undefined uses	Impact	a																					
<b>Reconfiguring a lot</b>																							
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a	a	a			a	a		a	a				a
<b>Operational work</b>																							
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a			a	a		a	a				
IF for excavation or filling of greater than 50m <sup>3</sup>	Code	a	a	a	a	a	a	a	a	a	a	a			a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self	a			a	a	a	a			a	a				a							
IF for vegetation damage	Self	a			a	a	a	a			a	a											a
IF for works on a local government road	Self	a			a	a	a	a			a	a						a					
<b>Building work</b>																							
Minor building work	Self	a			a		a	a			a	a				a		a					
Building work	Self	a			a		a	a			a	a				a		a					

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Table 5.6.x.1 - Tourist accommodation zone

Column 1	Column 2	Column 3																																					
Development	Level of assessment	Assessment criteria																																					
		CairnsPlan 2016	Tourist accommodation zone code	Applicable local plan codes*	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Community residence code	Reconfiguring a lot (1 lot into 2 lots) and associated operational works code	Child care centre code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Relocatable home park and tourist park code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code				
<b>Material change of use</b>																																							
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a									a	a	a	a	a	a	a	a	a				
Community residence	Self	a															a											a								a			
Dwelling house	Self	a																		a																a			
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a																		a																a			
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	a	a	a			
Function facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	a	a	a	a		
Home based business	Self	a																			a																a		
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a																			a																a		
Hotel	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a	a	a	a	a	a	a	a	a		
Multiple dwelling	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a						a															a		
Park	Exempt																																						
Relocatable home park	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a	
Resort complex	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a																			a	
Retirement facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a	
Rooming accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a	
Sales office	Self	a																																				a	
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a																																				a	
Shop	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
Shopping centre	Impact	a																																					
IF contained within an existing building and the GFA of the shopping centre is less than 500m <sup>2</sup>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a	
Short-term accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
Tourist park	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
All other uses not otherwise identified	Impact	a																																					
Undefined uses	Impact	a																																					
<b>Reconfiguring a lot</b>																																							
Reconfiguring a lot	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a	
IF for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																																						a
<b>Operational work</b>																																							
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
IF associated with Reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																																						a
IF for Impact assessable signage within the Places of significance overlay	Impact	a																																					
IF for all other signage within the Places of significance overlay	Code																																						a
IF for excavation or filling of greater than 50m <sup>3</sup>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
IF for excavation or filling of 50m <sup>3</sup> or less	Self	a																																					a
IF for excavation or filling within the Places of significance overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a
IF for vegetation damage	Self	a																																					a
IF for vegetation damage within the Places of significance overlay	Code	a																																					a
IF for works on a local government road	Self	a																																					a

Column 1	Column 2	Column 3																																						
Development	Level of assessment	Assessment criteria																																						
		CairnsPlan 2016	Tourist accommodation zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslide hazard overlay code*	Transport network overlay code*	Community residence code	Reconfiguring a lot (1 lot into 2 lots) and associated operational works code	Child care centre code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Relocatable home park and tourist park code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code					
<b>Building work</b>																																								
<b>Minor building work</b>		Self	a		a			a	a	a			a	a																										
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a			a	a	a			a	a													a	a												
<b>Building work</b>		Self	a		a			a	a	a			a	a													a	a												
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a			a	a	a			a	a													a	a												
IF for removal or demolition within the Places of significance overlay	Impact	a																																						

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
 ^ Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.x.2 - Tourist accommodation zone precinct 1 - Islands

Column 1	Column 2	Column 3																									
Development	Level of assessment	Assessment criteria																									
		CairnsPlan 2016	Tourist accommodation zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Coastal processes overlay code*	Flood and inundation hazards overlay code*	Hillslopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay	Potential landslip hazard overlay code*	Transport network overlay	Reconfiguring a lot (1 lot into 2 lots) and associated operational works code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code	
<b>Material change of use</b>																											
<b>Food and drink outlet</b>	Impact	a																									
IF contained within an existing building	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a		a	a	a		a	a	a		a	
<b>Park</b>	Exempt																										
<b>Shop</b>	Impact	a																									
IF contained within an existing building	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a		a	a	a		a	a	a		a	
<b>All other uses not otherwise identified</b>	Impact	a																									
<b>Undefined uses</b>	Impact	a																									
<b>Reconfiguring a lot</b>																											
<b>Reconfiguring a lot</b>	Impact	a																									
IF for 1 into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																a										
IF for boundary realignment	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a				a		a				a	
<b>Operational work</b>																											
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a		a	a				
IF associated with Reconfiguring a lot for 1 lot into 2 lots in accordance with Schedule 18 of the Regulation	Compliance																a										
IF for Impact assessable signage within the Places of significance overlay	Impact	a																									
IF for all other signage within the Places of significance overlay	Code													a													
IF for excavation or filling of greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a	a	a	a		a	a			a	a							
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a		a	a	a	a		a		a					a							
IF for excavation or filling within the Places of significance overlay	Code		a	a	a	a	a	a	a	a	a	a	a	a	a				a	a							
IF for vegetation damage	Self		a			a		a	a	a	a		a		a												a
IF for vegetation damage within the Places of	Code		a			a		a	a	a	a		a	a	a												a
IF for works on a local government road	Self		a			a		a	a	a	a		a		a							a					
<b>Building work</b>																											
<b>Minor building work</b>	Self		a			a			a	a	a		a		a					a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a			a	a	a		a	a	a					a		a					
<b>Building work</b>	Self		a			a			a	a	a		a		a					a		a					
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a			a			a	a	a		a	a	a					a		a					
IF for removal or demolition within the Places of significance overlay	Impact	a																									

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.y - Township zone

Column 1	Column 2	Column 3																																	
Development	Level of assessment	Assessment criteria																																	
		CairnsPlan 2016	Township zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Transport network overlay code*	Community residence code	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling house code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility code	Roadside stall code	Sport and recreation activities code	Veterinary services	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																			
Agricultural supplies store	Code	a	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a				
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a		a														a	a	a	a	a	a				
Child care centre	Code	a	a	a	a	a	a	a	a	a			a													a	a	a	a	a	a				
Club (small scale)	Code	a	a	a	a	a	a	a	a	a				a													a	a	a	a	a				
Community care centre	Code	a	a	a	a	a	a	a	a	a					a											a	a	a	a	a	a				
Community residence	Self	a				a	a		a		a																a		a	a	a				
Community use	Code	a	a	a	a	a	a	a	a	a				a												a	a	a	a	a	a				
Dwelling house	Self	a				a	a		a								a										a		a	a	a				
Dwelling unit	Code	a	a	a	a	a	a	a	a	a								a									a		a	a	a				
Educational establishment	Code	a	a	a	a	a	a	a	a	a																	a	a	a	a	a	a			
IF involving accommodation	Impact	a																																	
Emergency services	Code		a	a	a	a	a	a	a	a																	a	a	a	a	a	a			
Environment facility	Self	a				a	a		a																			a		a	a	a			
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a																	a	a	a	a	a	a			
IF involving a drive-through facility	Impact	a																																	
Garden centre	Code		a	a	a	a	a	a	a	a		a																a	a	a	a	a			
Hardware and trade supplies	Code		a	a	a	a	a	a	a	a		a																a	a	a	a	a	a		
Health care services	Code		a	a	a	a	a	a	a	a																	a	a	a	a	a	a	a		
Home based business	Self	a				a	a		a										a									a		a	a	a	a		
Low impact industry	Code		a	a	a	a	a	a	a	a																		a	a	a	a	a	a		
Office	Code		a	a	a	a	a	a	a	a																		a	a	a	a	a	a		
Outdoor sales	Code		a	a	a	a	a	a	a	a		a																a	a	a	a	a	a		
Outdoor sport and recreation	Code		a	a	a	a	a	a	a	a																		a		a	a	a	a		
Park	Exempt																																		
Place of worship	Code		a	a	a	a	a	a	a	a				a															a	a	a	a	a		
Residential care facility	Code		a	a	a	a	a	a	a	a												a						a	a	a	a	a	a		
Roadside stall	Code		a	a	a	a	a	a	a	a																			a		a	a	a		
Service industry	Code		a	a	a	a	a	a	a	a																		a	a	a	a	a	a		
Shop	Code		a	a	a	a	a	a	a	a																			a	a	a	a	a	a	
Shopping centre	Impact	a																																	
IF less than 250m <sup>2</sup> cumulative GFA within the discrete area of Township zone	Code		a	a	a	a	a	a	a	a																		a	a	a	a	a	a		
Short-term accommodation	Code		a	a	a	a	a	a	a	a										a									a	a	a	a	a	a	
Veterinary services	Code		a	a	a	a	a	a	a	a																		a	a	a	a	a	a	a	
All other uses not otherwise identified	Impact	a																																	
Undefined uses	Impact	a																																	
<b>Reconfiguring a lot</b>																																			
Reconfiguring a lot	Code		a	a	a	a	a	a	a	a																			a	a	a	a	a		
<b>Operational work</b>																																			
Operational work	Code		a	a	a	a	a	a	a	a																			a	a	a	a	a		
IF for excavation or filling greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a	a																			a	a	a	a	a		
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a		a																				a						
IF for vegetation damage	Self		a			a	a		a																										
IF for works on a local government road	Self		a			a	a		a																					a					
<b>Building work</b>																																			
Minor building work	Self		a			a	a		a																					a		a			
Building work	Self		a			a	a		a																						a		a		

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2

<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2

Table 5.6.z - Waterfront and marine industry zone

Column 1	Column 2	Column 3																						
Development	Level of assessment	Assessment criteria																						
		CairnsPlan 2016	Waterfront and marine industry zone code	Applicable local plan codes <sup>^</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code*	Hazardous and explosive facilities overlay code*	Transport network overlay code*	Reconfiguring a lot (1 lot into 2 lots) and associated operational works code	Aquaculture and intensive animal industry code	Brothel code	Caretaker's accommodation code	Sales office code	Telecommunications facility code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code
<b>Material change of use</b>																								
Aquaculture	Code		a	a	a	a	a	a	a		a						a	a	a	a	a	a		a
Brothel	Code		a	a	a	a	a	a	a			a					a	a	a	a	a	a		a
Caretaker's accommodation	Code		a	a	a	a	a	a	a				a				a	a	a	a			a	a
Educational establishment	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
IF involving accommodation	Impact	a																						
Emergency services	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
High impact industry	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
Landing	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
Low impact industry	Self		a			a	a										a	a	a	a	a	a		a
Marine industry	Self		a			a	a										a	a	a	a	a	a		a
Medium impact industry	Self		a			a	a										a	a	a	a	a	a		a
Research and technology industry	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
Sales office	Self		a			a	a						a				a	a	a	a	a	a		a
Telecommunications facility	Code		a	a	a	a	a	a	a						a		a	a	a	a	a	a		a
Transport depot	Self		a			a	a										a	a	a	a	a	a		a
Utility installation	Code		a	a	a	a	a	a	a								a	a	a	a	a	a		a
Warehouse	Self		a			a	a										a	a	a	a	a	a		a
All other uses not otherwise identified	Impact	a																						
Undefined uses	Impact	a																						
<b>Reconfiguring a lot</b>																								
Reconfiguring a lot	Code		a	a	a	a	a	a	a								a	a		a	a		a	
IF for 1 into 2 lots in accordance with Schedule 18 of the Regulation	Compliance									a														
<b>Operational work</b>																								
Operational work	Code		a	a	a	a	a	a	a								a	a		a	a			
IF for excavation or filling greater than 50m <sup>3</sup>	Code		a	a	a	a	a	a	a								a	a						
IF for excavation or filling of 50m <sup>3</sup> or less	Self		a			a	a										a							
IF for vegetation damage	Self		a			a	a																	a
IF for works on a local government road	Self		a			a	a													a				
<b>Building work</b>																								
Minor building work	Self		a			a	a										a			a				
Building work	Self		a			a	a										a			a				
IF within the Places of significance overlay	Code		a			a	a										a			a				
IF for removal or demolition within the Places of significance overlay	Impact	a																						

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



## 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 levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria 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 application of the code;
  - (b) the purpose of the code;
  - (c) the overall outcomes that achieve the purpose of the code;
  - (d) the performance outcomes of the code;
  - (e) the acceptable outcomes of the code.
- (8) The following are the zone codes for the planning scheme:
  - (a) 6.2.1 Community facilities zone code;
  - (b) 6.2.2 Conservation zone code;
  - (c) 6.2.3 District centre zone code;
  - (d) 6.2.4 Emerging community zone code;
  - (e) 6.2.5 Environmental management zone code;
    - (i) Environmental management precinct 1 – Residential;
    - (ii) Environmental management precinct 2 – Russell Heads;
  - (f) 6.2.6 High impact industry zone code;
  - (g) 6.2.7 Local centre zone code;
  - (h) 6.2.8 Low density residential zone code;
  - (i) 6.2.9 Low impact industry zone code;
  - (j) 6.2.10 Low-medium density residential zone code;
  - (k) 6.2.11 Major centre zone code;
  - (l) 6.2.12 Medium density residential zone code;
  - (m) 6.2.13 Medium impact industry zone code;
  - (n) 6.2.14 Mixed use zone code;
    - (i) Mixed use precinct 1 – Commercial;
    - (ii) Mixed use precinct 2 – Trades and services;
    - (iii) Mixed use precinct 3 – Residential.
  - (o) 6.2.15 Neighbourhood centre zone code;
  - (p) 6.2.16 Open space zone code;
  - (q) 6.2.17 Principal centre zone code;
  - (r) 6.2.18 Rural residential zone code;
  - (s) 6.2.19 Rural zone code;
  - (t) 6.2.20 Special purpose zone code;
  - (u) 6.2.21 Specialised centre zone code;
    - (i) Specialised centre precinct 1 – Hospitals and allied medical;
    - (ii) Specialised centre precinct 2 – Showgrounds and major sports;
    - (iii) Specialised centre precinct 3 – James Cook University.



- (v) 6.2.22 Sport and recreation zone code;
- (w) 6.2.23 Tourism zone code;
- (x) 6.2.24 Tourist accommodation zone code;
  - (i) Tourist accommodation precinct 1 – Islands
- (y) 6.2.25 Township zone code;
- (z) 6.2.26 Waterfront and marine industry zone code.

## 6.2 Zone codes

### 6.2.1 Community facilities zone code

#### 6.2.1.1 Application

- (1) This code applies to assessing development in the Community facilities zone.
- (2) When using this code, reference should be made to Part 5.

#### 6.2.1.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located in accessible locations and is generally consistent in scale, height and bulk with that of surrounding development;
  - (b) development is designed to provide and promote safe and efficient public use, walking and cycling;
  - (c) development is in accessible locations;
  - (d) development is supplied with necessary infrastructure and is well integrated with surrounding land uses;
  - (e) development is of a form specific to the operational requirements of the facility;
  - (f) development reflects and responds to the natural features and constraints of the land.

#### 6.2.1.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 6.2.1.3.a - Community facilities zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the amenity of the area and do not adversely affect other uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than: (a) 10 metres from the frontage to a State-controlled road or existing or proposed Sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 6 metres from the frontage to any other road; (c) 3 metres from all other boundaries.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure that they do not dominate the character of the site.</p>	<p><b>AO3.1</b> Car parking areas are set back not less than: (a) 2 metres from the road frontage/s of the site; (b) 2 metres from side and rear boundaries.</p>
<p><b>PO4</b> Setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses and other sensitive sites.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p> <p><b>AO4.2</b> The setback between the boundary with land included in a Residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO5</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

## 6.2.2 Conservation zone code

### 6.2.2.1 Application

- (1) This code applies to assessing development in the Conservation zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.2.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is:
  - (a) to ensure the conservation, protection and restoration of the biological diversity, ecological integrity and scenic amenity values of land and provide for habitat connectivity;
  - (b) to recognise that land within this zone is generally not suitable for further development;
  - (c) to ensure that where development does occur in the zone, it does not adversely affect the environmental and scenic amenity values of the zone and is in keeping with the natural characteristics of the land.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) land within the Conservation zone is appropriately managed to protect and maintain biological diversity, water quality, ecological functioning, beach protection and coastal management, scenic amenity and historical and cultural values;
  - (b) the values of the Wet Tropics World Heritage Area are protected;
  - (c) development does not occur within the zone, with the exception of low intensity development based on the appreciation of the significant values of the area where a demonstrated need exists;
  - (d) areas which form part of the scenic rim are protected from adverse effects of development on their scenic values;
  - (e) development does not adversely affect the conservation or scenic values of the site or surrounding area;
  - (f) development does not adversely affect areas of environmental significance on the site or surrounding area;
  - (g) lot reconfiguration, other than amalgamations or boundary realignments to resolve minor, existing encroachments, does not occur;
  - (h) development reflects and responds to the natural features and constraints of the land.

Note – Planning scheme policy – Natural areas provides further guidance on meeting the overall outcomes.

**6.2.2.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 6.2.2.3.a – Conservation zone code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back from the boundaries of the site to maintain the character and amenity of the area.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage to a state controlled road;</li> <li>(b) 20 metres from the frontage to any other road;</li> <li>(c) 10 metres from the side and rear boundaries.</li> </ul>
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO5</b> Development complements, and is subservient to, the surrounding environment and is in keeping with the unique ecological and scenic values of the area.</p>	<p><b>AO5.1</b> The exterior finishes and colours of development are non-reflective and complement the colours of the surrounding vegetation and view shed.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO6</b> Development is screened from view from the boundaries of adjoining premises and roads through appropriate landscaping which ensures the native landscape character of the area dominates.</p> <p>Note - Planning scheme policy – Landscaping provides further guidance on meeting this Performance Outcome.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Values</b>	
<p><b>PO7</b> Development is located to:</p> <ul style="list-style-type: none"> <li>(a) protect the ecological values of the site and surrounding land;</li> <li>(b) maintain the scenic values of the area;</li> <li>(c) maintain appropriate setbacks to waterways, watercourses, wetlands and tidal areas, and overland flow paths;</li> <li>(d) avoid areas that are vulnerable to natural hazards;</li> <li>(e) minimise to the greatest extent possible, on-site excavation and filling;</li> <li>(f) provide buffers to cultural, historical or ecological features;</li> <li>(g) minimise visibility from external sites or public viewing points;</li> <li>(h) minimise to the greatest extent possible the loss of native vegetation and fauna habitat.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Development does not result in adverse impacts on ecological function or values onsite, on surrounding land or waterways or wetlands.</p>	<p><b>PO8.1</b> No acceptable outcomes are provided.</p>
<p><b>PO9</b> Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Fencing is designed to not impede the movement of fauna through the site.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Lot reconfiguration</b>	
<p><b>PO11</b> Lot reconfiguration results in no additional lots, except where associated with a lease exceeding 10 years and associated with an existing or approved Telecommunications facility.</p>	<p><b>PO11.1</b> No acceptable outcomes are provided.</p>



## 6.2.3 District centre zone code

### 6.2.3.1 Application

- (1) This code applies to assessing development in the District centre zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.3.2 Purpose

- (1) The purpose of the District centre zone code is to provide for a mix of uses and activities.  
  
It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.
- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of District centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of retail, business, entertainment and community activities focussed on the weekly and fortnightly shopping and service needs of the surrounding communities is provided;
  - (b) higher density residential uses are integrated through mixed use development that is appropriate to the scale of the District centre and supports the public transport network;
  - (c) retail, business, entertainment and community activities occur on the first two storeys of development to ensure these uses are highly accessible and contribute to a vibrant mixed use space at ground level;
  - (d) development is located and designed to maximise activity along the primary street frontage with buildings maintaining a human scale and pedestrian focus at street level;
  - (e) development provides a high level of amenity and reflects the surrounding character of the area;
  - (f) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (g) development contributes to vibrant, engaging and active district centres that are safe, comfortable and enjoyable for pedestrians;
  - (h) development incorporates appropriately scaled art and cultural infrastructure;
  - (i) development incorporates a high standard of urban design, and landscaping that contributes to attractive and functional buildings, streets and places;
  - (j) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (k) development has access to infrastructure and essential services;
  - (l) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (m) development reflects and responds to the natural features and constraints of the land.

6.2.3.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.3.3.a – District centre zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings contributes to the establishment of clearly recognisable commercial nodes without significantly affecting the character and desired amenity of the surrounding area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 14 metres and 3 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>	<p><b>AO2.1</b> The site coverage is not more than 80%.</p>
<b>Setbacks</b>	
<p><b>PO3</b> The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses.</p>	<p><b>AO3.1</b> Buildings are set back:</p> <ul style="list-style-type: none"> <li>(a) 0 metres from a street frontage boundary; or</li> <li>(b) not less than 3 metres from a street frontage boundary;</li> <li>(c) not less than 5 metres from the side and rear boundaries; or</li> <li>(d) 0 metres from the side and rear boundaries where there is a common boundary with land in a Centre zone, the Mixed use zone or an Industry zone.</li> </ul> <p>Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2.</p>
	<p><b>AO3.2</b> Setback areas are clear of service equipment and storage areas and landscaped in accordance with the Landscaping code.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Role and function of District centres</b>	
<p><b>PO6</b> Development reinforces the role and function of District centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework.</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO6.1</b> Development within a District centre (excluding Babinda and Gordonvale District centres) does not exceed 15,000m<sup>2</sup> GFA;</p> <p>or</p> <p><b>AO6.2</b> Where development exceeds a cumulative total of 15,000m<sup>2</sup> for the District centres of Manoora, Manunda, Mount Sheridan, Redlynch or Westcourt, then development does not exceed 500m<sup>2</sup> GFA in any calendar year;</p> <p>or</p> <p><b>AO6.3</b> Development provides a Centres need and impact assessment that demonstrates:</p> <ul style="list-style-type: none"> <li>(a) there is a need for the development;</li> <li>(b) the development does not compromise the hierarchy of centres, whether as a result of the individual or cumulative impacts of the development;</li> <li>(c) that the development does not result in the District centre performing the role and function of a Major centre or the Principal centre.</li> </ul> <p>Note – Planning scheme policy – Centres and centre activities provides further guidance on meeting the acceptable outcome.</p>
<b>Lot reconfiguration</b>	
<p><b>PO7</b> Reconfiguration of land results in a layout and size of lots that reinforces:</p> <ul style="list-style-type: none"> <li>(a) a mix of adaptive buildings and centre activities;</li> <li>(b) large, rectangular shaped lots;</li> <li>(c) accessibility across land within the zone to key public transport and public places on adjacent roads and land;</li> </ul>	<p><b>AO7.1</b> Reconfiguration of land ensures future development contains sufficient area to further develop the zone with consistent uses.</p> <p><b>AO7.2</b> Lots are serviced with safe, efficient and legal access without diminishing existing improvements and future development on the resulting lots.</p>

Performance outcomes	Acceptable outcomes
(d) integrated drainage across sites.	<p><b>A07.3</b>                      Drainage management and infrastructure services are integrated across sites through easements, reserves or other legal means.</p>

## 6.2.4 Emerging community zone code

### 6.2.4.1 Application

- (1) This code applies to assessing development in the Emerging community zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.4.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future;
  - (b) manage the timely conversion of non-urban land to urban purposes;
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The local government purpose of the code is to:
  - (a) allocate land suitable for urban purposes, where a degree of flexibility is necessary to determine a suitable pattern of development and to meet future needs of emerging communities;
  - (b) recognise that some land within the zone is subject to constraints that may make it unsuitable for urban development;
  - (c) provide for the sequential delivery of infrastructure to meet the needs of future communities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) land is developed in an orderly sequence providing physical, social and cultural infrastructure to meet the needs of the emerging community;
  - (b) development contributes to an integrated and coordinated community and provides a structure that considers future development, infrastructure provision and land use allocations;
  - (c) development is carried out in accordance with a structure plan that integrates land use, infrastructure and the sequencing of development within more discrete areas of the zone;
  - (d) development of land affected by overlays meets the outcomes of the relevant overlay codes;
  - (e) development is not established where it would constrain future urban development or be in conflict with the efficient expansion of urban areas;
  - (f) development reflects and responds to the natural features and constraints of the land.

6.2.4.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.4.3.a – Emerging community zone code – self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
<b>For self-assessable and assessable development</b>			
<b>Development not in a structure plan area</b>			
<b>Height</b>			
<p><b>PO1</b> The height of all buildings and structures is in keeping with the rural character and amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>		
<b>Setbacks</b>			
<p><b>PO2</b> Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the rural character and amenity of the area;</li> <li>(b) achieve separation from neighbouring development and road frontages.</li> </ul>	<p><b>AO2.1</b> Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage to a State-controlled road;</li> <li>(b) 10 metres from the frontage to a Major rural road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>		
<b>For assessable development</b>			
<b>Structure planning</b>			
<p><b>PO3</b> A structure plan is prepared outlining the manner in which the development outcomes have been integrated with respect to the following, including any precinct specific outcomes:</p> <ul style="list-style-type: none"> <li>(a) development sequencing;</li> <li>(b) structure of communities and place making;</li> <li>(c) economic development and employment;</li> <li>(d) housing diversity;</li> <li>(e) transport and mobility;</li> <li>(f) community facilities and recreation land;</li> <li>(g) infrastructure networks;</li> <li>(h) centres;</li> <li>(i) overlay code outcomes;</li> <li>(j) local plan code outcomes.</li> </ul> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>		
<b>Incompatible development</b>			



Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Non-urban development is only established where it would not constrain the efficient expansion of urban development in the future.</p>	<p><b>AO4.1</b> Development does not constrain the efficient expansion of urban areas.</p>
<p><b>Interim development</b></p>	
<p><b>PO5</b> Development which is not in its ultimate intended form does not compromise the achievement of such desired form.</p>	<p><b>AO5.1</b> The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;</p> <p>or</p> <p><b>AO5.2</b> The use of land, which is inconsistent or incompatible with the ultimate form of development has a limited life or ceases operation when urban development is established on adjoining premises.</p>
<p><b>Uses and other development</b></p>	
<p><b>PO6</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>Site constraints</b></p>	
<p><b>PO7</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

## 6.2.5 Environmental management zone code

### 6.2.5.1 Application

- (1) This code applies to assessing development in the Environmental management zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.5.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and constrained land and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre, rural or industrial land use.

- (2) The local government purpose of the code is to protect and buffer areas of environmental significance and constrained land from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is limited to a low scale that does not result in adverse impacts on areas of environmental significance;
  - (b) lot reconfiguration, other than boundary realignments and amalgamation, do not occur;
  - (c) adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (d) development reflects and responds to the natural features and environmental values of the area;
  - (e) visual impacts are minimised through the location and design of development;
  - (f) development does not adversely affect water quality or habitat connectivity;
  - (g) development reflects and responds to the natural features and constraints of the land.

#### Environmental management precinct 1 – Residential

- (4) In addition to 6.2.5.2(3), the overall outcomes sought for the precinct are:
  - (a) the precinct provides for dwelling houses that are located, designed and managed to avoid adverse impacts on areas of ecological significance.

#### Environmental management precinct 2 – Russell Heads

- (5) In addition to 6.2.5.2(3), the overall outcomes sought for the precinct are:
  - (a) development provides for the maintenance of existing dwelling houses and retains the low scale residential character of Russell Heads;
  - (b) vacant sites within the precinct accommodate a single dwelling house;
  - (c) development does not increase the density of the precinct beyond one dwelling house per lot to minimise the exposure of people and property to unacceptable risk from natural hazards;
  - (d) infrastructure is provided at a standard that is safe and efficient and meets the needs of development.

6.2.5.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.5.3.a – Environmental management zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low rise and not unduly visible from external sites.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 and AO2.2 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<p><b>AO2.1</b> Buildings and structures are set back not less than 6 metres from all boundaries.</p> <p>or</p> <p><b>AO2.2</b> Within Environmental management precinct 2 – Russell Heads, buildings and structures are set back not less than 1.5 metres from side boundaries and 3 metres from river and road frontage boundaries.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site coverage</b>	
<p><b>PO4</b> The site coverage of all buildings and structures and associated services does not have an adverse effect on the environmental or scenic values of the site.</p>	<p><b>PO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p>	<p><b>AO5.1</b> Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> <li>(a) within areas of the site which are already cleared; or</li> </ul>

Performance outcomes	Acceptable outcomes
<p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>(b) within areas of the site which are environmentally degraded;                      (c) to minimise additional vegetation clearing.</p> <p><b>AO5.2</b>                      Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>
<p><b>PO6</b>                      Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <p>(a) maintain the geotechnical stability of slopes;                      (b) minimise cut and/or fill;                      (c) minimise visual impacts;                      (d) minimise the overall height of development.</p>	<p><b>AO6.1</b>                      Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p><b>AO6.2</b>                      Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <p>(a) minimise erosion;                      (b) minimise cut and fill;                      (c) follow the natural contours of the site.</p>
<b>Amenity</b>	
<p><b>PO7</b>                      The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p><b>AO7.1</b>                      The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of olive green, brown, green, blue, or charcoal;</p> <p>or</p> <p><b>AO7.2</b>                      The development is not visible external to the site.</p>
<p><b>PO8</b>                      Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO8.1</b>                      No acceptable outcomes are provided.</p>
<b>Density</b>	
<p><b>PO9</b>                      The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>	<p><b>AO9.1</b>                      The maximum residential density is one dwelling house per lot.</p>
<b>Lot reconfiguration</b>	
<p><b>PO10</b>                      Lot reconfiguration results in no additional lots, except where associated with a lease exceeding 10 years and associated with an existing or approved Telecommunications facility.</p>	<p><b>AO10.1</b>                      No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Environmental management precinct 2 – Russell Heads</b>	
<b>Water supply</b>	
<p><b>PO11</b> An adequate, safe and reliable supply of potable, firefighting and general use water is provided.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<b>Treatment and disposal of effluent</b>	
<p><b>PO12</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p><b>AO12.1</b> The effluent disposal system: (a) meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i>; (b) is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>
<b>Stormwater quality</b>	
<p><b>PO13</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.</p>	<p><b>AO13.1</b> No acceptable outcomes are provided.</p>
<b>Wastewater discharge</b>	
<p><b>PO14</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>
<b>Electricity supply</b>	
<p><b>PO15</b> Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO15.1</b> A connection is provided from the premises to the electricity distribution network;  or  <b>AO15.2</b> The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>

Performance outcomes	Acceptable outcomes
<b>Telecommunications</b>	
<p><b>PO16</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p><b>AO16.1</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<b>Trade waste</b>	
<p><b>PO17</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> <li>(a) off-site releases of contaminants do not occur;</li> <li>(b) the health and safety of people and the environment are protected;</li> <li>(c) the performance of the wastewater system is not put at risk.</li> </ul>	<p><b>AO17.1</b> No acceptable outcomes are provided.</p>

**6.2.6 High impact industry zone code**

**6.2.6.1 Application**

- (1) This code applies to assessing development in the High impact industry zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.6.2 Purpose**

- (1) The purpose of the High impact industry zone code is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

- (2) The local government purpose of the code is to provide land for high impact industry where such land use activity may not be compatible with medium impact industry working environments. The quantity of land zoned high impact industry in the region is very limited and restricts the intrusion of other land uses that may compromise the establishment of heavier forms of industry.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of high impact industry uses that satisfy the purpose of the zone are facilitated;
  - (b) accommodation activities are not established within the zone;
  - (c) lot sizes are of sufficient size to cater for a range of high impact industries;
  - (d) development reflects and responds to the natural features and constraints of the land;
  - (e) development does not affect the operational aspects of the Port of Cairns.

**6.2.6.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.6.3.a – High impact industry zone code– self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 15 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>



Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Non-industry activities compatible with the High impact industry zone include those that:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the operations of high impact industry uses;</li> <li>(b) do not compromise the hierarchy of centres in the region;</li> <li>(c) avoid attracting a significant number of people into the zone;</li> <li>(d) are not sensitive to and are able to tolerate heavy industrial activity within the zone.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

**6.2.7 Local centre zone code**

**6.2.7.1 Application**

- (1) This code applies to assessing development in the Local centre zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.7.2 Purpose**

- (1) The purpose of the Local centre zone code is to provide for a limited range of retail, commercial and community activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the centre.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Local centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a small range of uses including retail, business, cafes and dining, and community activities are provided that are focussed on the daily and weekly shopping and service needs of their surrounding local community; Showrooms, department stores and other large floor space land uses, other than supermarkets, are not located in Local centres.
  - (b) development provides a high level of amenity and reflects the surrounding character of the area;
  - (c) development contributes to vibrant, engaging and active local centres that are safe comfortable and enjoyable for pedestrians;
  - (d) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (e) development has access to infrastructure and essential services;
  - (f) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (g) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (h) development reflects and responds to the natural features and constraints of the land.

**6.2.7.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.7.3.a – Local centre zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and does not adversely affect the amenity of the neighbourhood. Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 10.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p>Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and the setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>	<p><b>AO2.1</b> The site coverage is not more than 80%.</p>
<b>Setbacks</b>	
<p><b>PO3</b> The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses.</p>	<p><b>AO3.1</b> Buildings are set back: (a) 0 metres from a street frontage boundary; or (b) not less than 3 metres from a street frontage; (b) not less than 3 metres from the side and rear boundaries; or (c) 0 metres from the side and rear boundaries, where there is a common boundary with land in a Centre zone, the Mixed use zone or an Industry zone.</p> <p>Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2.</p>
	<p><b>AO3.2</b> Setback areas are clear of service equipment and storage areas, and landscaped in accordance with the Landscaping code.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Role and function of Local centres</b>	
<p><b>PO6</b> Development reinforces the role and function of Local centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework.</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO6.1</b> Development for a shop or single tenancy within a shopping centre, excluding a supermarket, does not exceed 200m<sup>2</sup> GFA.</p> <p><b>AO6.2</b> Showrooms or department stores are not established in the Local centre zone.</p>
<b>Lot reconfiguration</b>	
<p><b>PO7</b> Reconfiguration of land:</p> <ul style="list-style-type: none"> <li>(a) results in a layout and size of lots that reinforces a mix of fine grain and larger floor areas of development with rectangular shaped lots and narrow frontages;</li> <li>(b) ensures that new lots contain sufficient area to accommodate uses that are consistent with the purpose and overall outcomes of the zone.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**6.2.8 Low density residential zone code**

**6.2.8.1 Application**

- (1) This code applies to assessing development in the Low density residential zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.8.2 Purpose**

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to promote and retain the low density residential character and amenity of the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) predominantly low rise detached dwelling houses are established;
  - (b) a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
  - (c) low density scale and character is maintained;
  - (d) development reflects and responds to the natural features and constraints of the land;
  - (e) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained.

**6.2.8.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.8.3.a – Low density residential zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.</p> <p>Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO2.1 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 50%.</p>

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	
<p><b>PO4</b> The setback of buildings and structures: (a) maintains the amenity of adjoining premises and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO6</b> Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

**6.2.9 Low impact industry zone code**

**6.2.9.1 Application**

- (1) This code applies to assessing development in the Low impact industry zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.9.2 Purpose**

- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

- (2) The local government purpose of the code is to recognise that parts of the region are characterised by land in transition from residential land use to industrial land use. Low impact industry land uses are preferred in these locations over residential or other forms of incompatible land use. Development ensures that any interface between industrial and sensitive land uses minimise the impact on amenity and safety.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of industrial uses that satisfy the purpose of the zone will be facilitated, provided that there are no undue impacts on adjacent residential living environments;
  - (b) other uses such as food and drink outlets and warehouses that are ancillary to, and directly support, the industrial area are facilitated;
  - (c) accommodation activities, other than caretaker’s accommodation, are not established within the zone;
  - (d) lot sizes are of a sufficient size to cater for a range of low impact industrial and ancillary land uses;
  - (e) the scale, character and built form of development contributes to a high standard of amenity;
  - (f) development reflects and responds to the natural features and constraints of the land.

**6.2.9.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.9.3.a – Low impact industry zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 11 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>



Performance outcomes	Acceptable outcomes
<p>Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code.</p>	
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Non-industrial activities compatible with the Low impact industry zone include those that:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the hierarchy of centres in the region;</li> <li>(b) complement industrial activities;</li> <li>(c) generally operate in daylight hours;</li> <li>(d) provide a direct service to the nearby workforce.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

**6.2.10 Low-medium density residential zone code**

**6.2.10.1 Application**

- (1) This code applies to assessing development in the Low-medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.10.2 Purpose**

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to promote the mixed residential character and amenity of the zone.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of accommodation activities are provided on a range of lot sizes;
  - (b) a high level of residential amenity is maintained, having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;
  - (c) a mixed residential density and character is achieved;
  - (d) a low rise character is achieved;
  - (e) development reflects and responds to the natural features and constraints of the land;
  - (f) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided, enhanced or maintained;
  - (g) non-residential uses are established where they serve the local community and do not detract from the residential amenity of the area.

**6.2.10.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.10.3.a – Low-medium density residential zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 40%;</p> <p>or</p> <p><b>AO2.2</b> Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:</p> <ul style="list-style-type: none"> <li>(a) being located in highly accessible locations;</li> <li>(b) being co-located with other similar uses;</li> <li>(c) providing for the identified convenience needs of the local community;</li> <li>(d) not impacting on the role and function of the hierarchy of centres within the region;</li> <li>(e) resulting in positive economic and social benefits for the local community;</li> <li>(f) small scale extensions to existing non-residential uses.</li> </ul> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	
<p><b>PO5</b> The setback of buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) maintains the amenity of adjoining premises and the residential character of the area;</li> <li>(b) achieves separation from neighbouring buildings and frontages.</li> </ul>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO7</b> Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

## 6.2.11 Major centre zone code

### 6.2.11.1 Application

- (1) This code applies to assessing development in the Major centre zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.11.2 Purpose

- (1) The purpose of the Major centre zone code is to provide for a mix of uses and activities.

It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Major centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a broad range of higher order retail, employment, commercial, administrative, community, cultural, education, higher density housing and entertainment activities are provided;
  - (b) development is well-designed and incorporates appropriately scaled art and cultural infrastructure;
  - (c) development is clustered around public transport facilities to promote public transport, walking and cycling;
  - (d) accommodation activities are provided at an appropriate scale and integrate with and enhance the vibrancy of the centre;
  - (e) development provides a high level of tropical design and reflects the surrounding character of the area;
  - (f) development is located and designed to maximise activity along the primary street frontage with buildings maintaining a human scale and pedestrian focus at street level;
  - (g) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (h) public open space areas including malls, plazas, parks and gardens are provided;
  - (i) landscaping is of a high quality and contributes to the visual dominance of tropical vegetation in the streetscape;
  - (j) development contributes to vibrant, engaging and active major centres that are safe comfortable and enjoyable for pedestrians;
  - (k) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (l) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the potential cumulative impacts of multiple developments;
  - (m) development reflects and responds to the natural features and constraints of the land.

**6.2.11.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 6.2.11.3a – Major centre zone code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<b>Role and function of Major centres</b>	
<p><b>PO2</b> Development reinforces the role and function of Major centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>

**6.2.12 Medium density residential zone code**

**6.2.12.1 Application**

- (1) This code applies to assessing development in the Medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.12.2 Purpose**

- (1) The purpose of the Medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to promote and retain a mixed residential density character and amenity, with access to centres, major transport facilities, open space and recreation activities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of accommodation activities, in low to medium rise multiple dwelling and mixed-use buildings is established;
  - (b) development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
  - (c) a medium residential density, scale and character of the area is achieved;
  - (d) development reflects and responds to the natural features and constraints of the land;
  - (e) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

**6.2.12.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.12.3.a – Medium density residential zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable development and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character and amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 corresponds with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 15 metres and 4 storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>



Performance outcomes	Acceptable outcomes
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 40%.</p> <p>or</p> <p><b>AO2.2</b> Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:</p> <ul style="list-style-type: none"> <li>(a) being located in highly accessible locations;</li> <li>(b) their proximity with other similar uses;</li> <li>(c) providing for the identified convenience needs of the local community;</li> <li>(d) not impacting on the role and function of the hierarchy of centres within the region;</li> <li>(e) resulting in positive economic and social benefits for the local community;</li> <li>(f) small scale extensions to existing non-residential uses.</li> </ul> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	
<p><b>PO5</b> Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the residential character and amenity of the area;</li> <li>(b) achieve separation from neighbouring buildings and frontages.</li> </ul>	<p><b>AO5.1</b> No acceptable outcomes are provided</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO7</b> Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**6.2.13 Medium impact industry zone code**

**6.2.13.1 Application**

- (1) This code applies to assessing development in the Medium impact industry zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.13.2 Purpose**

- (1) The purpose of the Medium impact industry zone code is to provide for medium impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.

- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of industrial uses that satisfy the purpose of the zone will be facilitated;
  - (b) accommodation activities, other than caretaker’s accommodation, are not established within the zone;
  - (c) service and low impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses;
  - (d) lot sizes are of a sufficient size to cater for a wide range of industry activities;
  - (e) the scale, character and built form of development contributes to a high standard of amenity;
  - (f) development reflects and responds to the natural features and constraints of the land;
  - (g) development does not affect the operational aspects of the Port of Cairns.

**6.2.13.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.13.3.a – Medium impact industry zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 15 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Non-industry activities compatible with the zone include those that:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the operations of medium impact industry uses;</li> <li>(b) do not compromise the hierarchy of centres in the region;</li> <li>(c) complement industrial activities;</li> <li>(d) require large land holdings and/or industrial scale buildings;</li> <li>(e) provide a service to the nearby workforce.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

## 6.2.14 Mixed use zone code

### 6.2.14.1 Application

- (1) This code applies to assessing development in the Mixed use zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.14.2 Purpose

- (1) The purpose of the Mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.
- (2) The local government purpose of the code is to recognise the presence of areas of mixed land use outside the hierarchy of centres that contain a wide variety of uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a mix of appropriate uses within the precincts are established;
  - (b) development in the mixed use zone does not compromise the role and successful function of centres within the hierarchy of centres, whether as a result of the impacts from an individual development or the potential cumulative impacts of multiple developments; the scale, character and built form of development contributes to a high standard of amenity;
  - (c) development reflects and responds to the natural features and constraints of the land.

#### Mixed use precinct 1 – Commercial

- (4) In addition to 6.2.14.2(3), the overall outcomes sought for the precinct are:
  - (a) development within the precinct provides a mix of land uses where the predominant land use is for commercial purposes;
  - (b) development does not diminish the amenity of any adjoining residential areas and reflects and responds to the character of the area;
  - (c) medium density residential and short term accommodation uses are provided in a mixed use setting involving commercial or retail uses on the lower and ground floor storeys;
  - (d) development addresses the street frontage and provides car parking behind buildings.

#### Mixed use precinct 2 – Trades and services

- (5) In addition to 6.2.14.2(3), the overall outcomes sought for the precinct are:
  - (a) development within the precinct provides a mix of land uses where the predominant land use is for trades and services purposes;
  - (b) development for low impact industry uses is facilitated;
  - (c) residential development is only established where an appropriate level of amenity can be achieved and it does not compromise the ability for low impact industry uses to be developed;
  - (d) development does not affect the operational aspects of the Port of Cairns.

#### Mixed use precinct 3 – Residential

- (6) In addition to 6.2.14.2(3), the overall outcomes sought for the precinct are:
  - (a) development within the precinct provides a mix of land uses where the predominant land use is for residential purposes;
  - (b) development is provided through the adaptive reuse of existing buildings;
  - (c) development maintains the residential scale and character of the area;
  - (d) a range of accommodation activities are established;
  - (e) development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour and lighting;

- (f) industry activities are not established;

**6.2.14.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.14.3.a – Mixed use zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is of a scale compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1, AO1.2 or AO1.3. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 and the setbacks stated in AO3.1, AO3.2, AO4.1 and AO4.2 correspond with the heights stated in AO1.1, AO1.2 and AO1.3. Where a proposed development exceeds the height stated in AO1.1, AO1.2 or AO1.3, the proposed development will also be assessed against PO2, PO3 and PO4.</p>	<p><b>AO1.1</b> Within Mixed use precinct 1 – Commercial, buildings and structures are not more than: (a) 11 metres in height; or (b) 14 metres and 3 storeys in height, where involving a mix of land uses that includes multiple dwellings;</p> <p>or</p> <p><b>AO1.2</b> Within Mixed use precinct 2 – Trades and services, buildings and structures are not more than 11 metres in height;</p> <p>or</p> <p><b>AO1.3</b> Within Mixed use precinct 3 – Residential, buildings and structures are not more than 11 metres and 2 storeys in height;</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings: (a) does not result in a built form that is bulky or visually obtrusive to the streetscape; (b) respects the individual character of the zone and/or precinct and responds to the features of the site.</p>	<p><b>AO2.1</b> Within Mixed use precinct 1 – Commercial and Mixed use precinct 2 – Trades and services, site coverage is not more than 80%;</p> <p>or</p> <p><b>AO2.2</b> Within Mixed use precinct 3 – Residential, site coverage is not more than 50%.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO3</b> Front building setbacks are consistent with the prevailing setbacks in the street.</p>	<p><b>AO3.1</b> Within Mixed use precinct 1 – Commercial and Mixed use precinct 2 – Trades and services, development fronting a State-controlled road, existing or proposed Sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2, is built to the road frontage.</p> <p>or</p> <p><b>AO3.2</b> For all other development, buildings and structures are set back not less than: (a) 6 metres from the primary road frontage; (b) 3 metres from any secondary road frontage.</p>
<p><b>PO4</b> Side and rear building setbacks:</p> <ul style="list-style-type: none"> <li>(a) are appropriate to the scale of the development and the character of the locality;</li> <li>(b) are sufficient to minimise overshadowing and overlooking of adjoining premises;</li> <li>(c) provide adequate separation and buffering from residential premises;</li> <li>(d) minimise unusable spaces between buildings / boundaries.</li> </ul>	<p><b>AO4.1</b> Where the site has a common boundary with land in a Centre zone, Mixed use precinct 1 – Commercial, Mixed use precinct 2 – Trades and services, or an Industry zone, the building:</p> <ul style="list-style-type: none"> <li>(a) is set back 0 metres from the side and rear boundaries; or</li> <li>(b) not less than 3 metres from the side and rear boundaries;</li> </ul> <p>or</p> <p><b>AO4.2</b> Where the site has a common boundary with land in a zone other than a centre, mixed use precinct 1 – Commercial, mixed use Precinct 2 – Trades and services, or Industry zone, the setback from the boundary is not less than 3 metres.</p> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO5</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not compromise or perform the role and function of a centre within the hierarchy of centres in the region;</li> <li>(b) services local and visitor needs of the surrounding catchment;</li> <li>(c) complements the scale and character of the surrounding area;</li> <li>(d) protects the amenity of adjoining premises and surrounding uses.</li> </ul>	<p><b>AO5.1</b> Shopping centres located within Mixed use precinct 1 – Commercial or Mixed use precinct 2 – Trades and services do not exceed 500m<sup>2</sup> GFA.</p> <p><b>AO5.2</b> Shopping centres are not established within Mixed use precinct 3 – Residential.</p> <p><b>AO5.3</b> Development for a shop or single tenancy within a shopping centre does not exceed 200m<sup>2</sup> GFA.</p>



Performance outcomes	Acceptable outcomes
<p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework.</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO5.4</b> Department stores and supermarkets are not established within the Mixed use zone.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Mixed use precinct 1 – Commercial</b>	
<p><b>PO7</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for Mixed use precinct 1 – Commercial.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Mixed use precinct 2 – Trades and services</b>	
<p><b>PO8</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for Mixed use precinct 2 – Trades and services.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Mixed use precinct 3 – Residential</b>	
<p><b>PO9</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for Mixed use precinct 3 – Residential.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Development is of a size, scale and design to complement the traditional character of the precinct.</p>	<p><b>AO10.1</b> Development provides for the retention and/or adaptive re-use of buildings.</p> <p><b>AO10.2</b> Development complements the traditional residential scale and character of the area.</p>

**6.2.15 Neighbourhood centre zone code**

**6.2.15.1 Application**

- (1) This code applies to assessing development in the Neighbourhood centre zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.15.2 Purpose**

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.

It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Neighbourhood centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a limited range of small scale convenience, retail or community facilities are provided that meet the basic, daily convenience needs of the surrounding neighbourhood and encourage walkable neighbourhoods;
  - (b) showrooms, department stores, supermarkets and other large floor space land uses are not located in Neighbourhood centres;
  - (c) development provides a high level of amenity and reflects the surrounding character of the area;
  - (d) development contributes to vibrant, engaging and active neighbourhood centres that are safe comfortable and enjoyable for pedestrians;
  - (e) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (f) development has access to infrastructure and essential services;
  - (g) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (h) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (i) development reflects and responds to the natural features and constraints of the land.

**6.2.15.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.15.3.a –Neighbourhood centre zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and does not adversely affect the amenity of the neighbourhood.</p>	<p><b>AO1.1</b> Buildings and structure are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and the setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>	<p><b>AO2.1</b> The site coverage is not more than 50%.</p>
<b>Setbacks</b>	
<p><b>PO3</b> The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses.</p>	<p><b>AO3.1</b> Buildings are set back: (a) 0 metres from a street frontage boundary; or (b) not less than 3 metres from a street frontage boundary (c) not less than 3 metres from the side and rear boundaries; or (d) 0 metres from the side and rear boundaries where there is a common boundary with land in a Centre zone, the Mixed use zone or an Industry zone.</p> <p>Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2.</p> <p><b>AO3.2</b> Setback areas are clear of service equipment and storage areas, and landscaped in accordance with the Landscaping code.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Role and function of Neighbourhood centres</b>	
<p><b>PO6</b> Development reinforces the role and function of Neighbourhood centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO6.1</b> Development for a shop or Single tenancy within a Shopping centre does not exceed 200m<sup>2</sup> GFA.</p> <p><b>AO6.2</b> Showrooms, department stores and supermarkets are not established in the Neighbourhood centre zone.</p>
<b>Lot reconfiguration</b>	
<p><b>PO7</b> Reconfiguration of land:</p> <ul style="list-style-type: none"> <li>(a) results in a layout and size of lots that reinforces a fine grain of development with rectangular shaped lots and narrow frontages;</li> <li>(b) ensures that new lots contain sufficient area to accommodate uses that are consistent with the purpose and overall outcomes of the zone.</li> </ul> <p>Note – Planning scheme policy – Centres and centre activities provides further guidance.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**6.2.16 Open space zone code**

**6.2.16.1 Application**

- (1) This code applies to assessing development in the Open space zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.16.2 Purpose**

- (1) The purpose of the Open space zone code is to provide for local, district and regional scale parks that serve the recreational needs of a wide range of residents and visitors.

Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.

- (2) The local government purpose of the code is to recognise the importance of open space areas to the liveability, health and wellbeing of the region’s communities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) open space is accessible to the community for a range of outdoor activities;
  - (b) a range of functional and accessible open spaces, including local, district and regional scale parks and linear corridors are available for the use and enjoyment of the community;
  - (c) structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided;
  - (d) open space areas are planned and designed to enhance community liveability and scenic amenity;
  - (e) development reflects and responds to the natural features and constraints of the land;
  - (f) development does not affect the operational aspects of the Port of Cairns.

**6.2.16.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.16.3.a – Open space zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Setback</b>	
<p><b>PO2</b> Buildings and structures are setback to ensure that they are compatible with the amenity of the area and do not adversely affect other uses, particularly residential uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than 6 metres from all boundaries.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure that they do not dominate the open space character of the site.</p>	<p><b>AO3.1</b> Car parking areas are set back: (a) 2 metres from the road frontage/s of the site; (b) 6 metres from side and rear boundaries.</p>
<p><b>PO4</b> Setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses and other sensitive sites.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p>
	<p><b>AO4.2</b> The setback between the boundary with land included in a Residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>Outdoor sport and recreation</b>	
<p><b>PO5</b> Development for outdoor sport and recreation does not adversely affect the amenity of the area.</p>	<p><b>AO5.1</b> Development for outdoor sport and recreation does not include sports field lighting.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO6</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO7</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**6.2.17 Principal centre zone code**

**6.2.17.1 Application**

- (1) This code applies to assessing development in the Principal centre zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.17.2 Purpose**

- (1) The purpose of the Principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of the Principal centre within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the widest range of retail, commercial, administrative, community, cultural, tourism, recreation and entertainment activities are provided;
  - (b) development is well-designed and incorporates appropriately scaled art and cultural infrastructure;
  - (c) accommodation activities are provided at an appropriate scale and integrate with and enhance the vibrancy of the centre;
  - (d) development provides a high level of amenity, with a tropical design incorporating appropriate architectural elements and building features;
  - (e) public open space areas including malls, plazas, parks and gardens are provided;
  - (f) landscaping is of a high quality and contributes to the visual dominance of tropical vegetation in the streetscape;
  - (g) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (h) development contributes to a vibrant, engaging and active city centre that is safe comfortable and enjoyable for pedestrians;
  - (i) development reflects and responds to the natural features and constraints of the land;
  - (j) development does not affect the operational aspects of the Port of Cairns.

**6.2.17.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 6.2.17.3.a – Principal centre zone code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<b>Role and function of the Principal centre</b>	
<p><b>PO2</b> Development reinforces the role and function of the Principal centre within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>

**6.2.18 Rural residential zone code**

**6.2.18.1 Application**

- (1) This code applies to assessing development in the Rural residential zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.18.2 Purpose**

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
- (2) The local government purpose of the code is to maintain the semi-rural character that is achieved through large residential lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the dominant character of the area is single detached dwelling houses on large lots with a high standard of amenity;
  - (b) areas with limited accessibility, infrastructure and services are not developed;
  - (c) reconfiguration results in lots of regular shapes and proportions;
  - (d) land within the zone that is constrained by factors such as slope, ecological values, vegetation or waterways may be appropriate for rural residential uses where a functional and practical building envelope can be established without compromising the integrity, stability and natural structure of those slopes, ecological values, vegetation or waterways;
  - (e) development reflects and responds to the natural features and constraints of the land;
  - (f) rural residential development is contained within identified areas to prevent the loss and further fragmentation of agricultural land.

**6.2.18.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.18.3.a – Rural residential zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the amenity of adjoining premises and the rural residential character of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the rural residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 20%.</p>
<b>Setbacks</b>	
<p><b>PO3</b> The setback of buildings and structures: (a) maintains the amenity of adjoining premises and the rural residential character of the area; (b) achieves separation from neighbouring buildings and frontages.</p>	<p><b>AO3.1</b> Buildings and structures are set back not less than: (a) 10 metres from the frontage to a State controlled road, Major rural road or Sub-arterial road; (b) 6 metres from the frontage to any other road; (c) 6 metres from the side and rear boundaries of the site.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO6</b> Development does not adversely affect the rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

## 6.2.19 Rural zone code

### 6.2.19.1 Application

- (1) This code applies to assessing development in the Rural zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.19.2 Purpose

- (1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industries and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect areas of Agricultural Land Classification Class A and Class B for agricultural use by avoiding fragmentation and locating non-agricultural development on or adjacent to Rural zoned land;
  - (d) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
  - (a) recognise the primacy of rural production and farming practices in rural areas;
  - (b) recognise existing extractive resource / processing areas in rural areas;
  - (c) provide protection to areas of environmental and scenic significance.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas for use for primary production are conserved and fragmentation is avoided;
  - (b) uses that require isolation from urban areas as a consequence of their impacts, such as lighting, noise, dust or odour, may be appropriate where land-use conflicts are minimised;
  - (c) rural lots are consolidated to reduce fragmentation to maintain the predominant form of rural use in the area;
  - (d) development reflects and responds to the natural features and constraints of the land;
  - (e) development other than a rural use is directly associated with the rural character of the zone;
  - (f) development is separated from natural features such as creeks, gullies, waterways, wetlands and areas of bushland are retained, managed, enhanced and separated from development where possible;
  - (g) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
  - (h) existing and future rural uses and activities are protected from the intrusion of incompatible uses.

6.2.19.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.19.3.a – Rural zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the amenity of adjoining premises and the rural character of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 11 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the rural character of the area;</li> <li>(b) achieve appropriate separation from agricultural activities occurring on adjoining premises;</li> <li>(c) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<p><b>AO2.1</b> Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage to a State-controlled road;</li> <li>(b) 10 metres from the frontage to a Major rural road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Uses and other development include those that:</p> <ul style="list-style-type: none"> <li>(a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities;</li> <li>(b) promote low impact tourist activities based on the appreciation of the rural character and landscape;</li> <li>(c) are compatible with rural activities or are capable of establishing in a rural settling within suitable buffers so that nearby rural activities are not compromised;</li> <li>(d) protect areas of environmental significance.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Site coverage</b>	
<p><b>PO5</b> The site coverage of buildings, structures and associated services does not have an intrusive effect on the rural or scenic values of the site.</p>	<p><b>PO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO7</b> Rural activities are protected from the intrusion of incompatible uses.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Noise emissions and air quality impacts are compatible with an active and productive rural setting.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<p><b>PO9</b> Traffic generation is compatible with an active and productive rural environment.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Rural workers' accommodation</b>	
<p><b>PO10</b> Where for Rural workers' accommodation, accommodation is provided for workers employed on-site only.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>

**6.2.20 Special purpose zone code**

**6.2.20.1 Application**

- (1) This code applies to assessing development in the Special purpose zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.20.2 Purpose**

- (1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by a government, statutory authority, government owned corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport, sea port, rail line, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.

Development is buffered from encroachment by incompatible uses.

The zone may also provide for special development areas.

- (2) The local government purpose of the code is to facilitate the on-going operation of public utilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) special uses and works that are owned or operated by federal, state or local government are facilitated;
  - (b) development is located appropriately for the type of special purpose proposed and is generally consistent in scale, height and bulk with that of surrounding development;
  - (c) development reflects and responds to the natural features and constraints of the land;
  - (d) development does not affect the operational aspects of the Port of Cairns.

**6.2.20.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.20.3.a –Special purpose zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the intended character of the area and the height of buildings does not adversely affect the amenity of residential neighbourhoods.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>



Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly sensitive land uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than: (a) 6 metres from the road frontage/s; (b) 4.5 metres from side and rear boundaries.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure a high standard of amenity and to ensure that the amenity of residential land, residential uses and sensitive land uses are protected.</p>	<p><b>AO3.1</b> Car parking areas are set back not less than 2 metres from all boundaries.</p>
<p><b>PO4</b> The setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to residential land, residential uses and sensitive land uses.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p> <p><b>AO4.2</b> The setback between the boundary with land included in a residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO5</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

## 6.2.21 Specialised centre zone code

### 6.2.21.1 Application

- (1) This code applies to assessing development in the Specialised centre zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.21.2 Purpose

- (1) The purpose of the Specialised centre zone code provides for one (or more) specialised uses.
- (2) The local government purpose of the code is to provide a focus for specialised activities and facilitate the effective on-going operation of these activities in particular precincts.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for specific mix or type of activities;
  - (b) development complements the hierarchy of centres;
  - (c) development reflects and responds to the natural features and constraints of the land.

#### Specialised centre precinct 1 – Hospitals and allied medical

- (4) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
  - (a) a range of activities that support and strengthen the precinct as a place of medical and allied health activities are facilitated;
  - (b) supporting uses including education and research uses, staff accommodation, short term accommodation and limited centre activities and community uses that support employees and visitors are facilitated;
  - (c) development provides clear legibility within the precinct and identifies points of arrival/destinations at key public areas;
  - (d) development is designed to encourage public transport accessibility and walking and cycling.

#### Specialised centre precinct 2 – Showgrounds and major sports

- (5) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
  - (a) a wide variety of activities, including temporary uses, that are normally associated with regional showgrounds and major sporting facilities are facilitated;
  - (b) it is recognised that temporary uses may occasionally result in significant impacts in terms of attracting large volumes of people, noise and night time lighting amenity impacts.

#### Specialised centre precinct 3 – James Cook University

- (6) In addition to 6.2.21.2(3), the overall outcomes sought for the precinct are:
  - (a) a wide variety of activities associated with the university and its designation are facilitated;
  - (b) buildings and structures are located and designed to transition in height and their intended uses to the surrounding residential neighbourhoods to maintain the amenity of the surrounding area;
  - (c) the establishment of land uses is consistent with the Community infrastructure designation, Smithfield Local Plan or the continued and improved use of the land as a tertiary institution.

6.2.21.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.21.3.a –Specialised centre zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – The building height overlay code provides outcomes for height within Precinct 1 – Hospitals and allied medical.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1, AO1.2, AO1.3 or AO1.4. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p>	<p><b>AO1.1</b> Within Specialised centre precinct 2 - Showgrounds and major sports, buildings and structures are not more than 10 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p><b>AO1.2</b> Within Specialised centre precinct 2 - Showgrounds and major sports, structures for lighting are not more than 25 metres in height and do not include telecommunications facilities or low impact telecommunications facilities.</p> <p>Note – Height is inclusive of the roof height.</p> <p><b>AO1.3</b> Within Specialised centre precinct 2 – Showgrounds and major sports, structures for lighting are designed, constructed and operated in a manner which complies with: (a) AS4282-1997 Control of the obtrusive effects of outdoor lighting; (b) AS2560-2007 Sports lighting.</p> <p><b>AO1.4</b> Within Specialised centre precinct 3 – James Cook University, buildings and structures are not more than 15 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>For assessable development</b>	
<b>Uses and other developments</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO3</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Front building setbacks are consistent with the prevailing setbacks in the street.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> Side and rear building setbacks: (a) are appropriate to the scale of the development and the character of the locality; (b) are sufficient to minimise overshadowing and overlooking of adjoining premises; (c) provide adequate separation and buffering from sensitive land uses.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO6</b> Built form and scale is consistent with the role, function and character of the Specialised centre, and provides an appropriate interface with the scale and character of any nearby residential areas.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Any loading/unloading areas and outdoor storage areas are screened from public view or adjacent sensitive land uses.</p>	<p><b>AO7.1</b> Outdoor loading/unloading and storage areas are sited or screened so they are: (a) not visible from any off-site public place; (b) not located adjacent to premises used for a sensitive land use.</p>

**6.2.22 Sport and recreation zone code**

**6.2.22.1 Application**

- (1) This code applies to assessing development in the Sport and recreation zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.22.2 Purpose**

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes structures such as clubhouses, gymnasiums, public swimming pools, tennis courts, and other infrastructure to support recreational and sporting activities.

- (2) The local government purpose of the code is to recognise the importance of sport and recreation facilities to community liveability, health and well-being and to exclude uses that would compromise continuing sport and recreation activity.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas available for active sport and recreational uses such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided;
  - (b) development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling;
  - (c) impacts on adjacent areas from development and activities within the zone are managed through buffering, design, siting and operation of facilities and infrastructure;
  - (d) ancillary structures and buildings such as club houses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary;
  - (e) the viability of sport and recreation uses is protected by excluding development that could limit the ongoing operation of existing sport and recreation uses or prejudice appropriate new sport and recreation activities;
  - (f) development reflects and responds to the natural features and constraints of the land.

**6.2.22.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.22.3.a – Sport and recreation zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1, AO1.2, AO1.3 or AO1.4. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p>	<p><b>AO1.1</b> Buildings and structures other than pole structures are not more than 10 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p> <hr/> <p><b>AO1.2</b> On a site greater than 5,000m<sup>2</sup>, structures for lighting are not more than 25 metres in height and do not include telecommunications facilities;</p> <p>or</p>

Performance outcomes	Acceptable outcomes
<p>Note – The setbacks stated in AO2.1 correspond with the heights stated in AO1.1, AO1.2 and AO1.3. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.3</b> On a site less than 5,000m<sup>2</sup>, structures for lighting are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p><b>AO1.4</b> Structures for lighting are designed, constructed and operated in a manner which complies with:</p> <ul style="list-style-type: none"> <li>(a) AS4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(b) AS2560-2007 Sports lighting.</li> </ul>
Setbacks	
<p><b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the amenity of the area and do not adversely affect other uses, particularly sensitive land uses.</p>	<p><b>AO2.1</b> Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from the frontage to a State-controlled road or existing or proposed Sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</li> <li>(b) 6 metres from the frontage to any other road;</li> <li>(c) 6 metres from a boundary with land in a Residential zone;</li> <li>(d) 3 metres from a boundary with land in any other zone.</li> </ul> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<p><b>PO3</b> Car parking areas are set back from the boundaries of the site to ensure that they do not dominate the character of the site.</p>	<p><b>AO3.1</b> Car parking areas are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 2 metres from the road frontage/s of the site;</li> <li>(b) 2 metres from side and rear boundaries.</li> </ul>
<p><b>PO4</b> Setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses and sensitive land uses.</p>	<p><b>AO4.1</b> The setback between the road frontage/s and the car parking area is landscaped in accordance with the Landscaping code.</p> <p><b>AO4.2</b> The setback between the boundary with land included in a Residential zone and the car parking area is landscaped in accordance with the Landscaping code to provide a buffer to the residential land.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>

Performance outcomes	Acceptable outcomes
<b>Operation</b>	
<p><b>P05</b> Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p><b>AO5.1</b> Hours of operation are limited to 6.00am to 9.00pm.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>P06</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>P07</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>



**6.2.23 Tourism zone code**

**6.2.23.1 Application**

- (1) This code applies to assessing development in the Tourism zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.23.2 Purpose**

- (1) The purpose of the Tourism zone code is to provide for tourist localities or facilities located in urban, rural, environmental or coastal areas.
- (2) The local government purpose of the code is to provide for the continued operation of existing tourist attractions and facilities. New or expanding tourism development makes a positive contribution to the region.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for the continued operation of existing tourist attractions and a range of other activities that are ancillary to and support tourist attractions;
  - (b) accommodation activities are provided at an appropriate scale and integrate with and enhance existing tourist attractions;
  - (c) development enhances and protects the unique local, scenic, cultural and historic character of the locality;
  - (d) development provides a high level of amenity, incorporating tropical architectural elements and building design features;
  - (e) development reflects and responds to the natural features and constraints of the land;
  - (f) development minimises impacts such as traffic, noise, dust, odour, and lighting.

**6.2.23.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 6.2.23.3.a – Tourism zone code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character and amenity of the area.</p> <p><small>Note – A visual impact assessment may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</small></p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<b>Uses and other development</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Setbacks</b>	
<p><b>PO3</b> Buildings and structures are set back to: (a) establish a high standard of amenity;</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
(b) achieve separation from adjoining premises.	
<b>Site constraints</b>	
<p><b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO5</b> Development does not adversely affect the character and amenity of the area and adjoining areas in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

## 6.2.24 Tourist accommodation zone code

### 6.2.24.1 Application

- (1) This code applies to assessing development in the Tourist accommodation zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.24.2 Purpose

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to provide for multiple dwellings and the establishment of short-term accommodation that has a tropical design and character.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) short-term accommodation is provided at a scale, density and in locations that service tourist needs;
  - (b) a range of accommodation activities is established at a scale and density to service local and tourist needs;
  - (c) development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
  - (d) development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas;
  - (e) development provides a high level of amenity, incorporating tropical architectural elements and building design features;
  - (f) development reflects and responds to the natural features and constraints of the land;
  - (g) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

### Tourist accommodation precinct 1 – Islands

- (4) In addition to 6.2.24.2 (3), the overall outcomes sought for the precinct are:
  - (a) development is subservient to the natural landscape;
  - (b) development ensures that there are no adverse effects on the natural qualities and values of the precinct.

6.2.24.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.24.3.a – Tourist accommodation zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1 or AO1.2. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 corresponds with the heights stated in AO1.1 and AO1.2. Where a proposed development exceeds the height stated in AO1.1 or AO1.2, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 15metres and 4 storeys in height;</p> <p>or</p> <p><b>AO1.2</b> Within Tourist accommodation precinct 1 – Islands, building and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 50%.</p> <p>or</p> <p><b>AO2.2</b> Where for Multiple dwellings, the site coverage is not more than 40%.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:</p> <ul style="list-style-type: none"> <li>(a) being located in highly accessible locations;</li> <li>(b) their proximity with other similar uses;</li> <li>(c) providing for the identified convenience needs of the local community;</li> <li>(d) not impacting on the role and function of the hierarchy of centres within the region;</li> <li>(e) resulting in positive economic and social benefits for the local community;</li> <li>(f) small scale extensions to existing non-residential uses.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO5</b> Buildings and structures are set back to: (a) maintain the character of the area; (b) achieve separation from neighbouring buildings and frontages.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO7</b> Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**6.2.25 Township zone code**

**6.2.25.1 Application**

- (1) This code applies to assessing development in the Township zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.25.2 Purpose**

- (1) The purpose of the Township zone code is to provide for small to medium size urban settlements located in 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.

Facilities such as tourist attractions and short-term accommodation may be appropriate.

- (2) The local government purpose of the code is to provide flexibility in zoning to facilitate appropriate development and promote opportunities in the smaller townships in the region, particularly where it is much more difficult to anticipate, plan and zone for a range of uses that may be compatible within a township and the surrounding rural area.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of land uses are provided which directly supports and services residents and visitors of the township and surrounding rural area;
  - (b) development protects and enhances the unique local character of a town;
  - (c) development provides a high level of amenity;
  - (d) community facilities and infrastructure that directly support the local community are facilitated;
  - (e) development has access to appropriate development infrastructure and essential services;
  - (f) the location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses;
  - (g) development reflects and responds to the natural features and constraints of the land.

**6.2.25.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.25.3.a – Township zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO1.1</b> A use identified in Table 6.2.25.3.b: (a) is carried out in an existing building; (b) does not increase the GFA of the building; (c) is a single tenancy only.</p>

Performance outcomes	Acceptable outcomes
<b>Height</b>	
<p><b>PO2</b> The height of buildings and structures are consistent with the character of the township.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO2.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO3.1 and setbacks stated in AO4.1, AO5.1 and AO5.2 correspond with the height stated in AO2.1. Where a proposed development exceeds the height stated in AO2.1, the proposed development will also be assessed against PO3, PO4 and PO5.</p>	<p><b>AO2.1</b> Buildings are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO3</b> Site coverage of all buildings: (a) does not result in a built form that is bulky or visually obtrusive to the streetscape; (b) respects the individual character of the township.</p>	<p><b>AO3.1</b> The site coverage is not more than 60%.</p>
<b>Setbacks</b>	
<p><b>PO4</b> Front building setbacks are consistent with the prevailing front setbacks in the street.</p>	<p><b>AO4.1</b> New buildings are built within 20% of the average front setback of adjoining buildings.</p>
<p><b>PO5</b> Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the township; (b) provide adequate daylight for habitable rooms on adjoining premises; (c) provide adequate separation between residential and non-residential uses.</p>	<p><b>AO5.1</b> Buildings are set back not less than 1.5 metres from side boundaries.</p> <p><b>AO5.2</b> Buildings are set back not less than 6 metres from rear boundaries.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO6</b> Activities compatible with the Township zone include those that: (a) do not compromise the hierarchy of centres in the region; (b) service local and visitor needs of the township and its surrounding catchment; (c) complements the scale and character of the township; (d) maintain the main street character of townships.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<b>Site constraints</b>	
<p><b>PO8</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Main street designs</b>	
<p><b>PO9</b> Building design, streetscapes and pathways and are designed to promote integration with surrounding developments and other parts of the township.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Buildings complement the character of the individual townships.</p>	<p><b>AO10.1</b> Buildings exhibit variations in their appearance to add visual interest through a combination of the following:</p> <ul style="list-style-type: none"> <li>(a) a variation of wall finishes, window treatments, balconies, awnings or other visible structural elements;</li> <li>(b) differentiation between upper and lower levels portions of the building;</li> <li>(c) traditional parapet designs provided to façades.</li> </ul>
<p><b>PO11</b> Building plant or equipment cannot be viewed from public places.</p>	<p><b>AO11.1</b> Where plant or equipment is visible from public places, it is appropriately screened from the view using a design feature.</p>
<b>Parking and access</b>	
<p><b>PO12</b> Off street parking and vehicular access are designed and located to not detract from the character of the township.</p>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>

**Table 6.2.25.3.b — Self-assessable interchangeable uses in compliance with AO1.1**

Interchangeable uses		
<ul style="list-style-type: none"> <li>• Food and drink outlet (where not involving a drive through facility)</li> </ul>	<ul style="list-style-type: none"> <li>• Health care services</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Shop (&gt;100m<sup>2</sup>)</li> <li>• Service industry</li> </ul>

**6.2.26 Waterfront and marine industry zone code**

**6.2.26.1 Application**

- (1) This code applies to assessing development in the Waterfront and marine industry zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.26.2 Purpose**

- (1) The purpose of the Waterfront and marine industry zone code is to provide for uses for which a location adjoining or near the waterfront or a marine environment is essential.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

- (2) The local government purpose of the code is to ensure that land included within this zone is used for marine orientated industries rather than general forms of industry activities or other incompatible land uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) marine industry uses are designed and managed to maintain safety of people and to avoid adverse impacts on the natural environment;
  - (b) development reflects and responds to the natural features and constraints of the land;
  - (c) lot sizes are of a sufficient size to cater for a range of waterfront and marine industrial activity;
  - (d) existing and future marine industry uses and operations are protected from the intrusion of incompatible uses;
  - (e) development does not affect the operational aspects of the Port of Cairns.

**6.2.26.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.26.3.a – Waterfront and marine industry zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 20 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<p><b>PO2</b></p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Development does not adversely impact on visibility of the aids to navigation marking the shipping channel.	
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Non-industry activities compatible with the Waterfront and marine industry zone include those that:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the operations of medium impact industry uses;</li> <li>(b) do not compromise the hierarchy of centres in the region;</li> <li>(c) complement waterfront and marine industry activities;</li> <li>(d) require large land holdings and/or buildings;</li> <li>(e) adequately cater for the individual car parking needs;</li> <li>(f) provide a service to the nearby workforce.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

## Part 7 Local plans

### 7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The levels of assessment for development in a local plan are in Part 5.
- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
  - (a) the application of the code;
  - (b) the purpose of the code;
  - (c) the overall outcomes that achieve the purpose of the code;
  - (d) the performance outcomes of the code;
  - (e) the acceptable outcomes of the code.
- (7) The following are the Local plan codes for the planning scheme:
  - (a) 7.2.1 Babinda local plan code;
    - (i) Precinct 1 – Munro Street;
    - (ii) Precinct 2 – Mill re-development;
  - (b) 7.2.2 Cairns city centre local plan code;
    - (i) Precinct 1 – City centre core;
      - (A) Sub-precinct 1a – Shields Street;
    - (ii) Precinct 2 – City centre frame;
  - (c) 7.2.3 Earlville local plan code;
    - (i) Precinct 1 – Earlville core;
    - (ii) Precinct 2 – Earlville frame;
    - (iii) Precinct 3 – Cannon Park;
  - (d) 7.2.4 Edmonton local plan code;
    - (i) Precinct 1 – Edmonton centre core;
    - (ii) Precinct 2 – Edmonton centre frame;
    - (iii) Precinct 3 – Community health;
    - (iv) Precinct 4 – Urban consolidation;
  - (e) 7.2.5 Edmonton industry and business local plan code;
    - (i) Precinct 1 – Business, trades and service employment;
    - (ii) Precinct 2 – Industry employment;
    - (iii) Precinct 3 – Transport and high impact industries;
    - (iv) Precinct 4 – Mixed use centre;
    - (v) Precinct 5 – Existing employment;
    - (vi) Precinct 6 – Existing community;
    - (vii) Precinct 7 – High impact sports;
    - (viii) Precinct 8 – Future investigation;
  - (f) 7.2.6 Gordonvale local plan code;
    - (i) Precinct 1 – Town centre;
    - (ii) Precinct 2 – Maher Road;
    - (iii) Precinct 3 – Riverstone Road;
    - (iv) Precinct 4 – Draper Road;
    - (v) Precinct 5 – Mill;
  - (g) 7.2.7 Mount Peter local plan code;
    - (i) Precinct 1 – Conservation;
    - (ii) Precinct 2 – Cooper Road;
    - (iii) Precinct 3 – Maitland Road;

- (iv) Precinct 4 – Future urban communities;
- (h) 7.2.8 Smithfield local plan code;
  - (i) Precinct 1 – Smithfield Major centre;
    - (A) Sub-precinct 1a – Smithfield Shopping Centre;
    - (B) Sub-precinct 1b – Employment;
  - (ii) Precinct 2 – James Cook University;
  - (iii) Precinct 3 – Future employment;
    - (A) Sub-precinct 3a – Future mixed use area;
    - (B) Sub-precinct 3b – Future retail and commercial area;
  - (iv) Precinct 4 – Residential communities.

## 7.2 Local plan codes

### 7.2.1 Babinda local plan code

#### 7.2.1.1 Application

This code applies to assessing development within the Babinda local plan area shown on the Babinda local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

#### 7.2.1.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Babinda local plan code.

Babinda is the southernmost District centre in the Cairns region. The local plan contains an area of approximately 650 hectares, including the township of Babinda and is situated approximately 60 kilometres south of Cairns City.

The township is situated in the narrow corridor between the Graham Range to the east and the Bellenden Ker Range to the west, both of which are steep and covered in dense tropical rainforest. The floor of the inter-range plain and the land surrounding Babinda is used for sugar cane cultivation. Babinda developed through the expansion of the sugar industry in the early decades of the twentieth century.

The township has a population of approximately 1070 people (2011 census) and primarily services the needs of the surrounding rural communities with a commercial function that is aligned with rural services and industries. The commercial focus of the town is on the 'main Street precinct' of Munro Street (as identified on the Babinda local plan maps contained in Schedule 2).

Babinda is an attractive rural town providing important district level commercial, community, social and recreational facilities to service the needs of its resident population as well as the needs of the surrounding rural areas. Babinda is characterised by its rural setting, traditional Streetscape, mountainous backdrop and proximity to Wooroonooran National Park and the Wet Tropics World Heritage Area. To the west of the township is the Boulders swimming hole, a popular recreation area for both tourists and residents. The town is a popular destination for tourists.

The area has a wet tropical climate, with the township recording an average annual rainfall over 4000mm and is noted for being the wettest town in Australia. The backdrop to the township is dominated by the steep, forested hillslopes of the Bellenden Ker range; vistas to this range are afforded from most areas of the town. The township is noted for its proximity to Queensland's two highest mountains; Mount Bellenden Ker and Mount Bartle Frere. Babinda creek and its multiple tributaries, including Weinert creek and Christian creek, traverse the local plan area. The high average annual rainfall of the region, combined with the steep catchments results in parts of the area being subject to flooding.

Much of the township's character is derived from its village feel, history as a sugar town, its valued buildings and places, rural setting and proximity to the mountain ranges. Many of the town's existing dwellings, commercial and community buildings have been identified as places of local significance. Eastwood Street, located to the immediate south of the Munro Street precinct has been identified as a Neighbourhood character precinct. Neighbourhood character precincts are subject to built form guidelines to ensure that additions to or new buildings are consistent with the scale and built form of existing buildings. Valued buildings within these precincts and places of local significance are to be retained to assist in maintaining the character of the township.

The viability of the township, particularly its commercial viability, has been affected by changes in society and by the relative proximity of the township to the urban areas of the region. Babinda is to continue as a township servicing the sugar industry and other primary industries of the wider area. Babinda is well serviced by physical infrastructure. Residential growth within Babinda can be accommodated by some minor upgrades and augmentation of existing infrastructure networks.

The local plan area is dissected by the Bruce Highway and the North Coast rail line. These transit routes provide a physical barrier between the east and west of the local plan area. Access between the two precincts is achieved at two points; Munro Street and Christian Street. The Babinda rail station and associated water tank are focal points of the town and vistas to these structures, in particular from the Bruce Highway, should be maintained.

The western side of the local plan area contains the main Street of Babinda, Munro Street, and the Babinda Hospital, St Rita's School, the Babinda state School, the Mill re-development precinct (the former mill site), the majority of Babinda's residential precincts and the area for residential, commercial and industrial expansion. The western area extends to the forested foothills of the Bellenden Ker range.

The eastern side contains a strip of residential development, fronting Howard Kennedy drive. The land fronting Howard Kennedy drive is generally for residential purposes. However, in addition to residential dwellings the area contains a mix of existing non-residential land uses. Within this area there is a higher tolerance for interspersing non-residential development and there will be greater flexibility for non-residential uses, provided the impacts of such development are addressed and managed on-site and development does not detract from the commercial primacy of the Munro Street precinct.

The eastern site of the local plan area also contains the Rotary Park camp area, the Council depot and the Babinda railway station. The eastern boundary of the local plan area is formed by the interface with productive agricultural land and Babinda creek. No expansion of Babinda is intended on this side of the Bruce Highway.

The focal point for public sport and recreation and community facilities is to the south of the township at Bill Wakeham Park which provides football fields, the showground and community hall.

It is intended that there be a relatively flexible approach to the development of commercial and service activities and tourist attractions and accommodation in order to strengthen the viability of the township whilst maintaining the primacy of commercial activities within the Munro Street precinct.

The township is based on a traditional main Street with a surrounding grid pattern for development. New development should continue the traditional grid pattern. Residential expansion within the local plan area can be accommodated within 'Site A' and 'Site B' as identified on the Babinda local plan maps contained in Schedule 2. Urban development is limited to land within the urban boundary. Should the need for further residential expansion arise within the life of this scheme, 'Site C' could be investigated for residential purposes subject to a detailed investigation of need, infrastructure capacity and on-site constraints.

#### Precinct 1 - Munro Street

Munro Street precinct is the core of the local plan area. Future development in this precinct should reinforce this function. Development outside of the Munro Street precinct should not detract from the commercial viability of the precinct. If the demand for additional commercial land arises, once the Munro Street precinct has been developed to capacity, it could be extended to the west.

Development is to be appropriately designed and is integrated with the heritage places and character precinct. Heritage places are to be retained through adaptive re-use of existing buildings. New development maintains the scale of the surrounding area and may be up to two storeys in height. New buildings fronting Munro Street are to be constructed to the front boundary and be sympathetic to the existing Streetscape and traditional character. Any off-Street parking provided in conjunctions with development is to be located behind the built form. Awnings, for weather protection for pedestrians are provided to Munro Street.



**Precinct 2 - Mill re-development**

The Mill re-development precinct is the former Babinda Mill site as identified on the Babinda local plan maps contained in Schedule 2. The Mill re-development precinct is subject to a preliminary approval, issued on 25 May 2013 and as referenced within Schedule 4. The precinct includes zoned industrial land and is intended to facilitate employment opportunities. Development within the Mill re-development precinct does not detract from the commercial primacy of the Munro Street precinct.

The former mill workers houses should be retained on large lots and could be used for more intensive home based businesses, including those of an industrial nature. The remainder of the site is intended to be used for industrial development which services the town and surrounding rural area's industry and service industry needs. Industries established on this site are to be non-water reliant as the existing infrastructure is insufficient to support intensive or water reliant uses, alternatively, new water reliant industries do not rely upon Council infrastructure. New industrial uses should be aligned with servicing the surrounding agricultural and rural uses. Appropriate buffers are required to be provided on-site to mitigate any adverse impacts from development on adjoining or nearby residential allotments. Advertising should be discrete and not detract from the scenic amenity of the area or existing vistas.

**7.2.1.3 Purpose**

- (1) The purpose of the Babinda local plan code is to facilitate development that maintains and enhances a vibrant and independent community which supports the needs of the local community and surrounding rural areas, whilst protecting and enhancing the unique local and historic character of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development maintains and reinforces the commercial primacy of Precinct 1 - Munro Street;
  - (b) development maintains the key built form, streetscape, landscape character and natural environment elements that contribute to the setting, character and identity of the township;
  - (c) development maintains and enhances the unique local character of the township;
  - (d) valued community buildings and places are retained and adaptively re-used to preserve the character of the township;
  - (e) the form and scale of development is low impact with buildings that are low rise;
  - (f) residential development occurs within designated areas to consolidate Babinda as a permanent residential settlement with residential areas having good access to services and facilities;
  - (g) lot reconfiguration provides a street layout that is based on a traditional grid pattern;
  - (h) conflicts between different land uses, such as residential, commercial, agricultural, and industrial land uses are minimised;
  - (i) industrial development is facilitated within zoned land and industrial land is protected from encroachment of incompatible land use activities.

**Precinct 1 - Munro Street:**

- (3) In addition to 7.2.1.3(2), the overall outcomes sought for the precinct are:
  - (a) development in the precinct supports the role and function of Babinda as a District centre, meeting the needs of the local community and surrounding rural areas;
  - (b) the establishment of mixed uses which enhance the rural town character and rural service centre role of the town is encouraged;
  - (c) development services the needs of both local residents, residents of the surrounding rural area and visitors;
  - (d) development maintains and enhances the streetscape of the precinct.

**Precinct 2 – Mill re-development:**

- (4) In addition to 7.2.1.3(2), the overall outcomes sought for the precinct are:
  - (a) development in the precinct accommodates the town’s and surrounding rural area’s immediate industry and service industry needs;
  - (b) industry land uses are low-impact and are not excessively reliant upon reticulated water supply;
  - (c) the type of industrial development is carefully considered to mitigate impacts on sensitive land uses.

**7.2.1.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.1.4.a – Babinda local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b> Development contributes to the establishment of an attractive streetscape and sense of arrival to Babinda.</p>	<p><b>AO1.1</b> Development adjacent to the gateway site identified on the Babinda local plan maps contained in Schedule 2, incorporates aesthetic treatments, landscaping and other design elements to enhance the sense of arrival to Babinda.</p> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<p><b>PO2</b> Development for a service station does not include a Food and drink outlet that involves a drive through facility.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Lot reconfiguration – general</b>	
<p><b>PO3</b> Lot reconfigurations which include the delivery of new roads are designed to be consistent with the traditional road pattern.</p>	<p><b>AO3.1</b> Roads are laid out in a grid pattern.</p>
<b>Additional requirements for Precinct 1 – Munro Street</b>	
<p><b>PO4</b> Development in the Munro Street precinct:                      (a) complements the existing built form and streetscape character of Munro Street;                      (b) has a building height consistent with adjoining buildings;                      (c) reinforces the main street character of Munro Street.</p> <p>Note – Where a proposed development exceeds the height stated in AO4.1, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO4.1</b> Development in the Munro Street precinct:                      (a) is constructed with a 0 metre setback from street frontages;                      (b) has a maximum height of 8.5 metres and 2 storeys;                      (c) provide a ground level facade which consists of windows, wall openings or shopfronts;                      (e) includes windows and balconies on upper levels facing the street;                      (f) locates air conditioning plant at the rear of the building and is screened from the street frontage and public views by architectural features.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO5</b> Development enhances pedestrian comfort and connectivity.</p>	<p><b>AO5.1</b> Development provides continuous pedestrian weather protection over the footpath which:</p> <ul style="list-style-type: none"> <li>(a) is non-transparent;</li> <li>(b) is cantilevered from the building and where posts are used, the posts are non-load bearing;</li> <li>(c) includes under awning lighting;</li> <li>(d) is consistent with other pedestrian awnings within the precinct.</li> </ul>
<p><b>PO6</b> Development provides on-site car parking and vehicular access which does not dominate the streetscape.</p>	<p><b>AO6.1</b> On-site car parking is located behind existing or new buildings.</p>
	<p><b>AO6.2</b> Vehicular access to on-site parking and manoeuvring areas does not dominate the streetscape and is provided from streets other than Munro Street, where alternative access arrangements can be achieved.</p>
<p><b>PO7</b> Places of local significance are retained and adaptively re-used.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>Additional requirements for Precinct 2 – Mill re-development</b></p>	
<p><b>PO8</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not detract from the scenic backdrop;</li> <li>(b) is screened from existing and future residential areas by landscaping and provides appropriate buffering.</li> </ul>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<p><b>Additional requirements for reconfiguring a lot in the Low density residential zone</b></p>	
<p><b>PO9</b> Lot reconfigurations in the Low density residential zone are of sufficient area and dimensions to:</p> <ul style="list-style-type: none"> <li>(a) accommodate land uses that are consistent with the purpose and overall outcomes of the zone;</li> <li>(b) protect environmental features and take into account on and off site constraints;</li> <li>(c) be consistent with existing lot sizes in the surrounding area.</li> </ul>	<p><b>AO9.1</b> Lots have a minimum lot size of 800m<sup>2</sup>.</p>
<p><b>Additional requirements for Reconfiguring a lot in Precinct 2 – Mill re-development</b></p>	
<p><b>PO10</b> Lot reconfigurations in Precinct 2 – Mill re-development are of sufficient area and dimensions to:</p> <ul style="list-style-type: none"> <li>(a) accommodate the intended land uses;</li> <li>(b) be consistent with existing lot sizes in the surrounding area.</li> </ul>	<p><b>AO10.1</b> Lots have a minimum lot size of 2,000m<sup>2</sup>.</p>

## 7.2.2 Cairns city centre local plan code

### 7.2.2.1 Application

This code applies to assessing development within the Cairns city centre local plan area as shown on the Cairns city centre local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.2.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Cairns city centre local plan code.

The Cairns city centre is the principal regional centre for the Far North Queensland region. It contains the largest and most diverse concentration of urban activities and is the key regional focus of employment, government, administrative, retail, commercial and specialised services. The centre is supported by key regional infrastructure including the Cairns Airport, Port of Cairns, Cairns Base Hospital and Cairns Private Hospital which form part of a medical precinct.

The city centre remains the dominant centre for office based employment and the location for head offices and government agencies. Development which adds to the activity and vitality of the city centre is encouraged. The city centre has the advantage of an active and vibrant night economy, which is supported by tourist activity. This is a great strength which needs to be supported and expanded. Additional permanent residential development is encouraged to complement the tourist activity.

The city and land on which it stands has a diverse history through its Indigenous, European and migrant history. There is a rich array of local stories that can be interpreted into the design of new developments and provision of public art. Many places of local significance and state heritage places are located within the city.

Cairns city has the opportunity to be an exemplar of tropical urbanism creating a built environment that is uniquely tropical in both the streetscape and through the urban design and built form response. The design of buildings and the creation of high quality urban places is a priority of this code. Key view corridors to the Trinity Inlet and the forested backdrop should be retained. The Esplanade and lagoon area, including Fogarty Park, is a vibrant public place utilised for recreation and entertainment.

In recent years new development has established on the edge of the city centre with a natural drift of activity towards Trinity Inlet. This has created a reduced level of activity between the centre and the edges. The urban structure of the city needs to be more compact and key destinations better linked through a clear public space structure. The Cairns City Centre Master Plan provides a clear public space structure for the City, the City triangle, which connects the three key corner anchors of the City with green spines. The corner anchors include Cairns Central which is a key retail node, the Cairns Esplanade which is a key recreational and leisure node and City Port, a key waterfront precinct.

The city centre local plan is made up of a city centre core precinct and a city centre frame precinct. The city centre core is to contain the tallest development with the greatest mix of uses and the highest degree of active frontages to ground floors. Activity needs to be encouraged in the city centre through a diversification of uses that build on the traditional strengths to establish a 24 hour economy. It is important to encourage a lively city centre with a focus on higher order development and being the economic hub of the region. It is a desired outcome to achieve a walkable city through high quality streetscapes with developments fronting the streetscape being provided at a human scale with a street canopy providing shelter for pedestrians from the elements. The street canopy is an architectural expression of the natural rainforest phenomenon. Predominantly Cairns city is developed and future growth of the city centre will primarily occur through infill and redevelopment of existing sites.

The city centre has the highest potential for transit oriented development as it contains a wide mix of uses, including high density residential and employment uses, a bus transit station and has good public transport connections to all parts of the city. The long distance rail service is important and should remain well integrated with city centre activities and bus services. Connections to the Cairns Airport are also important and the current ease of access should be maintained.

The city centre frame is to compliment and support the primacy of the city centre through high density development and mixed use development. The frame also provides a transition between the core and the surrounding suburbs, port operations and tourist areas.

Trinity inlet, on the south eastern periphery of the local plan area, provides for the operations of the Port of Cairns, including the Cairns Cruise Liner Terminal and Cityport. This land is identified as Strategic port land and is subject to the Far North Queensland Ports Corporation Land Use Plan which is a statutory document. The Far North Queensland Ports Corporation Land Use Plan describes the land use intent and development outcomes for the Cityport area, defining the use, character and form of development within the area. It is important that public access to the foreshore and banks of Trinity Inlet continues and where possible is improved.

The local plan is to support the long term prosperity, primacy and quality of the Cairns city.

### 7.2.2.3 Purpose

- (1) The purpose of the Cairns city centre local plan code is to strengthen and reinforce the role and function of the Cairns city centre as the Principal centre for Cairns and the Far North Queensland region by:
  - (a) providing for the highest order retail, commercial, employment, residential, administrative, community, cultural, recreation and entertainment activities;
  - (b) promoting transit oriented development through a well-connected and integrated city centre;
  - (c) promoting tropical urbanism through high quality built form and urban places;
  - (d) protecting the rich character and heritage of the city and its distinctive tropical identity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the widest range and most diverse mix of the highest order retail, commercial, employment, residential, administrative, community, cultural, recreational and entertainment activities are established within the local plan area;
  - (b) development creates an attractive, comfortable, active, safe and responsive public realm that defines street character and activity, and which provides for the 'city in a rainforest' street environment;
  - (c) development above podium level is appropriately set back from the street frontage and site boundaries to:
    - (i) maintain the character and amenity of the streetscape;
    - (ii) maintain view lines and vistas to the mountains and the ocean along the streets, between developments and to and from public places;
    - (iii) provide appropriate separation between buildings on the same site or adjoining sites.
  - (d) development interacts with and contributes to a sense of local identity;
  - (e) development contributes to a well-connected and integrated city that is strengthened by activity and a connected network of pedestrian pathways, arcades and laneways, cycle routes and public transport;
  - (f) development contributes to an inclusive, active, healthy and engaged community with a high level of access to social, cultural and community services, infrastructure and facilities;
  - (g) development is characterised by high quality urban design that responds to the tropical climate and complements adjoining and nearby development to achieve an appropriate and memorable cityscape and streetscape form;

- (h) development demonstrates tropical urbanism through:
  - (i) providing a high standard of design reflective of the qualities of good urban places;
  - (ii) buildings and structures by their design and setting reflect the concept of a 'city in a rainforest';
  - (iii) appropriate use of materials and landscaping;
  - (iv) provision of shading to all facades to improve occupant amenity and the appearance of the building;
- (i) development is designed to minimise conflict between existing and proposed uses;
- (j) development addresses the street, and provides active and articulated frontages of a human scale and includes uses that encourage interaction with the street;
- (k) finished floor levels are constructed as close as possible to the footpath level having regard to potential flooding and storm tide constraints. Any transition in height from the footpath to finished floor level occurs within the site and not the road reserve;
- (l) cultural and historic attributes are maintained; on places of local significance, buildings within neighbourhood character areas, and by conserving state heritage places within the local plan area;
- (m) development allows for views to and from prominent and important city landmarks and retains and enhances vistas to the mountain ranges, ocean and the Esplanade;
- (n) footpaths are provided with continuous shelter that provides protection to pedestrians from sun and rain;
- (o) landscape treatment at street, podium and tower components of development, is of a high standard that reflects and reinforces the tropical image of the region;
- (p) the location and design of infrastructure, vehicular access, waste and recyclable materials collection and service vehicle access does not adversely impact:
- (q) the safe movement of pedestrians, cyclists and adjacent road traffic;
- (r) the provision of continuous facades and active frontages or the amenity of the streetscape;
- (s) the provision of a continuous street canopy over the footpath at street level.
- (t) vehicle parking areas are integrated within or behind buildings to ensure they are not visual features of the local plan area;
- (u) high quality public transport facilities are provided at key locations;
- (v) appropriately scaled public art and cultural infrastructure is provided;
- (w) development contributes to establishing a defined edge between Precinct 1 – City centre core, Precinct 2 - City centre frame and sites situated outside the City centre local plan area;
- (x) the operational aspects of the Cairns Airport and Port of Cairns are protected.

### **Precinct 1 – City centre core**

- (3) In addition to 7.2.2.3(2), the overall outcomes sought for the precinct are:
  - (a) Precinct 1 – City centre core contains the following sub-precinct:
    - (i) Sub-precinct 1a – Shields Street;
  - (b) built form and building height reinforces the prominence of the city centre as the Principal centre;
  - (c) development provides a street canopy over the footpath at street level;
  - (d) active frontages are established for the full frontage of buildings located on the streets identified on the Cairns city centre local plan maps contained in Schedule 2;
  - (e) vehicular crossovers are located to reinforce the pedestrian priority to city centre streets and continuous active frontages, in particular through the use of rear laneways, where available;
  - (f) development within the precinct provides uses that support a 24 hour economy;
  - (g) where development fronts two north - south streets, intra-block pedestrian connection is provided;
  - (h) residential buildings within the precinct provide for higher density living opportunities above ground level to facilitate active frontages at the street level.



- (i) the pedestrian scale streetscape and view lines of Precinct 1a - Shields street are maintained.

**Precinct 2 – City centre frame**

- (4) In addition to 7.2.2.3(2), the overall outcomes sought for the precinct are:
  - (a) Precinct 2 – City centre frame contains the following sub-precinct:
    - (i) Sub-precinct 2a – City centre frame (Building height)
  - (b) provides for a transition of building form from Precinct 1 – City centre core of the local plan to sites outside of the local plan area;
  - (c) development which establishes within the Precinct 2 - City centre frame maintains the primacy of Precinct 1 – City centre core;
  - (d) development within the precinct compliments Precinct 1 – City centre core through predominantly residential and tourist accommodation uses;
  - (e) development provides a street canopy over the footpath at street level;
  - (f) development provides public access to the waterfront;
  - (g) development provides high quality landscaping.

Note – Planning Scheme Policy – Tropical urbanism provides guidance on appropriate design and achieving the purpose and outcomes of this code.

Note – The Ports North Land Use Plan has statutory effect over parts of the City centre local plan area. The Far North Queensland Ports Corporation Land is identified on the Zone maps and City centre local plan maps contained in Schedule 2. Queensland Ports Corporation Land is subject to the provisions of Part 10 - Other plans.

**7.2.2.4 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 7.2.2.4.a – Cairns city centre local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Centre role and function</b>	
<p><b>PO1</b> Development supports the role and function of Cairns city centre as the Principal centre for Cairns and the Far North Queensland region by accommodating the highest order, widest range, most diverse mix and highest density of commercial, business, retail, recreational, entertainment, residential and tourist development.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> The establishment of uses is consistent with the purpose and overall outcomes sought for the local plan area.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Conflicts between proposed and existing developments are minimised through location, design and operation.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Development: (a) reinforces the city centre as the area accommodating the highest intensity of development;</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<p>(b) protects and enhances the image and tropical character of the city centre;</p> <p>(c) respects the character, heritage values and amenity of the area;</p> <p>(d) does not affect the operational aspects of the Cairns Airport and Port of Cairns.</p>	
<b>Site requirements</b>	
<p><b>PO5</b> The site contains sufficient area and is of suitable shape to accommodate all aspects of the proposed development.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<p><b>PO6</b> The height of buildings and structures reinforces Precinct 1 – City centre core as the area accommodating the highest intensity of development. The height of buildings and structures within Precinct 2 – City centre frame provides for a transition between the building height and form of the local plan area to surrounding areas.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO6.1, 6.2, 6.3, or 6.4. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – Where a proposed development exceeds the height stated in AO6.1, AO6.2, AO6.3 or AO6.4, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO6.1</b> Where on a site with an area of 1000m<sup>2</sup> or greater and within Precinct 1 – City centre core or Sub-precinct 1a – Shields Street, the height of any building or structure is not more than the corresponding height of the Obstacle limitation surface as identified on the Airport environs overlay map contained in Schedule 2.</p> <p><b>AO6.2</b> Where on a site with an area of 1000m<sup>2</sup> or greater and within Precinct 2 – City centre frame, the height of any building or structure is not more than 30 metres.</p> <p><b>AO6.3</b> Where on a site with an area of 1000m<sup>2</sup> or greater and within Sub-precinct 2a – City centre frame (building height), the height of any building or structure is not more than the corresponding height of the Obstacle limitation surface as identified on the Airport environs overlay map contained in Schedule 2.</p> <p><b>AO6.4</b> Where on a site with an area less than 1000m<sup>2</sup>, the height of buildings and structures is not more than 28 metres and 9 storeys.</p>
<b>Built form</b>	
<p><b>PO7</b> The design and siting of buildings and structures at podium level:</p> <p>(a) contributes to the desired amenity and character of the streetscape and local plan area;</p> <p>(b) contributes to the safety, character, amenity and vitality of the streetscape;</p> <p>(c) ensures continuity at ground level;</p> <p>(d) maintains a human scale.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses for safety.</p>	<p><b>AO7.1</b> Where less than 9 metres and 2 storeys above the height of the existing footpath, development is built to the street frontage(s) and set back 0 metres from all other boundaries.</p> <p><b>AO7.2</b> Podiums are not more than:</p> <p>(a) 9 metres and 2 storeys above the height of the existing footpath level, where within 15 metres of a street frontage;</p> <p>(b) 11 metres in height above the height of the existing ground level where greater than 15 metres from the street frontage.</p>

Performance outcomes	Acceptable outcomes
<p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	
<p><b>PO8</b> Development achieves adequate separation between buildings and structures on the same site or adjoining sites to:</p> <ul style="list-style-type: none"> <li>(a) maintain privacy and amenity for residents and occupants;</li> <li>(b) maximise the availability of light and ventilation to the development, adjoining sites and public places;</li> <li>(c) avoid a visually over bearing built form;</li> <li>(d) maintain view lines and vistas to the mountains and the ocean along streets, between developments and from public places.</li> </ul> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	<p><b>AO8.1</b> Where buildings or structures are greater than 9 metres above the height of the existing footpath level, they are set back:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from all street frontages, other than the Esplanade or Sub-precinct 1a – Shields Street;</li> <li>(b) 15 metres from the Esplanade, and Sub-precinct 1a – Shield Street;</li> <li>(c) 1/6 of the height of the building or 4 metres, whichever is the greater from the side boundaries;</li> <li>(d) 10 metres from the rear boundary.</li> </ul> <p><b>AO8.2</b> Where buildings and structures are greater than 9 metres and 2 storeys but not more than 28 metres and 9 storeys above the height of the existing footpath level and they are on a site with an area less than 1000m<sup>2</sup>, they are set back:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from all street frontages, other than the Esplanade or Sub-precinct 1a – Shield Street;</li> <li>(b) 15 metres from the Esplanade, and Sub-precinct 1a – Shield Street;</li> <li>(c) 0 metres from the side boundaries;</li> <li>(d) 10 metres from the rear boundary.</li> </ul> <p><b>AO8.3</b> Where development includes more than one tower on a single site, towers are horizontally separated, at all levels above podium level, by the lesser of:</p> <ul style="list-style-type: none"> <li>(a) 1/3 of the height the building;</li> <li>(b) 20 metres.</li> </ul>
<p><b>PO9</b> Development is designed and sited to ensure that:</p> <ul style="list-style-type: none"> <li>(a) buildings are consistent with the site and surrounds, moderate in width and avoid a visually overbearing built form;</li> <li>(b) development does not result in the appearance of a wall of buildings when viewed from streets and public places;</li> <li>(c) view lines and vistas are maintained to the mountains and the ocean along streets, between developments and from public places;</li> <li>(d) privacy and amenity for residents and occupants on the site and adjoining sites is maintained;</li> <li>(d) the availability of light and ventilation to development, adjoining sites and public places is maximised.</li> </ul>	<p><b>AO9.1</b> The maximum width of any tower elevation, in any plane, is 40 metres.</p> <p><b>AO9.2</b> Where development is on a site with an area less than 1000m<sup>2</sup>, the total maximum width of built form above podium height, including development on adjoining sites, without appropriate separation is 40 metres.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO10</b> Balconies and habitable rooms are to be oriented to the street front and rear of the site and setback appropriately to achieve privacy between adjoining developments and sites and amenity for residents and occupants.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Tropical urbanism</b>	
<p><b>PO11</b> Development provides a high standard of design that:</p> <ul style="list-style-type: none"> <li>(a) achieves tropical urbanism outcomes;</li> <li>(b) positively contributes to the image of the region and provides a visually appealing and interesting skyline when viewed from surrounding areas including but not limited to the coral sea;</li> <li>(c) assists in the legibility of the city centre from surrounding areas.</li> <li>(d) displays the qualities of good urban places;</li> <li>(e) reflects the concept of a 'city in a rainforest';</li> <li>(f) uses appropriate materials;</li> <li>(g) provides high quality landscaping.</li> </ul> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<p><b>PO12</b> The design of buildings pays particular regard to design features of the streetscape, including:</p> <ul style="list-style-type: none"> <li>(a) a demonstration of the qualities of good urban places and tropical urbanism</li> <li>(b) horizontal forms, such as roof heights, plinths, verandahs, parapets and eaves;</li> <li>(c) dominant and accentuated vertical patterning;</li> <li>(d) the scale and patterning of openings and associated shades and awnings;</li> <li>(e) the colour, texture and scale of building materials and trims;</li> <li>(f) other dominant features of adjacent development.</li> </ul> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	<p><b>AO12.1</b> No acceptable outcomes are provided</p>
<p><b>PO13</b> Development is designed and sited to provide articulation and relief in the façade through design and practical features.</p>	<p><b>AO13.1</b> Building facades are to be articulated and provide contrast between light and shadow for at least 50% of the façade area.</p>
<p><b>PO14</b> Visible walls are provided with architectural treatments to provide relief through depth, texture, colour, light and shade.</p>	<p><b>AO14.1</b> Where a wall is greater than 3 metres high and more than 6 metres wide, architectural relief is provided in the form of windows, penetrations or other design features including through the use of depth, texture, colour, light and shade.</p> <p><b>AO14.2</b> Treatments of facades along street frontages are to be 'returned' on side or rear elevations (where</p>

Performance outcomes	Acceptable outcomes
	visible from a public place) for a distance of 10 metres.
<p><b>PO15</b> Development achieves tropical urbanism through responding to the tropical climate and providing a comfortable environment for residents and occupants</p>	<p><b>AO15.1</b> Building facades are to be articulated and designed to facilitate 50% shading to each façade.</p> <p><b>AO15.2</b> Buildings, materials and external surfaces are light in colour to assist in reducing internal temperatures.</p>
<p><b>PO16</b> Development promotes an integrated streetscape, and buildings and street canopies are designed to respond to the city’s distinctive tropical character and local environment, and contribute to the concept of a ‘City in a rainforest’.</p>	<p><b>AO16.1</b> No acceptable outcomes are provided.</p>
<b>Streetscape</b>	
<p><b>PO17</b> Development strengthens the city centre’s sense of place and identity by maintaining and/or creating visual connections with significant built and landscape elements within and surrounding the centre.</p> <p>Note – Vistas and view lines to the esplanade and inlet are maintained, and created from public places.</p>	<p><b>AO17.1</b> No acceptable outcomes are provided.</p>
<p><b>PO18</b> Buildings located in positions such as corner sites or with frontage to public spaces, are designed to emphasise the importance of their location.</p>	<p><b>AO18.1</b> No acceptable outcomes are provided.</p>
<p><b>PO19</b> The vertical rhythm, scale and architectural detail of the existing streetscape is complemented. Regard is to be given to urban design elements such as colonnades, verandahs, windows, eaves, parapets, roof form, scale and other significant features of adjacent developments.</p>	<p><b>AO19.1</b> No acceptable outcomes are provided.</p>
<p><b>PO20</b> Development is designed to provide:</p> <ul style="list-style-type: none"> <li>(a) an attractive streetscape;</li> <li>(b) active frontages at the pedestrian level which encourage interaction between the public and private realm;</li> <li>(c) a vibrant street-oriented atmosphere.</li> </ul>	<p><b>AO20.1</b> Development is designed to provide:</p> <ul style="list-style-type: none"> <li>(a) an identifiable principal pedestrian point of entry from the primary street frontage or the corner, in the case of a corner lot;</li> <li>(b) a built form that is of a human scale;</li> <li>(c) visual and physical interaction between the public and private realm, and does not provide expanses of blank walls or visually impermeable security devices;</li> <li>(d) articulation of the facade on both the horizontal and vertical plane;</li> <li>(e) windows and or balconies that overlook the street and adjacent public areas;</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(f) active frontages are provided to buildings fronting streets identified on the Cairns city centre local plan maps contained in Schedule 2.</p>
<p><b>PO21</b> Development provides a continuous, safe pedestrian environment which has a high level of amenity and comfort.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	<p><b>AO21.1</b> Development incorporates a street canopy over the footpath that:</p> <ul style="list-style-type: none"> <li>(a) affords pedestrians shelter from the sun and rain for the full frontage of the site;</li> <li>(b) has a minimum height of 2 storeys above the finished footpath level, as measured to the underside of the feature;</li> <li>(c) has a maximum height of 6 metres or the height of the podium or the corresponding development, whichever is the lesser;</li> <li>(d) provides appropriate shading and screening features for weather protection commensurate with its orientation;</li> <li>(e) joins, and is complementary to the awning or street canopy on adjoining buildings in terms of design, height and aesthetics;</li> <li>(f) accommodates vehicle and service entry and exit points without compromising the function, form and utility of the pedestrian environment.</li> </ul> <p><b>AO21.2</b> Infrastructure, services and utilities are not visible features when viewed from the public realm.</p> <p><b>AO21.3</b> Development does not create opportunities for human concealment.</p> <p><b>AO21.4</b> Development provides a finished floor level for all ground level tenancies fronting a street, at the level of the existing footpath.</p> <p><b>AO21.5</b> Where flood or storm tide constraints necessitate a finished floor level for ground level tenancies above the height of the existing footpath level:</p> <ul style="list-style-type: none"> <li>(a) any ramps, stairs or other features utilised to bridge the variation in floor level are contained wholly within the curtilage of the building;</li> <li>(b) active frontages are provided from the level of the footpath.</li> </ul> <p><b>AO21.6</b> Activities on the road reserve are complementary to the uses in adjacent buildings and are secondary to the pedestrian needs of footpaths.</p>
<p><b>PO22</b> Development in Sub-precinct 1a – Shields Street demonstrates the highest level of integration with the existing streetscape.</p>	<p><b>AO22.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO23</b> Landscaping, street furniture, directional signage and footpath treatments are provided to the frontage of the development site that:</p> <ul style="list-style-type: none"> <li>(a) are of a high quality and standard;</li> <li>(b) reflect and reinforce the tropical image of the city centre;</li> <li>(c) reinforce the concept of a 'city in a rainforest'.</li> </ul>	<p><b>AO23.1</b> Streets are landscaped and treated in accordance with the green streets identified on the Cairns city centre local plan maps contained in Schedule 2.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the specific landscaping requirements from the City in a Rainforest Master Plan.</p>
<p><b>PO24</b> Legibility is promoted through the design of buildings and spaces and assists users to find their way.</p>	<p><b>AO24.1</b> Buildings prominently display street numbers and building names.</p>
<b>Landscaping</b>	
<p><b>PO25</b> Development is landscaped both horizontally on the site and structures, and vertically to provide a meaningful contribution to reflect the concept of a 'city in a rainforest'.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO25.1</b> No acceptable outcomes are provided for horizontal landscaping.</p> <p><b>AO25.2</b> Buildings and structures are vertically landscaped for a minimum of 15% of each façade, for the full height of the development.</p> <p>Note – Compliance with the vertical landscaping requirements can be achieved through mature vegetation projecting out of the horizontal plane.</p>
<b>Pedestrian and cycle networks</b>	
<p><b>PO26</b> Development improves local connectivity by maintaining existing, and providing additional east-west intra-block pedestrian connections where possible.</p>	<p><b>AO26.1</b> Development with frontage to Pedestrian arcade connections as identified on the Cairns city centre local plan maps contained in Schedule 2, provides a pedestrian arcade between the identified streets, with a minimum width of 6 metres, or maintains an existing connection, between the two north – south streets.</p>
<p><b>PO27</b> Development located adjacent to the waterfront provides for a continuous public boardwalk and public open space.</p>	<p><b>AO27.1</b> No acceptable outcomes are provided.</p>
<b>Parking and access</b>	
<p><b>PO28</b> Vehicle access points do not visually dominate the streetscape. Vehicular accesses are consolidated through shared access points, or laneway accesses are utilised.</p> <p>Note – Refer to the Centre design code.</p>	<p><b>AO28.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO29</b> Vehicle access points do not compromise pedestrian safety and amenity and ensure that safe and serviceable access is provided to developments.</p>	<p><b>AO29.1</b> Vehicle access is provided at the same level as the footpath for minimum of 15 metres from the sites street frontage into the development / site.</p>
<p><b>PO30</b> Development is designed to ensure that off-street parking is not a visible feature from streets and other public spaces.</p>	<p><b>AO30.1</b> Off-street car parking is located within a building or behind a building and is screened from view from the street or public places by the built form, including the provisions of active frontages.</p>
<p><b>PO31</b> Development is designed such that the safety and efficiency of the pedestrian and road network are not adversely impacted upon.</p>	<p><b>AO31.1</b> No acceptable outcomes are provided.</p>
<p><b>PO32</b> Development fronting a limited access street, as identified on the Cairns city centre local plan maps contained in Schedule 2, does not provide additional physical vehicle access points to a limited access street.</p>	<p><b>AO32.1</b> No acceptable outcomes are provided.</p>
<p><b>PO33</b> On-site vehicle parking is provided to accommodate the demand generated by the development.</p> <p>Note – Where a conflict exists between the rates specified in the planning scheme and those proposed, a Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is required to demonstrate that sufficient vehicle parking is provided for the development.</p>	<p><b>AO33.1</b> Development provides on-site car parking spaces not less than the following minimum rates for:</p> <ul style="list-style-type: none"> <li>(a) Food and Drink Outlet – 1 space per 50m<sup>2</sup> GFA and outdoor dining area;</li> <li>(b) Office – 1 space per 50m<sup>2</sup> GFA;</li> <li>(c) Shop or Shopping centre – 1 space per 50m<sup>2</sup> GFA.</li> </ul> <p>Note – For all other uses the rate is as specified within Table 9.4.8.3.b of the Parking and access code in part 9</p>
Additional requirements for night time activities	
<p><b>PO34</b> Development for a Hotel, Bar and/or Nightclub entertainment facility is located and accessed from a street identified as a night time entertainment activity street on the Cairns city centre local plan maps contained within Schedule 2, to ensure development does not cause nuisance to adjoining and nearby premises and to ensure public safety is maintained.</p>	<p><b>AO34.1</b> No acceptable outcomes are provided.</p>
<p><b>PO35</b> Development involving night time activities is located, designed and operated to ensure development does not cause nuisance to adjoining and nearby premises.</p>	<p><b>AO35.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO36</b> Development involving the use of balconies, podiums or rooftops for entertainment of patrons, visitors, guests or residents is appropriately located, designed and operated to ensure development does not cause nuisance to adjoining and nearby premises and protects and maintains the operational integrity of the Cairns Airport.</p>	<p><b>AO36.1</b> No acceptable outcomes are provided.</p>
<b>Flood and storm tide</b>	
<p><b>PO37</b> Development in an area which is subject to flood or storm tide inundation does not contain habitable floors or essential infrastructure or services below the nominated inundation level for the defined event.</p>	<p><b>AO37.1</b> No acceptable outcomes are provided.</p>

## 7.2.3 Earlville local plan code

### 7.2.3.1 Application

This code applies to development within the Earlville local plan area as shown on the Earlville local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.3.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Earlville local plan code.

The Earlville local plan area is the focus of retail and business activity for the inner suburbs of Cairns City. It is located approximately 4.5 kilometres west of the Cairns city centre at the northern end of the Bruce Highway, where it transitions into Mulgrave Road.

Mulgrave Road was originally known as Hop Wah Road as it led to the Hop Wah Plantation where the first sugar mill in the district was built in 1880. The site of the mill was on Clarkes Creek next to the present location of Stockland Shopping Centre. The old name lost its significance after the plantation closed down and the road was renamed Mulgrave Road in 1911.

Originally established in 1980, at the then western periphery of Cairns City Council, the Earlville Shoppingtown (now known as Earlville Shopping Centre) is the dominant built development in the local plan area. However it is complemented by a range of retail and business services predominately focussing on Mulgrave Road and some light industries in areas adjacent to Ishmael Road. The Earlville Major centre offers a high level of retail activity, some community uses and employment in the surrounding area. However the diversity of uses should be increased and the level of amenity and access, particularly pedestrian and public transport are to be improved.

Earlville is considered to be one of the best opportunities for the development of a transit orientated community given the size of the centre, existing mix of uses, nearby higher density residential areas and a range of services. An emphasis will be placed on the renewal of the older housing stock into higher density housing that will support the transit orientated initiatives proposed for Earlville. Development opportunities for higher residential densities exists within the Earlville Local Plan area to protect the lower, established lower density residential neighbourhoods in the surrounding communities.

Two main precincts will be established in the Earlville Major centre over time providing for a high intensity residential and mixed use core and a supporting mixed use commercial frame where activity is consolidated and supported by higher residential densities. Buildings in these precincts are higher than surrounding communities but also have high quality streetscapes, pedestrian environments and incorporate high quality urban design outcomes.

The focus of the transit network in Earlville will be on the Mulgrave Road frontage of the Earlville Core precinct, However in the longer term, public transport will service Ishmael Road as development increases the pedestrian and mixed-use appeal of the secondary road. The increased presence of public transport options in Earlville will make access easier for local residents and patrons coming from outside areas over time.

The effective walkable catchment in Earlville is complicated by a number of barriers including limited crossing opportunities along Mulgrave Road, creek and drainage corridor crossing restrictions and level changes between precincts. The significant planning challenge for Earlville is to establish more convenient and comfortable pedestrian and cycling connections that overcome the difficulties presented by current physical restrictions.

### 7.2.3.3 Purpose

- (1) The purpose of the Earlville local plan code is to establish the Earlville local plan area as a:
  - (a) Major centre within the Cairns region;
  - (b) transit-orientated, mixed-use community with supporting areas of higher residential densities;
  - (c) highly connected and self-contained community.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the Earlville Shopping Centre site is consolidated as the core of retail activity within the Earlville local plan area;
  - (b) a frame of mixed-use, commercial and retail uses increase employment opportunities and support the core with a range of higher residential densities;
  - (c) development that promotes mixed-use, transit orientated development is established in key locations;
  - (d) industrial buildings to the east of Ishmael Road continue to be used for light and service industries and transition through new development to mixed-use commercial and residential activities that activate Ishmael Road and create a transport supportive environment;
  - (e) the presence of pedestrian friendly spaces and active frontages on major vehicle, public transport and pedestrian thoroughfares is increased;
  - (f) vehicle parking areas are integrated with or behind buildings to ensure they are not dominant visual features of the local plan area;
  - (g) infrastructure, services and activities that support the needs of workers and local residents and recreational facilities are facilitated;
  - (h) appropriately scaled public art and cultural infrastructure is provided;
  - (i) pedestrian and cycle links throughout the local plan area are improved;
  - (j) the provision of a well-planned and high quality public transport station;
  - (k) existing parkland areas as focal points within the urban fabric of the local plan area are retained and reinforced;
  - (l) future development on and around Cannon Park establishes appropriately located road connections to the east and west and connects to the existing and future surrounding road network;
  - (m) the height of buildings and structures is greatest in the Earlville Major centre core and transitions outwards to the frame precinct and surrounding residential areas to ensure:
    - (i) the image and structure of the Major centre emphasises and reinforces its role and function within the hierarchy of centres;
    - (ii) lower density residential neighbourhoods beyond the local plan boundaries are not adversely impacted upon;
  - (n) the design of buildings supports the structure of the Earlville Major centre through:
    - (i) a connected and active frontage along Mulgrave Road and Ishmael Road;
    - (ii) consolidation of land for more intense development outcomes and higher structures contributing to a compact centre with improved pedestrian environments around buildings;
    - (iii) contribute to a positive identity for the Major centre;
  - (o) gateway sites are given significance through their use and built form in:
    - (i) the way they address road, pedestrian, transport connections and public spaces;
    - (ii) their architectural design.

**Precinct 1 – Earlville core**

- (3) In addition to 7.2.3.3(2), the overall outcomes sought for the precinct are:
- (a) the precinct is the highest order precinct within the centre;
  - (b) the highest order and greatest range of retail and entertainment activities are concentrated within the precinct;
  - (c) buildings and structures within the precinct emphasise the intensity, scale and increased activity within the core through elevated height and separation between buildings with high quality landscaped, pedestrian-focussed environments;
  - (d) the pedestrian appeal of areas at ground level is emphasised through active frontages and comfortable pedestrian spaces and cyclist facilities;
  - (e) connections for pedestrians and cyclists between the precinct and Precinct 2 – Earlville frame are improved.

**Precinct 2 – Earlville frame**

- (4) In addition to 7.2.3.3(2), the overall outcomes sought for the precinct are:
- (a) land uses within the precinct are of a scale and intensity complementary to the intensity and scale of those within Precinct 1 – Earlville core;
  - (b) buildings and structures within the precinct emphasise the commercial and mixed-use activity through medium-rise buildings and active frontages;
  - (c) higher residential densities within the precinct are encouraged through consolidation of lots with increased heights and separation from lower density residential activities;
  - (d) gateways and large allotments in the precinct are used effectively for:
    - (i) commercial activities that require larger floor areas; or
    - (ii) mixed-used development which integrate uses vertically rather than across a site.

**Precinct 3 – Cannon park**

- (5) In addition to 7.2.3.3(2), the overall outcomes sought for the precinct are:
- (a) uses that transition away from the existing race course occur only at such time as adequate road connections can be delivered to Ishmael Road, Mulgrave Road and a future by-pass of Earlville to the east;
  - (b) any redevelopment of the precinct is supported by:
    - (i) a detailed structure plan prepared demonstrating how the site may be developed over time;
    - (ii) demonstration that the proposed development supports the role of Earlville as a transit oriented community;
    - (iii) design, layout or buildings that reflect the significance of the race course to the local history of Cairns;
    - (iv) connection to surrounding infrastructure networks.

7.2.3.4 Criteria for assessment

Part A - Criteria for assessable development

Table 7.2.3.4.a – Earlville local plan code – assessable development

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Design</b>	
<p><b>PO1</b> The height of buildings and structures ensures:</p> <ul style="list-style-type: none"> <li>(a) taller buildings on appropriately sized land are constructed to prevent horizontal sprawl, maximising opportunities for public space;</li> <li>(b) that there is a transition of building heights from the Earlville core precinct to the surrounding residential neighbourhoods;</li> <li>(c) activation through high quality public and semi-public spaces at ground level.</li> </ul> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – Where a proposed development exceeds the height stated in AO1.1, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO1.1</b> The height and scale of development is consistent with the outcomes specified within Table 7.2.3.4.b.</p> <p>Note – Height is inclusive of the roof height.</p> <hr/> <p><b>AO1.2</b> Buildings greater than 4 storeys are set back from property boundaries:</p> <ul style="list-style-type: none"> <li>(a) ½ the height of the building or structure where adjacent to a Residential zone or existing residential development; or</li> <li>(b) ¼ the height of the building or structure where adjacent any other zone.</li> </ul> <p>Note – Figures 7.2.3.4.a and 7.2.3.4.b provides visual guidance to the setback provisions for buildings greater than four storeys.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p> <hr/> <p><b>AO1.3</b> Areas around the building at the ground level are activated through:</p> <ul style="list-style-type: none"> <li>(a) high quality landscaping affording pedestrian comfort and meeting or recreating spaces;</li> <li>(b) land uses such as offices, shops or food and drink outlets;</li> <li>(c) high quality urban design;</li> <li>(d) a positive local character and identity.</li> </ul> <p>Note – AO1.3 will be applied to residential development only where it:</p> <ul style="list-style-type: none"> <li>(a) is within a mixed-use building; or</li> <li>(b) has frontage to Ishmael Road or Mulgrave Road (except AO1.3(b)); or</li> <li>(c) provides for pedestrian or cycle ways (except AO1.3(b)).</li> </ul>

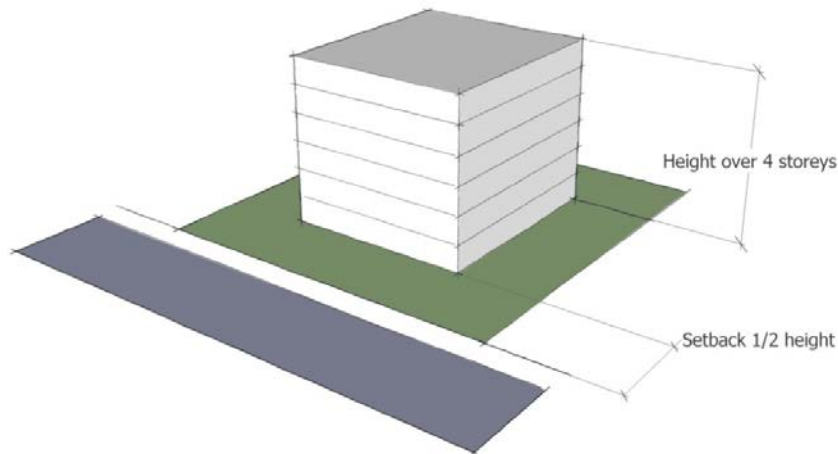
Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Development of gateway sites shown on the Earlville local plan maps contained in Schedule 2 results in memorable architecture and distinctive developments in the local area through:</p> <ul style="list-style-type: none"> <li>(a) land uses that contribute to the creation of the place;</li> <li>(b) active frontages to streets, pedestrian and cycle connections, public transport and other public spaces;</li> <li>(c) architectural features that create a distinct or varied built form from buildings around it.</li> </ul>	<p><b>AO2.1</b> Development on gateway sites:</p> <ul style="list-style-type: none"> <li>(a) contain land uses that contribute to the precinct intent and outcomes;</li> <li>(b) contain active frontages and facades to public spaces and public transport facilities;</li> <li>(c) are finished with architectural features such as articulated roof profiles, parapets, awnings and balconies, tropical landscaping, and a range of building materials.</li> </ul> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<p><b>PO3</b> Development on Ishmael Road and Mulgrave Road provides active frontages and connectivity of streetscape, pedestrian paths and street front spaces promoting integration with surrounding areas.</p>	<p><b>AO3.1</b> Development is built to the street front boundary along Mulgrave Road and Ishmael Road.</p>
	<p><b>AO3.2</b> A cantilevered awning is provided over the footpath, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and with:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 3 metres from the footpath level to the underside of the awning; or</li> <li>(b) at a height consistent with or stepping up/down to, the awning structures on buildings on adjacent sites.</li> </ul>
	<p><b>AO3.3</b> The street frontage is predominantly populated with land uses such as offices, shops or food and drink outlets.</p>
<p><b>PO4</b> Buildings establish a positive urban form and identity for the Earlville Major centre when viewed from public places.</p>	<p><b>AO4.1</b> Buildings incorporate a range of materials and finishes, roofscapes, fenestration and shading devices, and architectural features that contribute to an emerging identity for the Earlville Major centre.</p>
<b>Open space, pedestrian and cycle networks</b>	
<p><b>PO5</b> Development delivers pedestrian, cycling and road connections in locations shown on the Earlville local plan maps contained in Schedule 2 to improve the connectivity within the local plan area and provide public transport supportive neighbourhoods and environments.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Car parking area</b>	
<p><b>PO6</b> Development ensures that off-street parking is not a dominant visual feature of development.</p>	<p><b>AO6.1</b> Development ensures car parking areas are not dominant visual features through incorporating:</p> <ul style="list-style-type: none"> <li>(a) articulated and enclosed car parking facilities; or</li> <li>(b) car parking areas that are sleeved behind buildings encompassing land uses; or</li> <li>(c) car parking areas that are provided in a number of smaller parts over a large site; or</li> <li>(d) car parking areas that are screened through dense landscaping.</li> </ul> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on the incorporation of safe design principles.</p>
<b>Additional requirements for Precinct 1 – Earlville core</b>	
<p><b>PO7</b> Development in the Precinct 1 - Earlville core represents the highest intensity of retail and commercial land use and building design within the Earlville local plan area.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 2 – Earlville frame</b>	
<p><b>PO8</b> Development in the Precinct 2 - Earlville frame is subservient to the dominant retail uses within Precinct 1 - Earlville core.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 3 – Cannon Park (only applies to development that is not associated with or ancillary to the race course)</b>	
<p><b>PO9</b> Development ensures local road connections to Ishmael Road, Mulgrave Road and the future Earlville bypass road are established.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Development of the site is supported by:</p> <ul style="list-style-type: none"> <li>(a) a detailed structure plan prepared to show how the site may be developed over time;</li> <li>(b) demonstration that the proposed development supports the role of Earlville as a transit oriented community;</li> <li>(c) building design and layout reflects the significance of the race course to the local history of Cairns;</li> <li>(d) connections to surrounding infrastructure networks.</li> </ul> <p>Note – Planning scheme policy – Structure planning provides guidance on preparing structure plans and details to support development applications.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>

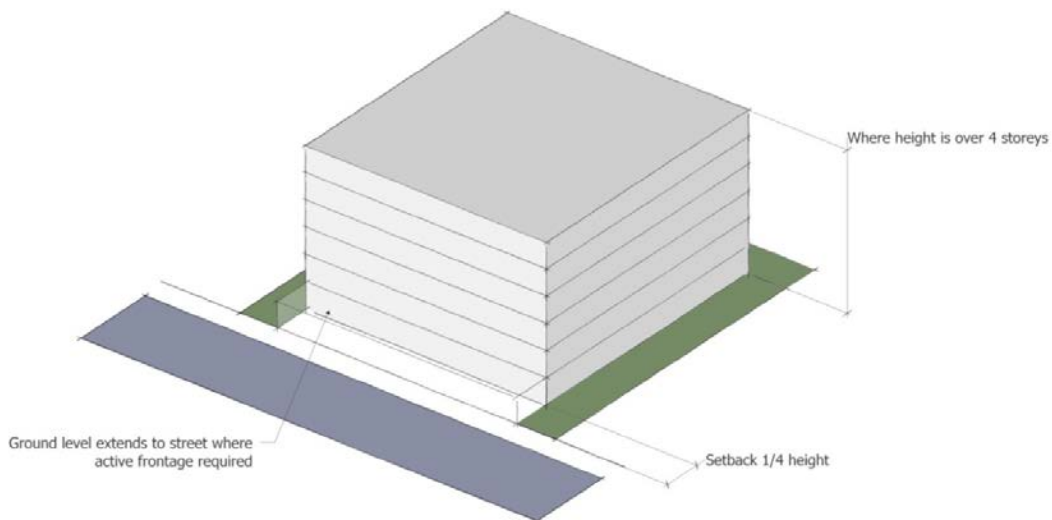


**Table 7.2.3.4.b – Earlville local plan building heights, frontages and land areas**

Precinct	Land area	Minimum frontage	Height
Precinct 1 - Earlville core	> 800m <sup>2</sup>	As per zone code and use code requirements.	
	800m <sup>2</sup> - 2,000m <sup>2</sup>	20 metres	15 metres and 4 storeys in height
	>2,000m <sup>2</sup>	40 metres	21 metres and 6 storeys in height
Precinct 2 - Earlville frame	<2,000m <sup>2</sup>	As per zone code and use code requirements	
	>2,000m <sup>2</sup>	40 metres	18 metres and 5 storeys in height
Precinct 3 - Cannon Park	No acceptable outcomes are provided.		



**Figure 7.2.3.4.a – Setbacks for buildings greater than four storeys adjacent to a residential zone**



**Figure 7.2.3.4.b – Setbacks for buildings greater than four storeys adjacent to a non-residential zone**

## 7.2.4 Edmonton local plan code

### 7.2.4.1 Application

This code applies to assessing development within the Edmonton local plan area as shown on the Edmonton local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.4.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Edmonton local plan code.

The Edmonton local plan area is located approximately 10 kilometres to the south of the Cairns city centre. The local plan area is located on the western side of the Bruce Highway. The northern boundary is formed by Blackfellows Creek and the southern boundary, in part, by McKinnon Creek and to the west to Walker Road

The area was first established for sugar cane cultivation with the expansion of the northern sugar industry and the establishment of the Hambledon Mill in the late 1800's. The land known as Mann's Farm is central to Local plan area and has been farmed for sugar cane cultivation by successive generations of the Mann family for 115 years and is designated for the future Edmonton town centre.

The local plan area consists of the Edmonton Major centre site which contains a future Health precinct on the eastern portion of the existing sugar cane farm. In the west of the local plan area key sites include the Isabella State School, Cairns Regional Council's district sporting precinct, Sugarworld Gardens and the existing shopping centre. Safe pedestrian connectivity between these areas should be serviced with improved pedestrian and bicycle links.

The land to the south of the Edmonton Major centre contains predominantly detached dwellings on a mix of traditional lot sizes of approximately 700m<sup>2</sup> or greater. Opportunities exist for consolidating these lots for higher density residential densities. The underlying zones provide direction on the outcomes sought by new development in this area. Hambledon State School is located to the south of the Edmonton Major centre site. Safe pedestrian and bicycle connectivity between the school, the centre and surrounding areas should be enhanced.

The Edmonton Major centre will become the highest order of centre for the Edmonton and Southern growth corridor. The Edmonton Centre core precinct forms the 'heart' of the business district and will develop the characteristics and qualities evident in the main streets of traditional townships where a wide range of integrated uses and building types define an attractive and 'user-friendly' pattern of public spaces of high amenity and accessibility for all users. The built form of the Edmonton centre core precinct will encourage pedestrian scale streets and spaces with active frontages. The adjacent Edmonton centre frame precinct provides the transition of commercial and residential uses alongside the Community health precinct. The Edmonton Major centre will include a variety of public and private sector uses, as well as open spaces where people can gather and hold public events which allows the local plan area and surrounds to be relatively self-contained. This provision of a wide mix of uses is much like the Cairns city centre. However, the development of the Edmonton Major centre will need to be consistent with its role within the greater hierarchy of centres for the Cairns region.

Land adjacent to the Community health precinct also has an opportunity for urban consolidation and higher residential densities where consolidation of lots can occur and passive surveillance and access to parks can be facilitated.

The existing mixed use / highway precinct contains a mix of recreation, shopping, local centre, clerical and government (library, post office, police) uses. Whilst some of these uses, in particular those oriented towards the government sector, are likely to relocate to the Edmonton Major centre, the general built form and development mix are expected to remain.

Key outcomes of the Edmonton Major centre and local plan will be to increase accessibility for pedestrians, support transit orientated development opportunities and provide effective cycle and pedestrian links to the future public transport station to be located to the north of the site on Logomeir Road. Ultimately the primary access to the Edmonton Major centre from the highway will be via the planned Bentley Park interchange which will feed traffic from the highway to the north of the site through Logomeir Road.

The establishment of the Edmonton centre core and Edmonton centre frame precincts should be in accordance with the Edmonton local plan purpose and ensure that the frame continues to develop with complimentary land uses that do not detract from the primacy of the town centre within the local plan area.

The Edmonton local plan aims to facilitate re-development and increased densities within certain key sites through up-zoning. However, higher densities of development should only occur when lots are consolidated or existing sites can appropriately accommodate the proposed development to achieve a better overall outcome.

### 7.2.4.3 Purpose

- (1) The purpose of the Edmonton local plan is to:
  - (a) facilitate the establishment of the Edmonton Major centre which provides for a mix of uses and activities to provide higher order employment, retail, administrative, community, cultural, entertainment and leisure functions and facilities to service the local area and future Mount Peter locality;
  - (b) establish a framework for the Edmonton Major centre that has:
    - (i) a Centre core precinct which contains the highest mix and density of community, commercial, retail, entertainment and residential activities, within the Edmonton local plan area;
    - (ii) an Edmonton centre frame precinct which has complementary land uses which support the Centre core precinct;
    - (iii) a Community health precinct which provides for community health infrastructure, and business and facilities aligned with the health and well-being of the community;
    - (iv) an Urban consolidation precinct of higher residential densities to support economic activity and public transport systems in the Edmonton Major centre.
  - (c) facilitate integration through:
    - (i) land uses and infrastructure to support the public transport node and the Major centre;
    - (ii) an interconnected network of public streets providing for the efficient movement of pedestrians, cyclists, public transport and vehicles;
    - (iii) high levels of connectivity to transport networks, open space, sport and recreation facilities, community facilities and existing commercial areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the Edmonton Major centre is established within the local plan area, as part of the hierarchy of centres as identified on the Strategic framework maps contained in Schedule 2;
  - (b) development contributes to the framework of the Edmonton Major centre with Precinct 1 - Edmonton centre core being the dominant precinct for retail, commercial and community activity within the local plan area;
  - (c) development within the Edmonton Major centre ensures that the role and function of the centre can be achieved over time;
  - (d) development on gateway sites identified on the Edmonton local plan maps contained in Schedule 2 are designed to establish a built form which provides an attractive point of arrival;
  - (e) roads incorporate wide verges, underground services, street tree planting and facilitate pedestrian and cycle movement;

- (f) development provides a high quality built form that is responsive to the tropical setting and provides a varied and interesting streetscape;
- (g) appropriately scaled public art and cultural infrastructure is provided;
- (h) vehicle parking areas are integrated within or behind buildings to ensure they are not dominant visual features of the local plan area;
- (i) development reinforces the local character and history through elements of design;
- (j) development contributes to an inclusive, active, healthy and engaged community with a high level of access to social, cultural and community services, infrastructure and facilities;
- (k) development contributes to diversity in housing choice in identified areas of higher residential densities and through the consolidation of existing residential land;
- (l) built form around the Edmonton future public transport station is oriented toward the station and provides ground-floor, pedestrian-oriented uses that activate the Precinct 1 – Edmonton centre core.

#### **Precinct 1 – Edmonton centre core**

- (3) In addition to 7.2.4.3(2), the overall outcomes sought for the precinct are:
  - (a) development is of a mixed-use, multi-storey form where the mix of uses is achieved vertically (e.g. multiple dwellings above retail and commercial uses) to ensure a continuous active frontage at ground level;
  - (b) development is predominantly for the establishment of a range of shopping, commercial, entertainment, leisure, residential and community uses;
  - (c) large-scale commercial uses such as a supermarket or a discount department store are located within the precinct and integrate with the streetscape rather than being located within internalised centres;
  - (d) buildings are designed to achieve a comfortable, high-quality pedestrian environment in the public realm at a human scale;
  - (e) building heights ensure a transition in height to land outside the precinct;
  - (f) buildings on street corners are designed to emphasise the importance of their location and anchor the corner;
  - (g) the design of streets and adjacent development fosters safe, and convenient and equitable pedestrian access throughout the precinct;
  - (h) development integrates with surrounding development by contributing to the establishment of an interconnected network of public streets enabling the efficient and comfortable movement of pedestrians, cyclists, public transport and vehicles;
  - (i) a multi-purpose park provides a focal point for the Edmonton Major centre and an attractive gathering space that is robustly designed to be able to accommodate a variety of community events of differing scales.

#### **Precinct 2 – Edmonton centre frame**

- (4) In addition to 7.2.4.3(2), the overall outcomes sought for the precinct are:
  - (a) commercial office, shopping and residential land uses are integrated within the precinct through mixed-use developments, whereby no single land use dominates the precinct;
  - (b) the existing commercial activities that occur in the precinct to the west and east of Precinct 1 – Edmonton centre core are integrated within the newly established Edmonton Major centre;
  - (c) buildings and public spaces achieve a high standard of design, form and finishes and demonstrate a practical and appealing tropical design response;
  - (d) development reinforces a public transport, pedestrian and cycle networks by including linkages and integrating with surrounding development within Precinct 1 – Edmonton centre core and Precinct 3 - Community health;
  - (e) any future public transport station is fronted by active uses that assist in establishing a point of arrival, while also providing for surveillance of the station;

- (f) built form in proximity to the future public transport station is orientated towards the stations and provides ground-floor, pedestrian-oriented uses that activate the precinct.

**Precinct 3 – Community health**

- (5) In addition to 7.2.4.3(2), the overall outcomes sought for the precinct are:
  - (a) the use of land within the precinct is directly aligned to the health services industry or community well-being;
  - (b) development results in land uses that are complementary to those within Precinct 1 – Edmonton centre core and Precinct 2 – Edmonton centre frame rather than being competitive;
  - (c) development results in a compact built form where taller buildings are designed and constructed to maximise opportunities for public spaces;
  - (d) development ensures pedestrian, cycle and vehicle links integrate the precinct with surrounding communities and precincts.

**Precinct 4 – Urban consolidation**

- (6) In addition to 7.2.4.3(2), the overall outcomes sought for the precinct are:
  - (a) higher residential densities within the precinct are encouraged through consolidation of lots with increased heights and separation from lower density residential activities;
  - (b) development with multiple frontages (to roads or open space areas) is designed and oriented to activate and provide casual surveillance to the public spaces and foster improved use of public space where near the Edmonton Major centre.

**7.2.4.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.4.4.a – Edmonton local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b> Development of gateway sites identified on the Edmonton local plan maps contained in Schedule 2 results in memorable architecture and distinctive developments in the local area through:</p> <ul style="list-style-type: none"> <li>(a) land uses that contribute to the creation of the place;</li> <li>(b) active frontages to streets, pedestrian and cycle connections, public transport and other public spaces;</li> <li>(c) architectural features that create a distinct or varied built form from buildings around it.</li> </ul>	<p><b>AO1.1</b> Development on gateway sites:</p> <ul style="list-style-type: none"> <li>(a) contain land uses that contribute to the precinct intent and outcomes;</li> <li>(b) contain active frontages and facades to public spaces and public transport facilities;</li> <li>(c) are finished with architectural features such as articulated roof profiles, parapets, awnings and balconies, tropical landscaping, and a range of building materials.</li> </ul> <p>Note – Height is inclusive of the roof height.</p> <p>Note – Gateway sites are identified on the Edmonton local plan maps contained in Schedule 2.</p> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<p><b>PO2</b> Buildings establish a positive urban form and identity for the Edmonton Major centre.</p>	<p><b>AO2.1</b> Buildings incorporate a range of materials and finishes, roofscapes, fenestration and shading devices, and architectural features that contribute to an emerging identity for the Edmonton Major centre.</p>
<p><b>PO3</b> Development within 100m of the future public transport station:</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>(a) orientates toward the Station;</li> <li>(b) provides ground-floor, pedestrian-oriented uses that activate public spaces;</li> <li>(c) ensures a built form as a gateway to the Edmonton Major centre.</li> </ul>	
<p><b>PO4</b> Development establishes a network and hierarchy of pedestrian, cycle and vehicular access links that:</p> <ul style="list-style-type: none"> <li>(a) is based on a grid network of streets;</li> <li>(b) has walkable block sizes;</li> <li>(c) is safe, efficient and provides for the needs of all users of the Edmonton Major centre;</li> <li>(d) has a high level of connectivity for all users;</li> <li>(e) establishes links between precincts and broader community focal points.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> Development ensures that off-street parking is not a dominant visual feature of streets and public spaces.</p>	<p><b>AO5.1</b> Development ensures car parking areas are not dominant visual features through incorporating:</p> <ul style="list-style-type: none"> <li>(a) articulated and enclosed car parking facilities; or</li> <li>(b) car parking areas that are located behind buildings; or</li> <li>(c) car parking areas that are provided in a number of smaller parts over a large site; or</li> <li>(d) car parking areas that are screened through dense landscaping.</li> </ul> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on the incorporation of safe design principles.</p>
<p><b>Additional requirements for development within the Major centre zone and Precinct 3 – Community health</b></p>	
<p><b>PO6</b> Development reinforces the establishment of the Edmonton Major centre with consideration for:</p> <ul style="list-style-type: none"> <li>(a) development sequencing;</li> <li>(b) structure of Edmonton Major centre and place making;</li> <li>(c) economic development and employment;</li> <li>(d) transport and mobility;</li> <li>(e) community facilities and recreation land;</li> <li>(f) infrastructure networks;</li> <li>(g) centres design.</li> </ul>	<p><b>AO6.1</b> A structure plan supports development proposing reconfiguring a lot or material change of use to demonstrate how the development meets the needs of the community, implements the centre structure and infrastructure networks identified on the Edmonton local plan maps contained in Schedule 2;</p> <p>or</p> <p><b>AO6.2</b> Development is consistent with an approved structure plan, preliminary approval or development permit.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning and additional considerations may be sought by the zone or overlays applicable to the land.</p>
<p><b>Additional requirements for Precinct 1 – Edmonton centre core</b></p>	



Performance outcomes	Acceptable outcomes
<p><b>PO7</b> Development in Precinct 1 – Edmonton centre core provides for a mix of land uses and ensures:</p> <ul style="list-style-type: none"> <li>(a) convenient access to community facilities;</li> <li>(b) diverse employment opportunities;</li> <li>(c) opportunity for social interaction;</li> <li>(d) urban vitality and street life;</li> <li>(e) increased synergy and compatibility of proposed uses;</li> <li>(f) potential conflict between land uses is minimised;</li> <li>(g) the provision of mixed housing types;</li> <li>(h) mixed use activities are located on public transport stops;</li> <li>(i) civic buildings and community facilities are provided in visible locations;</li> <li>(j) retail development with a GFA of greater than 2,500m<sup>2</sup> is located at the edge of the precinct.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> The height of buildings or structures:</p> <ul style="list-style-type: none"> <li>(a) reinforces Precinct 1 - Edmonton centre core as the area accommodating the highest intensity of development;</li> <li>(b) ensures that there is a transition of building form from the Edmonton centre core to the surrounding areas;</li> <li>(c) ensures there is variation in vertical rhythm, scale and architectural detail;</li> <li>(d) buildings located on gateway sites are designed to express and emphasise the importance of their location.</li> </ul> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO8.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – Where a proposed development exceeds the height stated in AO8.1 or AO8.2, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO8.1</b> Buildings or structures are not more than 20 metres and 5 storeys in height.</p> <p>or</p> <p><b>AO8.2</b> Where on a gateway site, buildings and structures are not more than 23.5 metres and 6 storeys in height.</p> <p>Note – Height is inclusive of roof height.</p> <p><b>AO8.3</b> The design of podium levels and street frontages of tall buildings pays particular regard to design features of the streetscape, including:</p> <ul style="list-style-type: none"> <li>(a) horizontal forms, such as roof heights, plinths, verandahs, parapets and eaves;</li> <li>(b) dominant and accentuated vertical patterning;</li> <li>(c) the scale and patterning of openings and associated shades and awnings;</li> <li>(d) the colour, texture and scale of building materials and trims;</li> <li>(e) other dominant features of adjacent development.</li> </ul>
<p><b>PO9</b> Development:</p> <ul style="list-style-type: none"> <li>(a) defines the linear space of the street;</li> <li>(b) does not dominate the streetscape;</li> <li>(c) ensures that there is separation between towers;</li> <li>(d) ensures that the availability of light and ventilation to towers and adjoining premises is maximised.</li> </ul>	<p><b>AO9.1</b> Site cover and setbacks for buildings as set out in Table 7.2.4.4.b are achieved.</p>
<p><b>PO10</b> Development is designed to:</p>	<p><b>AO10.1</b> Development is built to the street frontage(s).</p>



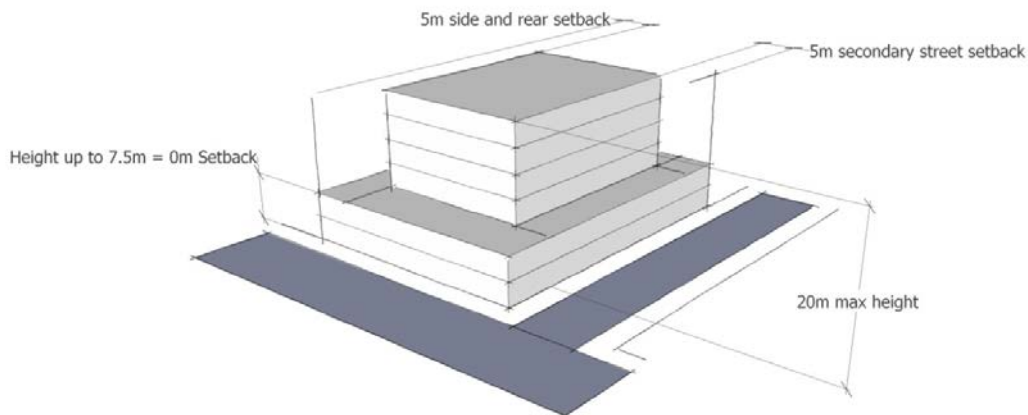
Performance outcomes	Acceptable outcomes
<p>(a) present an attractive and active street frontage;</p> <p>(b) provide articulated buildings defining and addressing the street;</p> <p>(b) create a vibrant street-orientated atmosphere;</p> <p>(c) provide a safe and high quality pedestrian environment.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design(CPTED) provides guidance on incorporating safe design principles.</p>	<p><b>AO10.2</b> A cantilevered awning is provided over the footpath, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and with:</p> <p>(a) a maximum height of 3 metres from the footpath level to the underside of the awning; or</p> <p>(b) at a height consistent with, or stepping up/down to, the awning structures on buildings on adjoining sites.</p> <p><b>AO10.3</b> Development incorporates active frontages and predominantly consists of land uses such as offices, shops or food and drink outlets.</p> <p><b>AO10.4</b> The street frontage of buildings:</p> <p>(a) has a main entrance facing the primary street frontage or the street corner;</p> <p>(b) has windows and balconies that overlook all street frontages and adjacent public / civic areas;</p> <p>(c) is broken into human scale by the use of awnings, verandahs, columns, changes in plan, and appropriately scaled doors and windows;</p> <p>(d) does not feature expanses of blank walls or visually impermeable security devices at the pedestrian level;</p> <p>(e) does not create opportunities for human concealment.</p>
<p><b>PO11</b> Development provides a mix of uses vertically within multi-storey buildings with active frontages on the ground floor.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Precinct 2 – Edmonton centre frame</b>	
<p><b>PO12</b> Development in Precinct 2 – Edmonton centre frame is developed with a mix of uses to ensure:</p> <ul style="list-style-type: none"> <li>(a) convenient access to community facilities and diverse employment opportunities;</li> <li>(b) opportunity for social interaction;</li> <li>(c) urban vitality and street life;</li> <li>(d) increased opportunities for co-locating compatible land uses;</li> <li>(e) potential conflict between land uses is minimised;</li> <li>(f) the provision of mixed housing types.</li> </ul>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>
<p><b>PO13</b> The height of buildings or structures:</p> <ul style="list-style-type: none"> <li>(a) reinforce the function of the Precinct;</li> <li>(b) ensure there is a transition of building form, from the Edmonton centre frame precinct to the surrounding areas.</li> </ul> <p>Note – Where a proposed development exceeds the height stated in AO13.1 or AO13.2, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO13.1</b> Buildings or structures are not more than 17 metres and 4 storeys in height.</p> <p>or</p> <p><b>AO13.2</b> Where on a gateway site, buildings and structures are not more than 30 metres and 5 storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>
<p><b>PO14</b> Where development requires larger floor areas or has the potential to cause local impacts, they are located on the edge of the Centre Frame precinct, and opportunities for active street frontages are maximised by:</p> <ul style="list-style-type: none"> <li>(a) providing an active street frontage to at least 25% of the frontage;</li> <li>(b) ensuring blank sides are not visible from the primary street frontage;</li> <li>(c) being designed to minimise the appearance of being stand-alone buildings;</li> <li>(d) ensuring service delivery areas are located at the rear of the site, and are not visible from the primary street frontage.</li> </ul>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 3 – Community health</b>	
<p><b>PO15</b> Development in Precinct 3 – Community health is directly aligned to the health services industry or community well-being.</p>	<p><b>AO15.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO16</b> Development in Precinct 3 – Community health is constructed to promote a compact urban form and the height of buildings or structures ensures:</p> <ul style="list-style-type: none"> <li>(a) taller buildings are constructed to prevent horizontal sprawl and maximising opportunities for public spaces;</li> <li>(b) there is a transition of building form from the precinct to the surrounding areas;</li> <li>(c) variation in vertical rhythm, scale and architectural detail.</li> </ul>	<p><b>AO16.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 4 – Urban consolidation</b>	
<p><b>PO17</b> The establishment of higher residential densities occurs through consolidation of low density residential land and activities.</p>	<p><b>AO17.1</b> No acceptable outcomes are provided.</p>
<p><b>PO18</b> Residential development with multiple frontages to public spaces (roads or open space areas) are designed and oriented to activate and provide casual surveillance to the public spaces.</p>	<p><b>AO18.1</b> No acceptable outcomes are provided.</p>

**Table 7.2.4.4.b – Edmonton local plan building heights site cover and setbacks**

Height	Site cover	Setbacks
All levels between 0 metres – 7.5 metres	100%	0 metres to all boundaries
All levels between 7.5 metres and 23.5 metres	50%	10 metres to primary street frontage; 5 metres to secondary street frontage; 5 metres to other boundaries



**Figure 7.2.4.4.a – Height, setbacks and site cover for buildings in Precinct 1 – Edmonton Centre Core**

## 7.2.5 Edmonton industry and business local plan code

### 7.2.5.1 Application

This code applies to assessing development within the Edmonton industry and business local plan area as shown on the Edmonton industry and business local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.5.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Edmonton industry and business local plan code.

#### Edmonton industry and business growth

The Edmonton industry and business local plan area is intended to be the major employment node and land supply for the Southern growth corridor for employment based uses, such as industries, business and technology and complementary mixed use (predominantly trades and service) facilities. Development in the local plan advances the economic development and employment focus which supports residential growth in Mount Peter and the Gordonvale local plan areas, along with the Edmonton Major centre in the Edmonton local plan and more generally across the Southern growth corridor.

The Initial development area in the north is planned in line with the seven development approvals for the Edmonton Business and Industry Park, established by Pregno Family Investments. This project represents a significant economic catalyst for development in the Local plan area and provides substantial support to the self-containment of the Southern growth corridor. A separate development front from Deppeller Road will provide for transport and heavier industries to establish meeting the Cairns Region's needs for activities of this nature and to support the significant infrastructure investment at its interchange with the Bruce Highway. Out of sequence growth and other urban or non-urban development forms (excluding infrastructure needs of the Cairns Region) do not establish to ensure they do not compromise the employment focus of the local plan area.

#### Public and active transport

It is intended that public transport routes be established as development of Greenfield sites takes place. The establishment of public transport services provides opportunities for residents, workers and visitors to access the area. Pedestrian and bicycle links provide links between communities, facilities and natural areas.

Current master planning for the Bruce Highway upgrade removes the existing east-west connections at the Roberts Road and Mill Road intersections. The internal road network and the north-south arterial road (Deppeller Road to Swallow Road) need to be designed and planned with short and long term objectives and land uses need to be aligned with the ultimate internal road network through structure plans.

#### Desired future community form

Key attributes of the future urban community of the Edmonton industry and business local plan area include:

- (1) A land use structure and form of development that is transit oriented and designed to support the use of public transport;
- (2) A major business/technology park and integrated industry and employment area that provides a significant quantity of jobs for residents of the Southern growth corridor;
- (3) High standards of environmental performance achieved through the protection, enhancement and management of the community's significant ecological assets and by designing all development such that it maintains and protects ecological integrity and processes, the physical condition, ecological health and environmental values of natural areas, coastal resources and surface and ground water systems;
- (4) High standards of tropical design and place making that contribute to the establishment of a strong sense of community identity;

- (5) Infrastructure and facilities that are provided to residents in a timely, cost effective, sustainable and equitable manner at the desired standard of service.

### **Strategic outcomes**

To achieve the desired future form for the Edmonton industry and business local plan area, the following strategic outcomes have been integrated into the Edmonton industry and business local plan code:

#### Economic development and employment

The Edmonton industry and business local plan achieves a prosperous, strong, vibrant and sustainable economy, providing a rich mix of employment across a diversity of industries (including 'high order', professional employment) concentrated in identified employment areas, commercial precincts.

#### Biodiversity conservation

The extent, diversity, condition and connectivity of natural areas are protected, enhanced and appropriately managed to maintain and promote ecological integrity and processes.

#### Protection of waterways, wetlands and water quality

The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including waterways, wetlands and estuaries is maintained and protected.

#### Coastal management

Natural coastal resources, including the coastal wetlands and marine ecosystems are protected and managed and accommodate the likely impacts of climate change. Tidal areas are managed to allow for natural fluctuations (including any that occur as a result of climate change) and to protect human life and property from the hazards of storm tide inundation or shoreline erosion.

#### Transport and mobility

Movement within and beyond local plan area is sustainable, convenient and safe. The transport system design makes it easier to walk, cycle and access public transport. The public transport system integrates with surrounding communities to reduce vehicle dependency. Connected and safe walking and cycling networks also contribute towards reduced car dependency.

#### Cultural heritage

The history and cultural heritage of the area is respected and maintained by identification and appropriate management of cultural heritage sites and places. These areas include, and are not limited to, Indigenous cultural heritage and historic sites associated with the former mining, timber and cane growing industries.

#### Integrated water cycle management

Water is managed on a total water cycle basis, balancing the uses of water and its role in the environment and recognising it is a valuable and finite regional resource.

#### Integrated and sustainable infrastructure

The planning and delivery of infrastructure is integrated in a way that maximises self-sufficiency and ensures delivery in a timely, cost effective and equitable manner at the desired standard of service. Infrastructure provision incorporates sustainable urban design principles.

### **Development assessment**

It is recognised that many aspects of these strategic outcomes are integrated across the planning scheme and will be reflected in a number of elements of the planning scheme through the strategic framework, overlay codes, zone codes, development codes, the local government infrastructure plan and planning scheme policies.

A holistic, adaptable and sustainable approach will need to be taken to development assessment processes for structure plans and development activities within the Edmonton Industry and Business Local Plan area.

Development in the Local plan area is subject to approvals that are referenced in Schedule 4.

### 7.2.5.3 Purpose

- (1) The purpose of the Edmonton industry and business local plan code is to facilitate the overall outcomes and precinct specific outcomes of the code through a well-planned and strategic approach to development of the Southern growth corridor.
- (2) The purpose of the code will be achieved through the following overall outcomes:

#### Development sequencing and impacts of current activities

- (a) development in the Edmonton industry and business local plan area is consistent with the local plan structure to achieve the indicative community needs specified within in Table 7.2.5.4.b;
- (b) development ensures that the purpose and outcomes of the Mount Peter local plan, Edmonton local plan, and Gordonvale local plan are not compromised through inefficient use of land within the Edmonton industry and business local plan area;
- (c) land is developed sequentially from the north at Swallow Road, south at Deppeller Road and east along Thomson Road (on the northern side) within the Initial development area;
- (d) land outside the Initial development area , as identified on the Edmonton industry and business local plan maps contained in Schedule 2, is not developed for urban purposes until the area within the Initial development area is established for urban purposes and infrastructure is able to service land beyond the edge of the Initial development area;
- (e) development within the Initial development area does not compromise the overall outcomes for development of the balance of the local plan area (i.e. within the areas outside the Initial development area);
- (f) new development which is potentially incompatible with urban development is not established in the local plan area where such uses would constrain the efficient expansion of urban development in the future;
- (g) areas currently utilised for primary production continue to be used for this purpose.

#### Structure planning and place making

- (h) development contributes to an integrated and coordinated community and provides a structure that considers future development, infrastructure provision, land use allocations and defined centres, recreation, living and natural environment.

#### Economic development and employment

- (i) economic development within the Edmonton industry and business local plan area creates employment, attracts investment and services and enhances the region's environment, lifestyle and community, encouraging economic sectors that capitalise on regional and sub-regional competitive advantages and specialisations as well as new opportunities for growth. These include:
  - (i) knowledge-based businesses in sectors including professional business services, health and education;
  - (ii) more knowledge intensive applications to existing industries including export-oriented 'high-tech' manufacturing, scientific and technical services and research and development in primary industries, mining, environmental management and tropical design and living.
- (j) development contributes to the local plan area being a regional attractor for employment within the Southern growth corridor focusing on manufacturing, service provision and research and development that builds on the focus of regional advantages and specialisations.

**Transport and mobility**

- (k) communities are serviced by a functional and safe road network with an efficient internal circulation system and connectivity to the Bruce Highway in line with needs and future plans;
- (l) development enables public transport through the provision of an efficient road network.;
- (m) the ultimate intensity and density of development is higher around transit nodes than other areas;
- (n) ensure development does not adversely affect the safety and operational integrity of the North Coast rail line or associated existing or future infrastructure including the open level crossing of Thompson Road;
- (o) transport infrastructure is designed to a standard that meets the needs of the transport based industry.

**Community facilities, open space and sport and recreation facilities**

- (p) a range of community facilities, open space areas and sport and recreation facilities are provided to respond to local needs, encourage active community participation and hard to locate sporting activities.

**Precinct 1 – Business, trades and service employment**

- (3) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) development complements and support the retail, commercial and community focus of the nearby Edmonton Major centre and supporting District centres;
  - (b) employment uses in this area includes commercial and some retail activities/large format retail activities;
  - (c) development provides a regional economic and employment attractor;
  - (d) development in the precinct incorporates a high standard of urban design and landscaping that creates attractive tropical buildings, streets and spaces;
  - (e) development avoids conflicts with and protects the amenity of adjacent residential areas.

**Precinct 2 – Industry employment**

- (4) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) the structure of the Industry employment precinct is planned and provided with sufficient range of lot sizes and regular shapes to become a regional attractor for employment;
  - (b) a strong focus of land uses is made towards the emergence of new industry activities includes high-technology, low-impact manufacturing, service provision and research and development that builds on the Region's focus on regional and sub-regional advantages and specialisations;
  - (c) development accommodates service, low impact and moderate impact industrial uses requiring larger footprints, primarily of a small-scale, such as; wholesale trade uses, construction industry uses (including fabrication and assembly) and the servicing and maintenance / repair of machinery and equipment (including agricultural and mining equipment);
  - (d) development and structure plans provide for a number of local convenience uses to support employment and which complement the role and function of the Mixed Use Centre Precinct;
  - (e) development in the precinct incorporates a high standard of urban design and landscaping that creates attractive streets and spaces;
  - (f) development avoids conflicts with and protects the amenity of adjacent residential areas.

**Precinct 3 – Transport and high impact industries**

- (5) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:



- (a) the Transport and high impact industries precinct is to be sequentially developed from the Bruce Highway, towards the north;
- (b) the Transport based industry precinct is located on the regional transport network and is to be developed for small to medium scale transport operators, such as couriers, freight forwarders, local small trucking delivery services and small to medium scaled logistics (Note - Logistics includes warehouses);
- (c) development in the precinct incorporates a high standard of urban design and landscaping;
- (d) development in the precinct avoids conflicts with and protects the amenity of surrounding residential areas/sensitive land uses.

#### **Precinct 4 – Mixed use centre**

- (6) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) development complements and support the retail, commercial and community focus of the nearby Edmonton Major centre and supporting District centres;
  - (b) employment uses in this area includes commercial office activities, service provision, research and development, larger floor area commercial activities such as call centre uses, data processing centres and some retail activities/large format retail activities;
  - (c) development provides for education facilities, child care and hospital, health hubs, and health centre/services, which will provide economic and employment attractor;
  - (d) development in the precinct incorporates a high standard of urban design and landscaping that creates attractive tropical buildings, streets and spaces;
  - (e) development avoids conflicts with and protects the amenity of adjacent residential areas.

#### **Precinct 5 – Existing employment**

- (7) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) development in the precinct predominately provides a range of service, light and moderate impact industry uses in conjunction with complementary ancillary uses such as food and drink outlets, indoor sport and recreation and small scale professional businesses.

#### **Precinct 6 – Existing community**

- (8) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) the precinct remains a low density residential area within close proximity to the Bruce Highway;
  - (b) development in the precinct is to be complementary to the low scale nature of the precinct, until employment and centre activities provide for renewal opportunities.

#### **Precinct 7 – High impact sports**

- (9) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
  - (a) development consolidates sporting and recreational activities which are difficult to locate within urban environments;
  - (b) development other than sports that are noisy or require a controlled environment to operate within, does not compromise the ability to provide for these difficult to locate sporting and recreational activities.

**Precinct 8 – Future investigation**

- (10) In addition to 7.2.5.3(2), the overall outcomes sought for the precinct are:
- (a) development is supported by an investigation into the feasibility of the land utility and achieves the following:
    - (i) land use provides for a range of uses that transition between the industry to the west and the High Impact Sports Precinct to the east;
    - (ii) land use is compatible with the nature of impacts associated with the adjacent precincts and the environmentally sensitive receiving environments in its surrounds.

**7.2.5.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.5.4.a – Edmonton industry and business local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Structure planning</b>	
<p><b>PO1</b> A structure plan is prepared outlining the manner in which the development outcomes have been integrated with respect to the following, including precinct specific outcomes:</p> <ul style="list-style-type: none"> <li>(a) development sequencing</li> <li>(b) structure of communities and place making;</li> <li>(c) economic development and employment;</li> <li>(d) transport and mobility;</li> <li>(e) community facilities and recreation land;</li> <li>(f) infrastructure networks;</li> <li>(g) centres design;</li> <li>(h) overlay outcomes.</li> </ul> <p>Note – Planning scheme policy – Structure plans provides guidance on the preparation of a structure plan.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> Development ensures the purpose and outcomes of the following local plans are not compromised through inefficient use of land within the Edmonton industry and business local plan area:</p> <ul style="list-style-type: none"> <li>(a) Mount peter local plan;</li> <li>(b) Edmonton local plan;</li> <li>(c) Gordonvale local plan.</li> </ul>	<p><b>AO2.1</b> Development achieves the minimum employment needs and community infrastructure needs, as outlined within Structure Plans and Table 7.2.5.4.b.</p>

Performance outcomes	Acceptable outcomes
<b>Development sequencing</b>	
<p><b>PO3</b> Development occurs within the Initial development area as identified on the Edmonton industry and business local plan maps contained in Schedule 2 to ensure the timely and cost-efficient rollout of infrastructure and employment areas.</p>	<p><b>AO3.1</b> Development of land within the Initial development area is consistent with all preliminary approvals, development permits and infrastructure agreements.</p> <p><b>AO3.2</b> Land outside the Initial development area is not developed for urban purposes until the area within the Initial development area is substantially established and infrastructure is able to service land beyond the edge of the Initial development area;</p> <p>or</p> <p><b>AO3.3</b> The provision of infrastructure for future communities, including roads, community facilities, open space, sport and recreation facilities, telecommunications (where underground), water, sewerage, and electricity, is not impeded by the Initial development area.</p> <p>Note - Telecommunication infrastructure in this acceptable outcome does not include high impact telecommunications facilities (e.g. telecommunication towers).</p>
<p><b>PO4</b> Development within the Initial development area does not compromise the ability for future precincts to achieve the overall outcomes sought for the local plan.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Non-urban development</b>	
<p><b>PO5</b> Non-urban development is only established where it does not constrain the efficient expansion of urban development in the future.</p>	<p><b>AO5.1</b> Development does not constrain the efficient expansion of urban development.</p> <p><b>AO5.2</b> Development is compatible with urban development when it is established on adjacent land.</p>

Performance outcomes	Acceptable outcomes
<b>Interim development forms</b>	
<p><b>PO6</b> Development which is not in its ultimate intended form does not compromise the achievement of such desired form.</p>	<p><b>AO6.1</b> The structure plan identifies acceptable interim land uses, built form and design outcomes which will not compromise or be incompatible with ultimate intended form for the local plan area and the holding of land for the following land use and infrastructure categories: (a) industry activities; (b) business activities; (c) community facilities; (d) open space and recreation facilities.</p> <hr/> <p><b>AO6.2</b> The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;  or  <b>AO6.3</b> The use of land, which is inconsistent or incompatible with the ultimate form of development has a limited life or ceases operation when urban development is established on adjacent land.</p>
<b>Additional requirements for Precinct 3 - Transport and high impact industries</b>	
<p><b>PO7</b> Development avoids conflicts with, and protects the amenity of surrounding residential areas and sensitive uses and human health and well-being.</p>	<p><b>AO7.1</b> Development involving a High impact industry uses and areas that may be allocated for future High impact industry uses, within 500m of a sensitive use or existing or future residential area, are established only where they are supported by an assessment of potential impact from: (a) emissions; (b) noise; (c) dust and particles; (d) light; (e) odour; (f) traffic; (g) any other matter that may give rise to environmental harm.</p> <hr/> <p><b>AO7.2</b> Where an assessment is required in accordance with AO7.1, the assessment is supported by an environmental management plan and demonstration of the management of the impacts to avoid potential conflicts.</p> <p>Note – Planning scheme policy – Environmental management plans provides guidance on the preparation of an environmental management plan.</p>

Performance outcomes	Acceptable outcomes
	<p><b>A07.3</b>                      Intra-urban breaks are established between Precinct 3 – Transport and high impact industries and Precinct 6 – Existing residential community.</p>

**Table 7.2.5.4.b - Indicative community needs to be accommodated within the local plan area.**

Community need category	Edmonton industry and business local plan area
Dwelling yield	No additional dwellings are sought within the local plan area. Note – Residential development may be established where it contributes to a mixed use area without compromising the ability to provide for the employment needs of the Southern growth corridor.
Retail	Approximately 2,500m <sup>2</sup> within Precinct 4 - Mixed use centre. Note – This notes only that needed. Demonstration of need for greater supply of retail floor areas may be requested.
Employment	Approximately 9,450 jobs.
Open space and recreation	Local park(s) and District recreational park(s).

## 7.2.6 Gordonvale local plan code

### 7.2.6.1 Application

This code applies to development within the Gordonvale local plan area as shown on the Gordonvale local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.6.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Gordonvale local plan code.

The Gordonvale local plan area is located in the southern part of the Cairns region approximately 23km south of Cairns City along the Bruce Highway. The local plan area includes the town of Gordonvale and its surrounding suburban neighbourhoods. The town services an area beyond the local plan boundary and this is reflected in its identified role as a District centre.

Gordonvale is a small township separate from the city and suburbs of Cairns and is characterised by many distinctive features. Natural features of the area include the Mulgrave River which provides scenic open space and recreation areas for the town, and Walsh's Pyramid which stands at 922m and along with surrounding mountain ranges forms the backdrop to the township. Vast cane fields characterise the Gordonvale area which supports and is supported by the Mulgrave sugar mill in the centre of the town. The Gordonvale railway station is also situated in the town centre and is serviced by the North Coast Railway.

The town of Gordonvale, formerly called Nelson, was surveyed in 1899 after the opening of the Mulgrave Mill in 1896. Prior to this some settlement had occurred along Swan Street. The design of the Gordonvale township was based around the central Norman Park, which is surrounded by the mill and railway, a Government precinct and the commercial, retail and entertainment centre of the town. A grid pattern of traditional sized residential allotments extends to the north and south of the town centre and includes a mix of small scale commercial and community services, some multiple dwellings and dual occupancies, with the balance being detached houses.

One of the major distinguishing features of Gordonvale is its local character and historical cultural significance. The town is an example of a highly intact sugar town from the interwar period with some of its key features being low building heights, intact streetscapes of historical buildings, a majority of intact masonry commercial buildings from the 1920s, the prominence of verandahs and awnings over the footpaths and a sense of spaciousness taking in views across open space areas to the mill, Walsh's Pyramid and surrounding mountain ranges.

Historical laneways running north-south throughout the town centre service the rear of many properties and offer alternative access to residential and commercial areas. The town centre and surrounding residential areas strongly reflect the town's history and conservation value as an early sugar town with a number of places of local significance and neighbourhood character streetscapes of Neighbourhood character places.

The town centre of Gordonvale is surrounded by low density residential living, rural lifestyle areas and productive farm lands. The Gordonvale District centre and associated industrial areas continue to serve these areas and the residents with goods and services. The Bruce Highway separates the town centre from much of the surrounding residential population. Connectivity across this divide is important for the residents and businesses of the town.

Future residential growth in the local plan area will come in the form of increased densities in existing residential areas and the sequential development of land zoned for this purpose. Opportunity exists to provide increased dwelling mix and density around the town centre and in the Gordonvale suburban area. The Maher Road precinct has been identified as the preferred site for future residential expansion. Development will need to consider access to the site and its relationship with the north coast railway and the Bruce Highway. Connectivity with the town centre, protection of natural features and potential impacts of flooding will also be important considerations.

Residential expansion in the Draper Road precinct will be sequenced in accordance with an approved structure plan for the site. The precinct will also contain a range of land uses with a focus on community infrastructure and open space to support the growing residential communities.

The major employment node for the town is the Mulgrave Mill located in the town centre. The operation of the mill will continue to support the town while opportunities exist to improve the cohesion between the mill and the adjacent commercial area. Future needs for industrial and employment land will be facilitated in appropriately zoned areas which will meet the town's low impact and service industry needs. The Riverstone Road precinct will be developed with consideration to significant views and vistas of the Pyramid gained across the site for south bound traffic on the Bruce Highway. The sequencing of development will result in the areas closest to the town being developed first.

Gordonvale possesses significant recreation opportunities and facilities. The sport and recreation land that the Alley Park master plan will deliver will provide regionally significant facilities to complement existing parks and sporting facilities including the racetrack, golf course, AFL grounds and the Johnson Park sporting area. Future sport and community uses should aim to co-locate and make use of multi-purpose facilities. Low key recreation areas, including Green Patch, are also important to the town.

Gordonvale also has a number of specialised health care facilities including the Gordonvale Hospital which serves as a specialist palliative care centre, the Young Lifestyle Care Facility and Day Respite Care Facility provided by St John's Community Care and the Pyramid Retirement Centre. These health care facilities service both Gordonvale and the wider Cairns region.

Development on the south-western corner of the Draper Road and Bruce Highway intersection is subject to a preliminary approval issued on 8 November 2013 and is referenced in Schedule 4.

### 7.2.6.3 Purpose

- (1) The purpose of the Gordonvale local plan code is to facilitate locally relevant planning outcomes to maintain and enhance the township of Gordonvale to support the local community and surrounding rural areas whilst protecting the significant history, heritage and character values of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development in the Gordonvale local plan area is responsive to the community, character and amenity values of the town;
  - (b) development maintains and enhances the built form, local character, streetscapes and natural elements of the town;
  - (c) significant views and vistas to Walsh's Pyramid and mountain ranges are maintained;
  - (d) development protects the recognisable character and local heritage of Gordonvale;
  - (e) the Gordonvale town centre will continue to be the administrative, commercial and industrial centre for the Gordonvale area;
  - (f) conflicts between different land uses, such as residential, commercial, agricultural and industrial land uses are minimised;



- (g) residential land is developed sequentially to ensure efficient provision of infrastructure; a greater mix and density of dwellings establishes around the town centre and suburban neighbourhoods whilst maintaining the character of Gordonvale;
- (h) connectivity within the local plan area is enhanced providing links between the eastern and western sides of the Bruce Highway;
- (i) co-location of community and sporting infrastructure and facilities is encouraged to create efficient use of land and resources;
- (j) co-location of community and health care facilities is encouraged to create efficient use of land and resources;
- (k) Green Patch remains a low key recreational area with any improvements respectful of the flooding constraints of the site;
- (l) pedestrian and cycle paths are established to provide linkages between the town centre and suburban neighbourhoods particularly enabling access across the Bruce Highway;
- (m) centres are complemented by the establishment of community infrastructure and community-oriented uses and higher residential densities;
- (n) land uses and built form supports public transport infrastructure and facilities.

#### **Precinct 1 – Town centre**

- (3) In addition to 7.2.6.3(2), the overall outcomes sought for the precinct are:
  - (a) development in the town centre complements the character, built form, and traditional streetscapes of the precinct;
  - (b) a strong sense of local identity is maintained through the retention and adaptive re-use of the existing buildings;
  - (c) development supports the role and function of Gordonvale as a District centre meeting the needs of the local community and surrounding rural areas;
  - (d) rear laneways are utilised to facilitate a greater density of housing and provide access to car parking for commercial uses;
  - (e) the precinct contains the major retail, commercial, civic and entertainment uses servicing the local plan area.

#### **Precinct 2 – Maher Road**

- (4) In addition to 7.2.6.3(2), the overall outcomes sought for the precinct are:
  - (a) the precinct provides for residential development;
  - (b) the precinct is developed in a sequential manner to avoid disconnected development patterns;
  - (c) development is planned with limited access to Maher Road and maximises an internal network of local roads;
  - (d) pedestrian and cycle linkages are established between residential development and Precinct 1 – Town centre;
  - (e) development other than residential development is compatible with the residential amenity of the precinct.

#### **Precinct 3 – Riverstone Road**

- (5) In addition to 7.2.6.3(2), the overall outcomes sought for the precinct are:
  - (a) the precinct provides for industry development and other compatible land uses;
  - (b) development protects significant views to Walsh's Pyramid from the Bruce Highway;
  - (c) development accommodates the town and surrounding rural area's industry and service industry needs and provides local employment both in the immediate term and longer term beyond the life of this planning scheme;
  - (d) development and structure plans provide for a number of local convenience uses to support employment and which complement the role of the town centre;
  - (e) industrial development mitigates adverse impacts on sensitive land uses;
  - (f) development is sequenced to ensure areas closest to the town centre are established first.

**Precinct 4 – Draper Road**

- (6) In addition to 7.2.6.3(2), the overall outcomes sought for the precinct are:
- (a) development provides for a range of land uses, dwelling types and compositions that support the growing residential neighbourhoods;
  - (b) development occurs sequentially north from Draper Road, providing for connections into the Mount Peter local plan area;
  - (c) establishment of centre activities in this precinct does not undermine the role and function of the District centre in Precinct 1 – Town centre;
  - (d) community infrastructure and open space is designed and located as key focal points for the community;
  - (e) impacts of development on existing residential areas are minimised;
  - (f) the precinct is predominantly residential and other uses and activities are of neighbourhood level of activity;
  - (g) the character the rural residential living area (commonly known as Meringa) north of Precinct 4 – Draper Road, is protected from potential adverse impacts of urban development by incorporating mitigation measures in the design and layout of development.

**Precinct 5 – Mill**

- (7) In addition to 7.2.6.3(2), the overall outcomes sought for the precinct are:
- (a) the precinct provides for the continued operation of the Mulgrave Mill.
  - (b) allow for the establishment of compatible allied industrial uses where potential impacts on nearby residential and commercial properties can be appropriately mitigated.

**7.2.6.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.6.4.a – Gordonvale local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Development in the local plan area generally</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the Gordonvale local plan area.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> Development contributes to the establishment of a sense of arrival to Gordonvale.</p>	<p><b>AO2.1</b> Development adjacent to a gateway site identified on the Gordonvale local plan maps contained in Schedule 2 incorporates aesthetic treatments, landscaping and other design elements to enhance the sense of arrival into Gordonvale.</p> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<p><b>PO3</b> Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.</p> <p>Note – Where a proposed development exceeds the height stated in AO3.1, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO3.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>
<p><b>PO4</b></p>	<p><b>AO4.1</b></p>

Performance outcomes	Acceptable outcomes
Development is consistent with and reflects the traditional town character of Gordonvale.	Development provides for the retention and/or adaptive re-use of buildings which have cultural heritage or character streetscape significance.
<b>Centres</b>	
<p><b>PO5</b> Centres are complemented by the establishment of community infrastructure and community-oriented uses and higher residential densities.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 1 – Town centre</b>	
<p><b>PO6</b> Development provides on-site car parking and vehicular access which does not dominate the streetscape.</p>	<p><b>AO6.1</b> On-site car parking is located behind existing or new buildings.</p>
<p><b>PO7</b> Where the site has frontage to a laneway: (a) car parking areas are located at the rear; (b) the laneway is utilised to access rear car parking areas.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Development in the town centre complements the traditional character and built form of the streetscape.</p>	<p><b>AO8.1</b> Development in the town centre: (a) is constructed with a zero metre setback from street frontages and continues the scale of the existing built form and roof form; (b) provides a ground level façade which consists of windows, wall openings or shop fronts; (c) includes windows and balconies on upper levels facing the street; (d) ensures any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p>
<p><b>PO9</b> Development enhances pedestrian comfort and connectivity throughout the town centre.</p>	<p><b>AO9.1</b> Buildings provide continuous pedestrian weather protection over the footpath which: (a) is non-transparent; (b) is cantilevered from the building or uses non load bearing posts; (c) includes under awning lighting; (d) is consistent with other pedestrian awnings in the precinct.</p>
<b>Additional requirements for Precinct 2 – Maher Road</b>	
<p><b>PO10</b> Development in the precinct: (a) is sequenced to avoid the creation of disconnected pockets of development; (b) has limited access to Maher Road and utilises internal road networks.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<p><b>PO11</b> Development incorporates pedestrian and cycle linkages for ease of access to the Town centre.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Precinct 3 – Riverstone Road</b>	
<p><b>PO12</b> Development in the precinct:</p> <ul style="list-style-type: none"> <li>(a) is of a low scale and does not detract from the scenic backdrop;</li> <li>(b) does not interrupt views to key landmarks;</li> <li>(c) primarily services the needs of the local catchment;</li> <li>(d) is screened from existing and future residential areas by landscaping and provides appropriate buffering.</li> </ul>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>
<p><b>PO13</b> Access to the site is via dedicated roadway entrance from Riverstone Road with adequate separation from the Gillies Highway and Bruce Highway intersection.</p>	<p><b>AO13.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 4 – Draper Road</b>	
<p><b>PO14</b> Development in the precinct:</p> <ul style="list-style-type: none"> <li>(a) is sequenced from Draper Road north to Mackey Creek;</li> <li>(b) provides for a range of housing needs;</li> <li>(c) delivers pedestrian, cycle and vehicular connections to surrounding communities;</li> <li>(d) provides community facilities, open space and recreation land as key focal points;</li> <li>(e) delivers integrated infrastructure networks;</li> <li>(f) is designed to meet overlay outcomes.</li> </ul>	<p><b>AO14.1</b> A structure plan supports development proposing reconfiguration of land or material change of use and achieves the dwelling yields identified in Table 7.2.6.4 b.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<p><b>PO15</b> Development mitigates adverse impacts on existing rural residential areas to maintain their character, amenity and mix of small scale rural activities.</p>	<p><b>AO15.1</b> No acceptable outcomes are provided.</p>

**Table 7.2.7.4.b – Dwelling Yields for Precinct 4 – Draper Road**

Precinct	Target dwelling yields	Ultimate dwelling yields
Precinct 4 – Draper Road	1170 dwellings	1460 dwellings

## 7.2.7 Mount Peter local plan code

### 7.2.7.1 Application

The Mount Peter local plan code applies to assessing development within the Mount Peter local plan area as shown on the Mount Peter local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.7.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mount Peter local plan code.

#### Physical attributes

The dominant features of the District are the low lying alluvial plains of the Trinity Inlet Catchment and the steep vegetated ranges to the west and south of the district which form part of the Wet Tropics World Heritage Area. A number of waterways traverse the area including Wrights Creek which traverses the centre of the local plan area and Peterson Creek and Mackey Creek which defines the northern and southern boundaries of the local plan area respectively.

The scenic qualities of Mount Peter contribute significantly to the character, landscape qualities and appeal of the Cairns city as a whole. The local plan area contains significant natural areas which are important to the conservation of biodiversity. Many of these areas are included in the Wet Tropics World Heritage Area. These areas together with the remaining vegetation and riparian corridors should be maintained, enhanced, conserved and appropriately managed as part of the open space network. Similarly, the hillslopes which provide such a dramatic backdrop to the area should be retained in their existing state. Connectivity between the remaining vegetation should be achieved by providing links and corridors between vegetated areas, waterways and the hillslopes.

#### Urban development

Urban development is intended to occur in areas previously cleared for rural purposes. Mount Peter is proposed to accommodate much of the population growth expected in the Southern growth corridor. The opportunities for residential living extend from lower density and conventional residential living on the western periphery of Mount Peter, and medium to higher density residential living in areas close to centres, community services, facilities and public transport. New residential development should achieve an efficient use of land and should foster the growth of residential communities with recognisable character and a sense of place.

#### Economic development and employment

Across the local plan area there are opportunities for the integrated development of commercial, retail, business facilities, community and service facilities in and adjacent to centres. The establishment of centres are intended to service the developing residential areas across the local plan and to provide employment opportunities for the local plan and for communities within the adjoining districts. Land to the east of the Bruce Highway (which is located within the Edmonton industry and business local plan) is intended for employment based uses, such as low impact industrial, transport-based industries, business/technology park and complementary mixed use industry based facilities and is intended to play a key role as a major employment node for Mount Peter and the Southern growth corridor. Low intensity tourist activities based on appreciation and enjoyment of the natural environment are considered to be acceptable in the area, provided there are no adverse impacts on natural areas. The extraction of sand, gravel and hard rock, occurring at the south western extent of the Local plan area will continue throughout the development of Mount Peter.

### Public and active transport

It is intended that public transport routes be established as development of greenfield sites takes place. The establishment of public transport services provides opportunities for residents, workers and visitors to access the area. Pedestrian and bicycle links provide links between communities, facilities and natural areas.

### Desired future community form

Key attributes of the future urban community of the Mount Peter local plan area include:

- (1) A land use structure and form of development that is transit oriented and designed to support the use of public and active transport modes over private vehicle use;
- (2) A network of centres, that complement the hierarchy of centres, and accommodate major employment and other centre functions including retail facilities, community facilities, public transport interchanges, civic and cultural facilities necessary to meet the needs of the Mount Peter urban community and promote high levels of community self-containment;
- (3) An interconnected environmental and urban open space system that frames individual urban villages, provides for the protection of significant natural areas and environmental values and accommodates sport and recreation facilities that promote active living and healthy lifestyles;
- (4) High standards of environmental performance are achieved through the protection, enhancement and management of the community's significant ecological assets and by designing all development such that it maintains and protects ecological integrity and processes, the physical condition, ecological health and environmental values of natural areas, and surface and ground water systems;
- (5) A diversity of lot sizes and housing types that meet the lifecycle needs of residents and provide opportunities for affordable living, with the highest density of residential development located close to centres and public transport;
- (6) High standards of tropical design and place making that contribute to the establishment of Mount Peter as an attractive, comfortable place to live with a strong sense of community identity;
- (7) Infrastructure and facilities that are provided to residents in a timely, cost effective, sustainable and equitable manner at the desired standard of service.

### Strategic outcomes

To achieve the desired future community form for the Mount Peter local plan the following strategic outcomes have been facilitated into the Mount Peter local plan code:

#### Economic Development and Employment

Mount Peter achieves a prosperous, strong, vibrant and sustainable economy, providing employment across a diversity of interconnected centres with a high proportion of people living and working in Mount Peter.

#### Biodiversity Conservation

The extent, diversity, condition and connectivity of natural areas are protected, enhanced and appropriately managed to maintain and promote ecological integrity and processes.

#### Protection of waterways, wetlands and water quality

The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including waterways, wetlands and is maintained and protected.

#### Transport and Mobility

Movement within and to areas beyond the local plan area is sustainable, convenient and safe. The transport system design makes it easier to walk, cycle and access public transport. The public transport system integrates with centres, residential development, education and employment hubs to reduce vehicle dependency. Connected and safe walking and cycling networks also contribute towards reduced car dependency.

Strong and Sustainable Community

Residents enjoy a range of quality services, facilities and community events and feel a strong sense of identity, safety and security. Communities are connected and in addition to high standards of services residents enjoy the physical environment of an urban setting that responds to the climatic environments and mitigates environmental impacts through sensitive and smart urban design.

Community Facilities

The current and future social needs of the Mount Peter community are met through the coordinated planning and provision of a range of community facilities and services (including schools, churches, community centres, libraries, cultural facilities, child care services, health and support services, justice and emergency services).

Cultural Heritage

The history and cultural heritage of Mount Peter is respected. These areas include, and are not limited to, Indigenous cultural heritage and historic sites associated with the former mining, timber and cane growing industries.

Place-making

Mount Peter establishes a sustainable approach to urban development through a considered mix of residential, open space, community and employment uses. Centres within Mount Peter become the focal point of urban life, supported by economic drivers, catalysts and high frequency public transport services. The centres develop to support a variety of needs and integrate with the higher level of service of Edmonton Town Centre and the Gordonvale District Centre.

Housing Types

Housing diversity responds to the needs of the community, through the provision of a diverse and affordable housing choice that is responsive to the changing demographic structure of the Mount Peter population, promoting social diversity and equitable access to goods and services. Housing typologies and densities are achieved through a phased approach to development.

Active and Passive Recreation

Residents in the Mount Peter local plan area are provided with sporting and recreation facilities which promote active living and healthy lifestyles through opportunities for play, sport, walking and cycling. Incidental physical activity is provided for through passive recreation opportunities in local parks, linear open space links and a connected street network.

Integrated Water Cycle Management

Water is managed on a total water cycle basis, balancing the uses of water and its role in the environment and recognising it is a valuable and finite regional resource.

Integrated & Sustainable Infrastructure

The planning and delivery of infrastructure is integrated in a way that maximises self-sufficiency and ensures delivery in a timely, cost effective and equitable manner at the desired standard of service. Infrastructure provision incorporates sustainable urban design principles.

**Development assessment**

It is recognised that many aspects of these strategic outcomes are integrated across the planning scheme and will be reflected in a number of elements of the planning scheme through the strategic framework, overlay codes, zone codes, use codes, general codes, local government infrastructure plan and planning scheme policies. A holistic, adaptable and sustainable approach will need to be taken to development assessment processes for structure plans and development activities within the Mount Peter local plan area.



### 7.2.7.3 Purpose

- (1) The purpose of the Mount Peter local plan code is to facilitate the overall outcomes and precinct specific outcomes of the code through a well-planned, strategic and integrated approach to development of new communities in the Southern growth corridor.
- (2) The purpose of the code will be achieved through the following overall outcomes:

#### Development sequencing and impacts of current activities

- (a) development in the Mount Peter local plan area is consistent with the overall structure to achieve the indicative community needs specified for each Precinct in Table 7.2.7.4.b;
- (b) development ensures the purpose and overall outcomes of the Edmonton industry and business local plan the Gordonvale local plan and the Edmonton local plan are not compromised through inefficient use of land within the Mount Peter local plan area;
- (c) land is developed sequentially from the north;
- (d) land beyond the Initial development area as identified on the Mount Peter local plan maps contained in Schedule 2, is not developed for urban purposes until the area within the Initial development area is established for urban purposes and infrastructure has been brought to the edge of the Initial development area which is able to service land beyond the Initial development area;
- (e) development within the Initial development area does not compromise the overall outcomes for development of the balance of the local plan area (i.e. within the areas outside the Initial development area);
- (f) new development which is potentially incompatible with urban development is not established in the local plan area where such uses would constrain the efficient expansion of urban development in the future;
- (g) development does not compromise the operation of existing resource extraction activities;
- (h) areas currently utilised for primary production continue to be used for this purpose for the longest extent possible.

#### Structure planning and place making

- (i) development contributes to an integrated and coordinated community and provides a structure that considers future development, infrastructure provision, land use allocations and defined places of activity, recreation, living and natural environment.

#### Economic development and employment

- (j) economic development within the Mount Peter local plan area creates employment, attracts investment and services and enhances the region's environment, lifestyle and community;
- (k) provide for the continuation of extractive industries, poultry farms and aquaculture on an interim basis and for the appropriate use of separation distances and buffer areas;
- (l) new centres within the Mount Peter local plan area are of a scale, and incorporate functions, that are consistent with the role of that centre in the centres hierarchy and occur in an orderly and sequenced manner that does not unreasonably impact upon other existing and planned centres outside of the Mount Peter local plan area.

#### Housing choice and diversity

- (m) development provides a range of housing forms and styles that can achieve the desired level of self-containment;
- (n) adaptable housing is encouraged to meet the needs of the community through its life cycle.

#### Transport and mobility

- (o) communities are serviced by a functional and safe road network with an efficient internal circulation system and connectivity to the Bruce Highway;

- (p) a public transport system is enabled by establishing a network of supportive roads and efficient subdivision layouts;
- (q) the ultimate intensity and density of development is higher around transit nodes than other areas.

### Community facilities

- (r) A range of community facilities are:
  - (i) provided to respond to local needs, encourage active community participation and healthy lifestyles and help build the life and identity of the community;
  - (ii) established in locations which are convenient and highly accessible to the communities they serve;
  - (iii) located, sized and designed to maximise opportunities for co-location and sharing of land between educational facilities, sport and recreation facilities and other community facilities.

### Recreation opportunities

- (s) A range of parks, sport and recreation spaces provide:
  - (i) accessible, functional and appealing open space areas and facilities which promote active living and healthy lifestyles through opportunities for recreation, sport, walking, cycling and play;
  - (ii) a network of open space and sport and recreation land is provided throughout the Mount Peter Local Plan area;
  - (iii) a range of low impact environmental recreation and educational opportunities and outdoor experiences compatible with the protection of ecological values.

### Centres

- (t) Centres are established generally in locations identified on the Mount Peter local plan maps contained in Schedule 2, and:
  - (iii) complement and reinforce the role and function of nearby centres and employment nodes, recognising that Edmonton is the Major centre for the Southern growth corridor;
  - (iv) are developed predominantly in the form of active street frontages, as opposed to fully enclosed retail formats;
  - (v) are established with two key precincts; a core and a frame:
    - (A) within the Core precinct, development is predominantly retail, commercial, and civic and community facilities at a high intensity;
    - (B) within the Frame precinct, development is of a lesser intensity and provides for residential (at higher densities), retail and local service and community needs, acting as a transition from centre to residential neighbourhoods.
- (u) local and neighbourhood centres provide for a range of small scale retail and commercial uses and encourage open space and community infrastructure as focal points within communities;
- (v) mixed use centres are developed for major elements of the community facilities infrastructure network not otherwise accommodated within the planned centres;
- (w) integrate public transport infrastructure and facilities.

### Precinct 1 - Conservation

- (3) In addition to 7.2.7.3(2), the overall outcomes sought for the precinct are:
  - (a) development, other than infrastructure for access corridors, community needs and environmentally compatible uses and activities (i.e. environmental education and interpretive signage, shared use trails and associated amenities, is not established;
  - (b) development is compatible with the purpose of the precinct which provides for the protection and enhancement of important environmental and landscape values and comprises land which is to remain undeveloped for urban purposes.

**Precinct 2 - Cooper Road**

- (4) In addition to 7.2.7.3(2), the overall outcomes sought for the precinct are:
- (a) development facilitates a Local centre;
  - (b) the centre is sited in a location and supported by infrastructure that is highly accessible to future public transport routes and facilities, and surrounding communities;
  - (c) the Edmonton Major centre and the Maitland Road District centre are higher order centres than the Cooper Road precinct Local centre;
  - (d) structure plans and subdivision layouts ensure the ultimate form of the local centre is compact and walkable with varying building heights reflecting the ultimate form and intensity of development for the district centre;
  - (e) development achieves the intensity and form desired for the district centre or interim development allows for its ultimate compact form to be achieved over the longer term;
  - (f) development on land identified within structure plans and subdivision layouts to provide for community infrastructure and facilities, open space and sport and recreation activities does not compromise the achievement of its intended land use.

**Precinct 3 - Maitland Road**

- (5) In addition to 7.2.7.3(2), the overall outcomes sought for the precinct are:
- (a) the precinct is situated outside the Initial development area and is not to be developed within the life of this planning scheme;
  - (b) future development facilitates the district centre to the south of Maitland Road, in the location generally shown on the Mount Peter local plan maps contained in Schedule 2;
  - (c) the centre is in a location that is supported by infrastructure and is highly accessible to future public transport routes and facilities;
  - (d) the district centre supports the Edmonton Major centre, the Gordonvale district centre and the hierarchy of centres across the region;
  - (e) structure plans and lot layouts ensure the ultimate form of the district centre is compact and walkable with varying building heights reflecting the ultimate form and intensity of development for the district centre core and frame;
  - (f) development achieves the intensity and form desired for the district centre or interim development allows for its ultimate compact form to be achieved;
  - (g) development on land identified within structure plans and subdivision layouts to provide for community infrastructure and facilities, open space and sport and recreation activities does not compromise the achievement of its intended land use.

**Precinct 4 - Future urban communities**

- (6) In addition to 7.2.7.3(2), the overall outcomes sought for the precinct are:
  - (a) the precinct is situated outside the Initial development area;
  - (b) future development within the precinct is established as a series of interconnected, walkable and transport supportive residential neighbourhoods;
  - (c) development in the precinct provides for a range of residential living environments that accommodate a diversity of lifestyles and recognise the particular character and environmental attributes of different parts of the local plan area;
  - (d) future development in the precinct incorporates transport and open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

**7.2.7.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.7.4.a – Mount Peter local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Structure planning</b>	
<p><b>PO1</b> A structure plan is prepared outlining the manner in which the development outcomes have been integrated with respect to the following, including precinct specific outcomes:</p> <ul style="list-style-type: none"> <li>(a) development sequencing;</li> <li>(b) structure of communities and place making;</li> <li>(c) economic development and employment;</li> <li>(d) housing diversity;</li> <li>(e) transport and mobility;</li> <li>(f) community facilities and recreation land;</li> <li>(g) infrastructure networks;</li> <li>(h) centres design;</li> <li>(i) overlay outcomes.</li> </ul> <p>Note – Planning scheme policy – Structure planning provides guidance on the preparation of structure plans.</p>	<p><b>AO1.1</b> A structure plan supports development proposing reconfiguration of land or material change of use and meets the needs of the planned community for Mount Peter, as described generally in Table 7.2.7.4.b.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<p><b>PO2</b> Development ensures the purpose and outcomes of the following local plans are not compromised through inefficient use of land within the Mount Peter local plan area:</p> <ul style="list-style-type: none"> <li>(a) Edmonton industry and business local plan;</li> <li>(b) Edmonton local plan;</li> <li>(c) Gordonvale local plan.</li> </ul>	<p><b>AO2.1</b> Development achieves the minimum dwelling yields and centre types as outlined within Table 7.2.7.4.b and essential infrastructure requirements.</p>
<b>Development sequencing</b>	
<p><b>PO3</b> Development occurs sequentially from the north, within the Initial development area (IDA) identified on the Mount Peter local plan maps contained in Schedule 2.</p>	<p><b>AO3.1</b> Land beyond the Initial development area identified on the Mount Peter local plan maps contained in Schedule 2, are not developed for urban purposes until the area within the Initial development area has been brought to the edge of the Initial development area which is able to</p>

Performance outcomes	Acceptable outcomes
	<p>service land beyond the Initial development area;</p> <p>or</p> <p><b>AO3.2</b> The provision of infrastructure for future communities, including roads, community facilities, open space, sport and recreation facilities, telecommunications where underground, water, sewerage, and electricity, is not impeded by the Initial development area identified on the Mount Peter local plan maps contained in Schedule 2.</p> <p>Note – Telecommunication infrastructure in this acceptable outcome does not include high impact telecommunications facilities (e.g. telecommunication towers).</p>
<p><b>PO4</b> Development within the Initial development area does not compromise the ability for future precincts to achieve the overall outcomes sought for the Local Plan.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>Non-urban development</b></p>	
<p><b>PO5</b> Development which is potentially incompatible with urban development is not established where such uses would constrain the efficient expansion of urban development in the future.</p>	<p><b>AO5.1</b> Development does not constrain the efficient expansion of urban settlements.</p> <p><b>AO5.2</b> Development is compatible with urban development when it is established on adjacent land.</p>
<p><b>Interim development forms</b></p>	
<p><b>PO6</b> Development which is not in its ultimate intended form does not compromise the achievement of such desired form.</p>	<p><b>AO6.1</b> Recognition of acceptable interim land uses, built form and design outcomes which will not compromise or be incompatible with ultimate intended form for the Local Plan area is given within structure plans and the holding of land for the following land use and infrastructure categories:</p> <ul style="list-style-type: none"> <li>(a) dense residential activities;</li> <li>(b) centres activities;</li> <li>(c) community facilities;</li> <li>(d) open space and recreation facilities.</li> </ul> <p><b>AO6.2</b> The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;</p> <p>or</p> <p><b>AO6.3</b> The use of land, which is inconsistent or incompatible with the ultimate form of development has a limited life or ceases</p>

Performance outcomes	Acceptable outcomes
	operation when urban development is established on adjacent land.

**Table 7.2.7.4.b – Mount Peter local plan area indicative community needs to be accommodated within precincts**

Precinct	Target dwelling yields	Ultimate dwelling yields	Centre type
Precinct 2 – Cooper Road	4360 dwellings	5450 dwellings	Local centre
Precinct 3 – Maitland Road	4780 dwellings	5975 dwellings	District centre
Precinct 4 – Future urban communities	4385 dwellings	5480 dwellings	Neighbourhood centres in accordance with a structure plan

## 7.2.8 Smithfield local plan code

### 7.2.8.1 Application

This code applies to assessing development within the Smithfield local plan area as shown on the Smithfield local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.8.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Smithfield local plan code.

The Smithfield local plan establishes a community of interest generally from the Kennedy Highway north to Reed Road. This forms part of a greater community commonly known as the Cairns Northern Beaches. The Smithfield Major centre anchors the southern end of the Smithfield local plan area, providing an activity and employment node for the daily and weekly needs of the Cairns Northern Beaches residents.

Major focus of development in the local plan area contributes to infill and renewal development of residential stock around centres and activity focus areas, supporting the vibrancy of centres, community focal points and public transport opportunities. Connectivity is increased between communities, with particular emphasis on convenient and comfortable pedestrian and cycle connections.

A variety of centres are established within the community. This ensures the needs of the community are adequately met (e.g. child care centres, small-scale convenience, business and café style developments). Public spaces and facilities are provided adjacent to, or within activity areas, ensuring the efficient use of land is achieved and will enhance the establishment of 'places'.

Growth in the Smithfield area focusses on supporting increased economic activity to support wider principles of increasing self-containment and local employment opportunities. Mixed use and higher residential densities are encouraged to support local activity and provide a base for growth around centres and supporting future transport networks.

The structure of the growth and activity will revolve around the growth of the James Cook University and future business, local employment and opportunities for residential higher densities along the McGregor Road corridor. James Cook University and the Smithfield Major centre will form the two key activity nodes. Strong connections between, to and through these two nodes is critical to the enhancement of the community's structure and connectivity.

The Smithfield Major centre consists of the shopping centre to the west of the Captain Cook Highway and big box style employment, local convenience and some residential development to the east. The node is generally bound to the north by Stanton Road where existing uses are intended to transition to attractive professional services, residential densities and mixed-use development, supporting east-west road networks, pedestrian and cycle links and transport opportunities. The Smithfield shopping centre remains the dominant focus of retail opportunities for the Cairns Northern Beaches. Small scale and boutique retail markets may be established elsewhere to support local communities and tourist markets, although it is anticipated that these do not occur in significant shopping centre developments.

The Smithfield Shopping Centre site diversifies its economic activity and productivity and challenges traditional shopping centre design by utilising space in a more efficient and innovative manner. Night time activity and entertainment with a pedestrian friendly environment is established. Professional services and business facilities are established in new buildings, providing for a needed market for the Cairns Northern Beaches. Parking is consolidated within multi-level structures which are sleeved and designed for active frontages, and/or pedestrian focussed environments. This allows for the new buildings and changes to the built form to occur. Opportunity exists for a gateway building fronting the Kennedy Highway and Captain Cook Highway, signifying the gateway and arrival to a developing community of interest and economic activity in the Cairns Northern Beaches area.



The James Cook University is a major anchor for growth and business attraction to the Cairns Northern Beaches. While the planning scheme has little influence over the activities on the James Cook University site, the built form outcomes and layout of its future development is encouraged to continually seek a high level of integration with the surrounding community and land uses. Professional services, business and research aligned industries are encouraged to establish on and opposite the university. McGregor Road, Maisel Close and Ardisia Street area encouraged to become activity focused areas supporting these forms of commerce and research. Similarly, Campus Village is encouraged to reorganise and renew its form to evolve into an area of vibrant activity providing a mix of uses and residential environments, supporting alternative modes of transport and connectivity with the university. Infill and renewal developments are encouraged to establish higher residential densities and student accommodation options.

Land between the Smithfield Bypass and the Captain Cook Highway is utilised in its best capacity for employment and business activities. Access is difficult at the northern part of this precinct due to the Smithfield Bypass Road, which requires land to be used efficiently.

Mixed residential densities are provided to the east of the Smithfield Bypass, extending north to Trinity Beach Road. While development approvals may exist in these areas, an opportunity exists to review these development outcomes and establish a community form that has greater significance in the Smithfield area. Residential development should be well setback or buffered from low amenity areas and facilities in the Smithfield local area (such as the industry area on the eastern periphery). Within Low medium density residential zoned areas non-residential uses are established where they serve the local community and do not detract from the residential amenity of the area.

Community focussed design and innovative centre design and development is a particular opportunity for the residential areas east of the Bypass. The Cattana Wetlands should become a significant place of gathering, activity and community focus into the future as more people reside in close proximity to the natural feature.

### 7.2.8.3 Purpose

- (1) The purpose of the Smithfield local plan code is to facilitate development that contributes to an integrated community consisting of existing and transitioning residential neighbourhoods, a consolidated Major centre, new mixed use development and new employment nodes and the growth and integration of the James Cook University with the wider community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the structure of the Smithfield local plan establishes a pattern of local activity and an economy, based on two key nodes being the James Cook University at the north and the Smithfield Major centre at the south;
  - (b) economic and employment activity supports local communities and activity, and strengthens self-containment in the suburbs of the Cairns Northern Beaches;
  - (c) an increase in the range of professional business and services;
  - (d) places of activity offer a range of community focal points and functions;
  - (e) expansion of existing centres does not compromise the achievement of balanced demand across the Cairns Northern Beaches for retail floor space and employment activities;
  - (f) a mix of higher residential densities is established to support Local centres, open spaces and future transport networks;
  - (g) appropriately scaled public art and cultural infrastructure is provided;
  - (h) pedestrian, bicycle, public transport and road networks are provided to improve the connectedness of communities within and adjacent to the Smithfield local plan area;
  - (i) the height of buildings and structures emphasises the importance and role of individual Precincts and ensures heights transition down to surrounding residential areas;
  - (j) gateway sites are given significance through their use and built form in:
    - (i) the way they address road, pedestrian, transport connections and public spaces;
    - (ii) their height and architectural design.

**Precinct 1 – Smithfield Major centre**

- (3) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
- (a) Precinct 1 – Smithfield Major centre contains the following sub-precincts:
    - (i) Sub-precinct 1a- Smithfield Shopping Centre;
    - (ii) Sub-precinct 1b – employment;
  - (b) the Smithfield Major centre represents the focus of employment and economic activity in the Cairns Northern Beaches;
  - (c) Smithfield Shopping Centre is to remain the dominant retail centre for the Cairns Northern Beaches;
  - (d) the use of existing car parking areas transitions to vertical structures and mixed uses, allowing more efficient use of space and lifting the pedestrian appeal of spaces adjacent and between the centre and activity areas;
  - (e) connection between the Smithfield Shopping Centre and adjoining communities is enhanced through built form, active design and infrastructure;
  - (f) development in Precinct 1a - Smithfield Shopping Centre diversifies the activity function of the centre to facilitate the following outcomes over time:
    - (i) predominantly retail and professional service focus with professional businesses and services being located within multi-storey buildings;
    - (ii) entertainment, restaurants and night time activity establishes in a consolidated precinct, diversifying the appeal and duration of the centre's use and effectively managing the impacts of noise and light.
  - (g) expansive open areas of car parking are minimised on employment land to the east of the Captain Cook Highway through more efficient building design and use of land;
  - (h) the provision of a well-planned and high quality public transport station.

**Precinct 2 – James Cook University**

- (4) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
- (a) tropical innovation and education development drives the expansion of the university and business attraction;
  - (b) infrastructure and land use align to ensure the university integrates and functions within the community and not as a standalone and isolated facility;
  - (c) opportunities for professional businesses and services, small and fine scale retail and activity establishes adjacent to McGregor Road;
  - (d) residential activities supporting the university and businesses are integrated within facilities as mixed-use living opportunities;
  - (e) land uses, particularly residential activities and community supporting infrastructure, establish adjacent to transport infrastructure;
  - (f) technology, innovative industry and employment establishes, having a mix of smaller and larger building footprints;
  - (g) opportunity for major community infrastructure exists at the gateway site between the Captain Cook Highway and the existing university facilities;
  - (h) the Smithfield Campus Shopping Village to the east of the Captain Cook Highway has opportunity for redevelopment and to establish a mix of business, entertainment and accommodation activities in multi-storey developments;
  - (i) the provision of a well-planned and high quality public transport station.

**Precinct 3 – Future employment**

- (5) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
  - (a) development is predominantly for professional commercial or industrial uses in the precinct;
  - (b) a mix of retail, professional business, innovative and technology industries establishes in a finer grain model of development;
  - (c) existing mixed business and industry land transitions to professional business and service industries, aligning with the research and expertise development of James Cook University;
  - (d) Precinct 3 – Future employment contains the following sub-precincts:
    - (i) Sub-precinct 3a – Future mixed use area
    - (ii) Sub-precinct 3b –Future retail and commercial area;
  - (e) Development in Sub-precinct 3a – Future mixed use area:
    - (i) establishes a structure plan allowing for a mix of uses, focussed on a range of low impact industry and centre activities along with a range of residential housing opportunities and mixed use developments;
    - (ii) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.
  - (f) Development in Sub-precinct 3b –Future retail and commercial area:
    - (i) establishes a structure plan allowing for a mix of uses, focussed on centre activities and mixed use developments;
    - (ii) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.

**Precinct 4 – Residential communities**

- (6) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
  - (a) higher residential densities establish within comfortable walking distances of centres, public spaces, higher order connecting roads and public transport facilities, through:
    - (i) consolidation of land for higher density residential activities;
    - (ii) infill development.
  - (b) development, other than residential development, establishes at a scale consistent with a Neighbourhood centre and is facilitated adjacent to public spaces and, or public transport routes and infrastructure.

**7.2.8.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.8.4.a – Smithfield local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Economic activity</b>	
<p><b>PO1</b> Development achieves a consolidated, dominant retail centre on the existing Smithfield shopping centre site and ensures new and additional floor space for the sale and supply of retail goods and services develops in line with the need of the Cairns Northern Beaches communities to 2025.</p>	<p><b>AO1.1</b> Development with a cumulative floor area of greater than 2,500m<sup>2</sup> on any one or adjacent sites, outside Precinct 1 – Smithfield Major centre demonstrates an economic and community need for the development which will not compromise the effective function of the Smithfield shopping centre site.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Small-scale retail, businesses and restaurants establish to support local communities where they are:</p> <ul style="list-style-type: none"> <li>(a) within a walking distance or catchment of predominantly residential neighbourhoods;</li> <li>(b) adjacent to a higher order road(s);</li> <li>(c) in proximity to public transport routes.</li> </ul>	<p><b>AO2.1</b> Land uses in residential areas, other than for residential activities:</p> <ul style="list-style-type: none"> <li>(a) have less than 250m<sup>2</sup> total gross floor area;</li> <li>(b) are located within 400 metres of existing or future residential land uses;</li> <li>(c) are located on a collector road or sub-arterial road;</li> <li>(d) are located within 400 metres of a public transport route.</li> </ul>
<b>Building height and gateway sites</b>	
<p><b>PO3</b> The height of buildings or structures:</p> <ul style="list-style-type: none"> <li>(a) reinforces Precinct 1 - Smithfield Major centre as the area accommodating the highest intensity of development;</li> <li>(b) ensures that there is a transition of building form from Precinct 1 – Smithfield Major centre to the surrounding areas;</li> <li>(c) ensures there is variation in scale and architectural detail of development in multi-storey buildings and structures.</li> </ul> <p>Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO4.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – Where a proposed development exceeds the height stated in AO3.1 or AO3.2, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO3.1</b> Buildings or structures have a height:</p> <ul style="list-style-type: none"> <li>(a) up to 14 metres and three storeys in Precinct 1;</li> <li>(b) up to 21 metres and 6 storeys in Precinct 1a;</li> <li>(c) up to 15 metres in Precinct 1b, Precinct 2 and Precinct 3, Precinct 3a and Precinct 3b;</li> <li>(d) up to 14 metres and three storeys in the Precinct 4.</li> </ul> <p>or</p> <p><b>AO3.2</b> Where on a gateway site, buildings and structures are not more than 21 metres and 6 storeys.</p> <p>Note - Height is inclusive of the roof height.</p> <p><b>AO3.3</b> Buildings and structures are set back from property boundaries:</p> <ul style="list-style-type: none"> <li>(a) ½ the height of the building or structure where adjacent a residential zone; or</li> <li>(b) ¼ the height of the building or structure where adjacent any other zone.</li> </ul> <p>Note - Height is inclusive of the roof height.</p> <p>Note - Figures 7.2.8.4.a and 7.2.8.4.b provides visual guidance to the setback provisions for buildings greater than four storeys.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p> <p><b>AO3.4</b> Ground floors are activated through:</p> <ul style="list-style-type: none"> <li>(a) high quality landscaping affording comfort and meeting or recreating spaces;</li> <li>(b) land uses such as offices, shops or food and drink outlets.</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Development of gateway sites shown on the Smithfield local plan maps contained in Schedule 2 results in memorable architecture and distinctive developments in the local area through:</p> <ul style="list-style-type: none"> <li>(a) land uses that contribute to the creation of the place;</li> <li>(b) active frontages to streets, pedestrian connections, public transport and other public spaces;</li> <li>(c) architectural features that create a distinct or varied built form from buildings around it.</li> </ul>	<p><b>AO4.1</b> Development on a gateway site:</p> <ul style="list-style-type: none"> <li>(a) contains land uses that increases self-containment within the Cairns Northern Beaches;</li> <li>(b) provides active frontages;</li> <li>(c) is finished with architectural features such as articulated roof profiles, parapets, awnings and balconies, tropical landscaping, and a range of building materials.</li> </ul> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<b>Connectivity</b>	
<p><b>PO5</b> Development delivers pedestrian, cycling and road connections in locations identified on the Smithfield local plan maps contained in Schedule 2.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 1 – Smithfield Major centre</b>	
<p><b>PO6</b> Development within Precinct 1 - Smithfield Major centre reinforces:</p> <ul style="list-style-type: none"> <li>(a) its role as the major anchor for employment and economic activity in the Cairns Northern Beaches;</li> <li>(b) Smithfield shopping centre is to remain the dominant retail centre for the Cairns Northern Beaches.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Sub-precinct 1a – Smithfield Shopping Centre</b>	
<p><b>PO7</b> Development on the Smithfield Shopping Centre site ensures:</p> <ul style="list-style-type: none"> <li>(a) the diversification of employment to incorporate professional business and services within buildings up to four storeys, over time in line with demand;</li> <li>(b) the emergence of a dominant entertainment and night time activity precinct;</li> <li>(c) a gateway development is achieved on the south-east corner of the site.</li> <li>(d) active frontages and design for pedestrian and vehicle environments at the outer edges of buildings;</li> <li>(e) consolidation of car parking in multi-storey structures;</li> <li>(f) built form and entry points addresses and enhances connections to existing communities;</li> <li>(g) public transport facilities are integrated into design of future structures.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Sub-precinct 1b – Employment</b>	
<p><b>PO8</b> Land to the east of the Captain Cook Highway is used efficiently and consolidates expansive car parking areas for more efficient buildings and use of land without diminishing car parking need.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 2 – James Cook University</b>	
<p><b>PO9</b> Development contributes to the achievement of a distinct education, professional service and community infrastructure precinct through the following outcomes:</p> <ul style="list-style-type: none"> <li>(a) establishment, use or delivery of infrastructure is for use by the wider community;</li> <li>(b) professional businesses, services and small-scale retail and activity uses establish adjacent to McGregor Road;</li> <li>(c) residential and accommodation activities establish in proximity to public transport, education facilities and centres;</li> <li>(d) opportunity for major public infrastructure to establish between the Captain Cook Highway and the University is capitalised upon.</li> </ul>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Development on the Smithfield Campus Shopping Village Centre site capitalises on opportunity for renewal and establishes a mix of business, entertainment and, or accommodation activities in multi-storey developments.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 3 – Future employment</b>	
<p><b>PO11</b> Development the precinct ensures:</p> <ul style="list-style-type: none"> <li>(a) it meets the employment needs of the Cairns Northern Beaches is facilitated;</li> <li>(b) buildings are not more than four storeys in height;</li> <li>(c) active frontages and design for pedestrian and vehicle environments at the outer edges of buildings;</li> <li>(d) efficient use of space to reduce expansive car parking areas;</li> <li>(e) built form and entry points addresses and enhances connections to existing communities.</li> </ul>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Sub-precinct 3a – Future mixed use area</b>	
<p><b>PO12</b> Development in Sub-precinct 3a – Future mixed use area:</p> <ul style="list-style-type: none"> <li>(a) establishes a structure plan allowing for a mix of uses, focussed on a range of low-scale industry and commercial activities and a range of residential housing opportunities;</li> <li>(b) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.</li> </ul>	<p><b>AO12.1</b> A structure plan supports development proposing reconfiguration of land or material change of use.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<b>Additional requirements for Sub-precinct 3b – Future retail and commercial area</b>	
<p><b>PO13</b> Development in Sub-precinct 3b – Future retail and commercial area:</p> <ul style="list-style-type: none"> <li>(a) establishes a structure plan allowing for a mix of uses, focussed on shopping, showrooms, low-scale industry and commercial activities;</li> <li>(b) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.</li> </ul>	<p><b>AO13.1</b> A structure plan supports development proposing reconfiguration of land or material change of use.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<b>Additional requirements for Precinct 4 – Residential communities</b>	
<p><b>PO14</b> Development in Precinct 4 - residential communities provides for higher residential densities.</p>	<p><b>AO14.1</b> Development for higher residential densities:</p> <ul style="list-style-type: none"> <li>(a) consolidates parcels of land; or</li> <li>(b) establishes through infill development (e.g. secondary dwellings, dual occupancies, small-scale multiple dwellings where retaining existing buildings).</li> </ul>



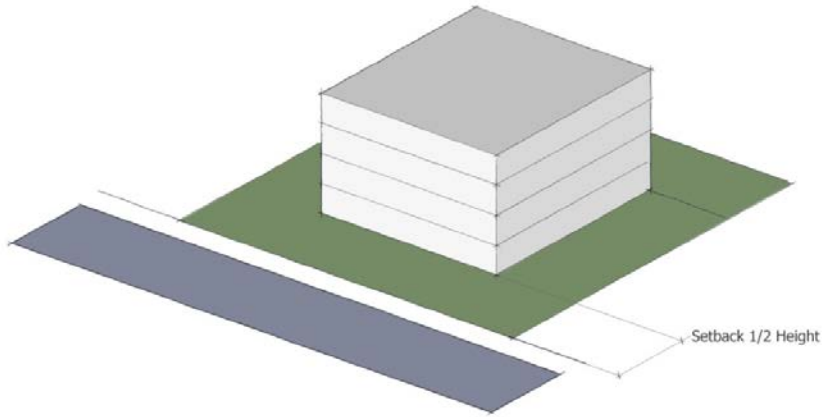
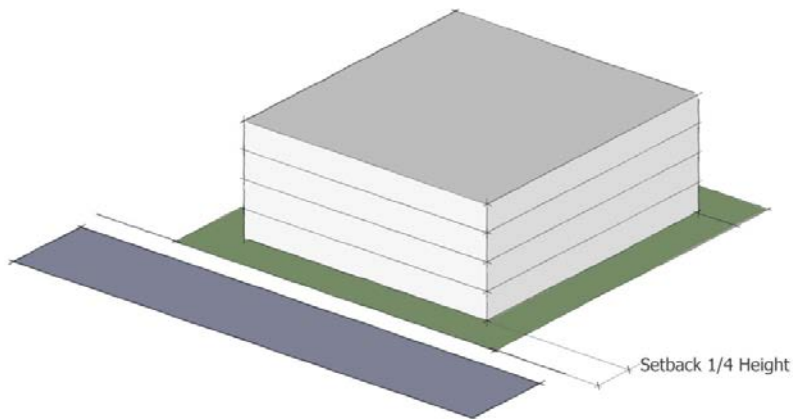


Figure 7.2.8.4.a – Setbacks for buildings greater than four storeys adjacent to a residential zone



7.2.8.4.b – Setbacks for buildings greater than four storeys adjacent to a non-residential zone

Figure

## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state, regional and local level interests and that have one or more of the following characteristics:
  - (a) there is a particular sensitivity to the effects of development;
  - (b) there is a constraint on land use or development outcomes;
  - (c) there is a presence of valuable resources;
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Assessment criteria 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;
  - (c) a zone code;
  - (d) a local plan code;
  - (e) a development code.
- (5) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.
- (6) Each overlay code identifies the following:
  - (a) the application of the code;
  - (b) the purpose of the code;
  - (c) the overall outcomes that achieve the purpose of the code;
  - (d) the performance outcomes of the code;
  - (e) the acceptable outcomes of the code.
- (7) The overlays for the planning scheme are:
  - (a) 8.2.1 Acid sulfate soils overlay code;
  - (b) 8.2.2 Airport environs overlay code;
  - (c) 8.2.3 Building height overlay code;
  - (d) 8.2.4 Bushfire hazard overlay code;
  - (e) 8.2.5 Coastal processes overlay code;
  - (f) 8.2.6 Extractive resources overlay code;
  - (g) 8.2.7 Flood and inundation hazards overlay code;
  - (h) 8.2.8 Hazardous and explosive facilities overlay code;
  - (i) 8.2.9 Hillslopes overlay code;
  - (j) 8.2.10 Landscape values overlay code;
  - (k) 8.2.11 Natural areas overlay code;
  - (l) 8.2.12 Neighbourhood character overlay code;
  - (m) 8.2.13 Places of significance overlay code;
  - (n) 8.2.14 Potential landslip hazard overlay code;
  - (o) 8.2.15 Transport network overlay code.

## 8.2 Overlay codes

### 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

This code applies to assessing development within the Acid sulfate soils overlay as shown on the Acid sulfate soils overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

#### 8.2.1.2 Purpose

- (1) The purpose of the Acid sulfate soils overlay code is to ensure that development which occurs on a site containing or potentially containing acid sulfate soils is undertaken so that the potential risks to the natural and built environment or human health associated with disturbing acid sulfate soils are identified and addressed through avoidance or mitigation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the disturbance of acid sulfate soils is avoided;
  - (b) where the disturbance of acid sulfate soils is reasonably necessary, the generation or release of acid and metal contaminants from acid sulfate soils or potential acid sulfate soils does not have adverse impacts on the natural and built environment and human health.

#### 8.2.1.3 Criteria for assessment

Part A – Criteria for assessable development

**Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Identification and management of acid sulfate soils</b>	
<p><b>PO1</b> The extent and location of acid sulfate soils likely to be disturbed is accurately identified.</p>	<p><b>AO1.1</b> No excavation or filling occurs on the site.</p> <p>or</p> <p><b>AO1.2</b> An acid sulfate soils investigation is undertaken.</p> <p>Note – Planning scheme policy - Acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Development avoids disturbing acid sulfate soils or is managed to prevent the release of acid and metal contaminants.</p>	<p><b>AO2.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in:                             <ul style="list-style-type: none"> <li>(i) actual acid sulfate soils being moved below the water table;</li> <li>(ii) previously saturated acid sulfate soils being aerated.</li> </ul> </li> </ul> <p>or</p> <p><b>AO2.2</b> The disturbance of acid sulfate soils is undertaken in accordance with an acid sulphate soils management plan and avoids the release of acid and metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidation of acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulphate soils before disposal occurs on or off site;</li> <li>(e) documenting management strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> <p>Note – Planning scheme policy - Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>
<p><b>PO3</b> No environmental harm is caused as a result of exposure of acid sulfate soils or potential acid sulfate soils.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

## 8.2.2 Airport environs overlay code

### 8.2.2.1 Application

This code applies to assessing development within the Airport environs overlay as shown on the Airport environs overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

Note – Appendix 5 of the State Planning Policy - State Planning Policy Code: Strategic Airports and Aviation Facilities provides further guidance on the referral of development proposal affected by the Airport environs overlay to the airport manager for assessment.

### 8.2.2.2 Purpose

- (1) The purpose of the Airport environs code is to protect the existing and future safety, efficiency and operational integrity of Cairns Airport and associated aviation facilities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) conflicts between the Cairns Airport and surrounding land uses are avoided;
  - (b) development does not create incompatible intrusions, or compromise aircraft safety, in operational airspace;
  - (c) development does not adversely affect the functioning of aviation facilities;
  - (d) development avoids increasing risk to public safety in public safety areas;
  - (e) development is compatible with forecast levels of aircraft noise.

### 8.2.2.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

Table 8.2.2.3.a – Airport environs overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Protection of operational air space</b>	
<b>PO1</b> Development does not create a permanent or temporary physical or transient obstruction in the operational airspace of Cairns Airport.	<b>AO1.1</b> Buildings and structures (including construction structures and equipment) do not encroach into the: <ol style="list-style-type: none"> <li>(a) obstacle limitation surface as identified on the Airport environs overlay maps contained in Schedule 2; or</li> <li>(b) PANS-OPS for the Cairns Airport identified on the Airport environs overlay maps contained in Schedule 2.</li> </ol>
	<b>AO1.2</b> Landscaping does not include vegetation that at maturity will encroach into the airport’s operational airspace.
	<b>AO1.3</b> Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport’s operational airspace.

Performance outcomes	Acceptable outcomes
<b>Lighting</b>	
<p><b>PO2</b> Development does not impact on the operational aspects of the Cairns Airport with regard to light emission and reflective surfaces.</p>	<p><b>AO2.1</b> Development within the lighting buffer zone as identified on the Airport environs light intensity overlay maps contained in Schedule 2, does not emit light that will exceed the maximum light intensity specified for the area.</p> <p>Note – Maximum light intensity of Light Sources measured at 3 degrees above the horizontal.</p> <p><b>AO2.2</b> Development within the lighting buffer zone identified on the Airport environs light intensity overlay maps contained in Schedule 2 does not include any of the following types of outdoor lighting:</p> <ul style="list-style-type: none"> <li>(a) straight parallel lines of lighting 500 m to 1000 m long;</li> <li>(b) flare plume;</li> <li>(c) upward shining lights;</li> <li>(d) flashing lights;</li> <li>(e) laser lights;</li> <li>(f) sodium light;</li> <li>(g) reflective surfaces.</li> </ul>
<b>Airport public safety area</b>	
<p><b>PO3</b> Development in the public safety areas does not increase the risk to life or property.</p>	<p><b>AO3.1</b> Development in the public safety areas shown on the Airport environs overlay maps contained in Schedule 2; does not involve:</p> <ul style="list-style-type: none"> <li>(a) an increase in the number of people living, working or congregating in the public safety area; or</li> <li>(b) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.</li> </ul>
<b>Acoustic treatment for noise exposure</b>	
<p><b>PO4</b> Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.</p>	<p><b>AO4.1</b> Development within the 20-&gt;35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is consistent with Table 8.2.2.3.b.</p> <p><b>AO4.2</b> Development within the 20-&gt;35 ANEF contour radius shown on the Airport environs overlay maps contained in Schedule 2 is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.2.3.c.</p>

Performance outcomes	Acceptable outcomes
<b>Emissions</b>	
<p><b>PO5</b> Emissions do not affect air turbulence, visibility or engine operation in the operational airspace of Cairns Airport.</p>	<p><b>AO5.1</b> Development does not emit smoke, dust, ash or steam into the Cairns Airport's operational airspace.</p>
	<p><b>AO5.2</b> Development does not emit a gaseous plume into the Cairns Airport's operational airspace at a velocity exceeding 4.3 m per second.</p>
<b>Function of aviation facilities</b>	
<p><b>PO6</b> Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p> <p>Note – SPP Guideline – Strategic airports and aviation facilities provides guidance on meeting the outcomes.</p>	<p><b>AO6.1</b> Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> <li>(a) permanent or temporary physical obstructions in the line of sight between antennas;</li> <li>(b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility;</li> <li>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.</li> </ul>
	<p><b>AO6.2</b> Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p>
<b>For assessable development</b>	
<b>Wildlife hazards</b>	
<p><b>PO7</b> Development does not cause wildlife to create a safety hazard in the operational airspace of Cairns Airport.</p>	<p><b>AO7.1</b> Development located within the 3km Wildlife hazard Zone as shown on the Airport environs overlay maps contained in Schedule 2 does not involve uses listed in column 1 of Table 8.2.2.3.d.</p>
	<p><b>AO7.2</b> Development located within the 3km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 2 of Table 8.2.2.3.d, includes measures to reduce the potential to attract birds and bats.</p>
	<p><b>AO7.3</b> Development located within the 3km and 8km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table 8.2.2.3.d includes measures to reduce the potential to attract birds and bats.</p>



Performance outcomes	Acceptable outcomes
	<p><b>AO7.4</b> Development located within the 8km and 13km Wildlife hazard Zone shown on the Airport environs overlay maps contained in Schedule 2 involving a use listed in column 1 or column 2 of Table 8.2.2.3.d does not increase the potential to attract birds and bats.</p>

**Table 8.2.2.3.b — Compatible and incompatible land uses within ANEF contours** <sup>1,2</sup>

Land use	Compatible	Compatible subject to conditions	Incompatible
<ul style="list-style-type: none"> <li>• Caretaker’s accommodation</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Non-resident workforce accommodation</li> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Rural workers’ accommodation</li> <li>• Tourist park</li> </ul>	Less than 20 ANEF	20 to 25 ANEF	Greater than 25 ANEF
<ul style="list-style-type: none"> <li>• Short-term accommodation</li> <li>• Hotel</li> <li>• Resort complex</li> <li>• Rooming accommodation</li> </ul>	Less than 25 ANEF	25–30 ANEF	Greater than 30 ANEF
<ul style="list-style-type: none"> <li>• Educational establishment</li> <li>• Child care centre</li> </ul>	Less than 20 ANEF	20–25 ANEF	Greater than 25 ANEF
<ul style="list-style-type: none"> <li>• Hospital</li> <li>• Health care services</li> </ul>	Less than 20 ANEF	20–25 ANEF	Greater than 25 ANEF
<ul style="list-style-type: none"> <li>• Community use</li> <li>• Place of worship</li> </ul>	Less than 20 ANEF	20–30 ANEF	Greater than 30 ANEF
<ul style="list-style-type: none"> <li>• Office</li> </ul>	Less than 25 ANEF	25–35 ANEF	Greater than 35 ANEF

<sup>1</sup> Table 8.2.2.3.b excludes consideration of aircraft noise impacts on outdoor spaces specifically. However, the table does reflect the extent/frequency of outdoor space use associated with particular uses.

<sup>2</sup> AS 2021 should be referred to by those seeking information / background on the basis for Table 8.2.2.3.b.

**Table 8.2.2.3.c — Desirable indoor design sound levels for sensitive land uses**

Land use	Location within development	Indoor design sound level dB(A)
<ul style="list-style-type: none"> <li>Caretaker's accommodation</li> <li>Community residence</li> <li>Dual occupancy</li> <li>Dwelling house</li> <li>Dwelling unit</li> <li>Home based business</li> <li>Multiple dwelling</li> <li>Nature-based tourism</li> <li>Non-resident workforce accommodation</li> <li>Relocatable home park</li> <li>Residential care facility</li> <li>Retirement facility</li> <li>Rooming accommodation</li> <li>Rural workers' accommodation</li> <li>Short-term accommodation</li> <li>Tourist park</li> </ul>	<ul style="list-style-type: none"> <li>Sleeping areas</li> </ul>	50
	<ul style="list-style-type: none"> <li>Other habitable areas</li> </ul>	55
<ul style="list-style-type: none"> <li>Short-term accommodation</li> <li>Hotel</li> <li>Resort complex</li> <li>Rooming accommodation</li> </ul>	<ul style="list-style-type: none"> <li>Sleeping areas</li> </ul>	55
<ul style="list-style-type: none"> <li>Educational establishment</li> <li>Child care centre</li> </ul>	<ul style="list-style-type: none"> <li>Libraries</li> <li>Classrooms</li> <li>Study areas</li> <li>Sleeping areas</li> </ul>	50
	<ul style="list-style-type: none"> <li>Teaching areas</li> <li>Assembly areas</li> </ul>	55
<ul style="list-style-type: none"> <li>Hospital</li> <li>Health care services</li> </ul>	<ul style="list-style-type: none"> <li>Wards</li> <li>Theatres</li> <li>Treatment and consulting rooms</li> </ul>	50
	<ul style="list-style-type: none"> <li>Laboratories</li> </ul>	65
<ul style="list-style-type: none"> <li>Community use</li> <li>Place of worship</li> </ul>	<ul style="list-style-type: none"> <li>All indoor areas</li> </ul>	50
<ul style="list-style-type: none"> <li>Office</li> </ul>	<ul style="list-style-type: none"> <li>Private offices</li> <li>Conference rooms</li> </ul>	55
	<ul style="list-style-type: none"> <li>Open offices</li> </ul>	65

Table 8.2.2.3.d — Land uses associated with increases in wildlife strikes and hazards

Column 1 High Risk	Column 2 Moderate Risk
<ul style="list-style-type: none"> <li>• Aquaculture (fish processing/packing plant);</li> <li>• Conservation estate (e.g. wetland);</li> <li>• Cropping (turf farm, fruit tree farm);</li> <li>• High-impact industry (food processing plant more than 200 tonnes per annum);</li> <li>• Intensive animal industry (piggery);</li> <li>• Low impact industry (food processing plant);</li> <li>• Major sport, recreation and entertainment facility (showground);</li> <li>• Medium-impact industry (food processing plant less than 200 tonnes per annum);</li> <li>• Utility installation (Food / organic waste facility, Putrescible waste facility (e.g. landfill, transfer station).</li> </ul>	<ul style="list-style-type: none"> <li>• Animal husbandry (cattle/dairy farm);</li> <li>• Conservation estate (all other);</li> <li>• Intensive animal industry (poultry farm);</li> <li>• Major sport, recreation and entertainment facility (all other);</li> <li>• Outdoor sport and recreation;</li> <li>• Park;</li> <li>• Utility installation (Sewage/wastewater treatment facility, Non-putrescible waste facility e.g. landfill, transfer station).</li> </ul>

## 8.2.3 Building height overlay code

### 8.2.3.1 Application

This code applies to assessing development within the Building height overlay as shown on the Building height overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 8.2.3.2 Purpose

- (1) The purpose of the Building height overlay code is to enable increased building height and development opportunities and ensure tropical urbanism and high quality design outcomes are achieved.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development achieves building height and design variety for the precincts identified on the Building height overlay map contained in Schedule 2;
  - (b) development provides a transition in height and development intensity from the Cairns city centre to surrounding areas;
  - (c) development provides for an appropriate interface to surrounding areas. The Cairns city centre contains the highest and most intense form of development within the region;
  - (d) development is set back from street frontages and property boundaries to:
    - (i) maintain the character and amenity of the streetscape and surrounding area;
    - (ii) maintain view lines and vistas to the mountains and the ocean along streets, from public places, and between developments;
    - (iii) achieve tropical urbanism outcomes through design and siting;
    - (iv) provide appropriate separation between buildings for privacy and amenity, and to allow for the penetration of breezes and sunlight;
    - (v) provide for active streetscapes, where appropriate for the zone;
    - (vi) provide a pleasant pedestrian environment and passive surveillance of the street;
    - (vii) provide for deep landscaping;
    - (viii) maintain appropriate spaces between buildings on the same site or adjoining sites;
  - (e) development demonstrates tropical urbanism through:
    - (i) providing a high standard of design reflective of the qualities of good urban places;
    - (ii) buildings and structures by their design and setting reflect the concept of a 'city in a rainforest';
    - (iii) appropriate use of materials and landscaping;
    - (iv) provision of shading to all building facades to improve the amenity for residents and occupants of the building and the appearance of the building;
  - (f) development provides appropriate space between buildings on the same site and adjoining sites to:
    - (i) avoid the impression and appearance of a wall of buildings;
    - (ii) avoid oppressive relationships between buildings;
    - (iii) facilitate deep landscaping and reflect the concept of a 'city in a rainforest';
    - (iv) maintain view lines and vistas to the mountains and ocean along streets, from public places, and between developments;
    - (v) provide privacy and a high standard of amenity for residents and occupants;
    - (vi) allow for the penetration of breezes and sunlight;
    - (vii) achieve tropical urbanism outcomes through design and siting;
  - (g) development is designed and sited to avoid duplication or repetition of façade treatments or design elements for buildings on the same site or on adjoining sites;
  - (h) development is designed to respect:
    - (i) the cultural heritage significance of adjoining or nearby Places of local significance or State heritage places;

- (ii) the transitional nature of the area from low residential densities to medium and higher densities;
- (i) Car parking structures and access points are designed and situated to:
  - (i) ensure they are not visually dominant the streetscape;
  - (ii) maintain and protect pedestrian safety and amenity;
- (j) development in residential areas is of a scale, use, type and orientation that does not adversely affect the amenity of the area;
- (k) development maintains and protects the operational integrity of the Cairns Airport;
- (l) development provides landscaping in both the horizontal and vertical plane to:
  - (i) achieve the concept of a 'city in a rainforest';
  - (ii) enhance the visual quality, amenity and identity of the area.

#### **Precinct 1 – Eastern precinct**

- (3) In addition to 8.2.3.2(2), the overall outcomes sought for the precinct are:
  - (a) the precinct provides for the highest form of development within the building height overlay area;
  - (b) the height of development does not exceed the height of the corresponding Obstacle limitation surface as identified on the Airport environs overlay map contained in Schedule 2;
  - (c) development achieves an appropriate interface and transition to surrounding areas within and outside the Building height overlay area;
  - (d) development by its design, form and orientation recognises the importance of the Esplanade parklands to the landscape character of the region;
  - (e) Where within the Specialised centre zone Precinct 1 – hospitals and allied medical, development supports the overall outcomes sought for the zone precinct, whilst ensuring that the overall outcomes sought for the Building height overlay code are achieved.

#### **Precinct 2 – Central precinct**

- (4) In addition to 8.2.3.2(2), the overall outcomes sought for the precinct are:
  - (a) the precinct provides for the transition in height across the Building height overlay area, with the highest development in Precinct 1 and the lowest development in Precinct 3;
  - (b) development by design, form and siting responds to the city gateway function of Sheridan Street by:
    - (i) maintaining and protecting the view lines and vistas to the mountain ranges;
    - (ii) ensuring there is appropriate separation between buildings and variety in façade treatments to avoid the appearance of a wall of buildings;
  - (c) Where within the Mixed use zone development provides for active frontages.

#### **Precinct 3 – Western precinct**

- (5) In addition to 8.2.3.2(2), the overall outcomes sought for the precinct are:
  - (a) Precinct 3 – Western precinct contains the following sub-precinct:
    - (i) Sub-precinct 3a – McLeod / Minnie Street
  - (b) the precinct provides for buildings of the lowest height within the Building height overlay area to complete transition in height across the Building height overlay area;
  - (c) development achieves an appropriate interface and transition to surrounding areas within and outside the Building height overlay area;
  - (d) development by design, form and siting responds to the city gateway function of Sheridan Street by:
    - (ii) maintaining and protecting the view lines and vistas to the mountain ranges;
    - (iii) ensuring there is appropriate separation between buildings and variety in façade treatments to avoid the appearance of a wall of buildings;
  - (e) Where within the Mixed use zone, development provides for active frontages.

Note – Planning scheme policy – Tropical urbanism provides guidance on the implementation of these overall outcomes and the criteria for assessment set out within Table 8.2.3.3.a below.

**8.2.3.3 Criteria for assessment**

Part A – Criteria for assessable development

**Table 8.2.3.3.a – Building height overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the overlay area.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided</p>
<b>Site requirements</b>	
<p><b>PO2</b> The site is of suitable area, dimensions and shape to ensure that the development:</p> <ul style="list-style-type: none"> <li>(a) maintains the character and amenity of the streetscape and surrounding area;</li> <li>(b) achieves appropriate separation from property boundaries and buildings on site or adjoining sites;</li> <li>(c) provides for appropriate landscaping;</li> <li>(d) provides for appropriate car parking, access and manoeuvring;</li> <li>(e) provides appropriate recreation areas for residents.</li> <li>(f) provides for appropriate infrastructure and services.</li> </ul>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Height</b>	
<p><b>PO3</b> The height of buildings and structures is compatible with the character of the area and:</p> <ul style="list-style-type: none"> <li>(a) does not adversely affect the amenity of the area;</li> <li>(b) maintains the primacy of the Cairns city centre as the area accommodating the highest and most intense form of development in the region;</li> <li>(c) ensures that there is an appropriate transition of building height within and outside the overlay area;</li> <li>(d) provides for access to natural light and ventilation for development and to adjoining developments and sites;</li> <li>(e) maintains and protects the operational aspects of the Cairns Airport;</li> <li>(f) is consistent with the purpose and overall outcomes sought for the overlay and each precinct.</li> </ul> <p>Note – The Obstacle limitation surface is shown on the Airport environs overlay maps contained in Schedule 2.</p>	<p><b>AO3.1</b> In Precinct 1, the height of any building or structure is not more than the height of the corresponding Obstacle limitation surface as identified on the Airport environs overlay map contained in Schedule 2.</p> <p>Note – Height is inclusive of the roof height.</p>
	<p><b>AO3.2</b> In Precinct 2, the height of any building or structure is not more than 28 metres and 9 storeys.</p> <p>Note – Height is inclusive of the roof height.</p> <p>Note – If the height within the Obstacle limitation surface as shown on the Airport environs overlay maps contained in Schedule 2 is less than AO3.2, the height specified within the Obstacle limitation surface is the maximum allowable height.</p>
	<p><b>AO3.3</b> In Precinct 3, the height of any building or structure is not more than 20 metres and 5 storeys.</p>
	<p>or</p> <p><b>AO3.4</b></p>

Performance outcomes	Acceptable outcomes
	<p>In Sub-precinct 3a, the height of any building or structure is not more than 30 metres and 10 storeys.</p> <p>Note – Height is inclusive of the roof height</p> <p>Note – If the height within the Obstacle limitation surface as shown on the Airport environs overlay maps contained in Schedule 2 is less than AO3.3, the height specified within the Obstacle limitation surface is the maximum allowable height.</p>
Site coverage	
<p><b>PO4</b> Development ensures that on-site there is sufficient space outside of, and around the building to:</p> <ul style="list-style-type: none"> <li>(a) maintain view lines and vistas to the mountains, the Esplanade and ocean along streets, between developments and from public places;</li> <li>(b) provide appropriate areas for deep landscaping to reflect and contribute to the concept of a ‘city in a rainforest’;</li> <li>(c) maintain privacy and amenity for occupants of the site and adjoining sites;</li> <li>(d) provide for adequate access to sunlight and ventilation for development on the site and on adjoining sites;</li> <li>(e) provide adequate separation between buildings on the site and adjoining sites;</li> <li>(f) ensure buildings maintain a moderate overall width.</li> </ul>	<p><b>AO4.1</b> The site coverage is not more than 40%.</p>
<p><b>PO5</b> Where development is within the Mixed use zone or the Specialised centre zone, the site coverage ensures that there is sufficient spaces outside of, and around the building to provide for:</p> <ul style="list-style-type: none"> <li>(a) maintain view lines and vistas to the mountains, the Esplanade and ocean along streets, between developments and from public places;</li> <li>(b) provide appropriate areas for deep landscaping to reflect and contribute to the concept of a ‘city in a rainforest’;</li> <li>(c) maintain privacy and amenity for occupants of the site and adjoining sites;</li> <li>(d) provide for adequate access to sunlight and ventilation for development on the site and on adjoining sites;</li> <li>(e) provide adequate separation between buildings on the site and adjoining sites;</li> <li>(f) ensure buildings maintain a moderate overall width.</li> </ul>	<p><b>AO5.1</b> Where development is within the Mixed use zone or the Specialised centre zone, the site coverage is not more than:</p> <ul style="list-style-type: none"> <li>(a) 80% for the first 2 storeys;</li> <li>(b) 40% for development above 2 storeys.</li> </ul>
Setbacks	
<p><b>PO6</b> Development is set back from all site boundaries to:</p>	<p><b>AO6.1</b> Where within Precinct 1 – Eastern precinct and not within the Specialised centre zone</p>



Performance outcomes	Acceptable outcomes
<p>(a) maintain the character and amenity of the streetscape and surrounding area;</p> <p>(b) maintain view lines and vistas to the mountains, the Esplanade and ocean along streets, between developments and from public places;</p> <p>(c) maintain privacy and amenity for residents and occupants;</p> <p>(d) maximise the availability of light and ventilation to development, adjoining sites and public places;</p> <p>(e) avoid a visually over bearing built form;</p> <p>(f) provide for appropriate landscaping to reflect and contribute to the concept of a 'city in a rainforest';</p> <p>(g) achieve tropical urbanism outcomes.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p>development including car parking other than where basement car parking wholly located below ground, is set back a minimum of:</p> <p>(a) 6 metres from street frontage(s), other than the Esplanade;</p> <p>(b) 15 metres from the Esplanade;</p> <p>(c) ¼ of the height of the building above ground level or 3 metres, whichever is the greater, from the side and rear boundaries.</p> <p><b>AO6.2</b> Where within Precinct 1 – Eastern precinct and within the Specialised centre zone, development is set back a minimum of:</p> <p>(a) no acceptable outcome is provided for street frontage(s), other than the esplanade;</p> <p>(b) 15 metres from the Esplanade;</p> <p>(c) 0 metres from side and rear boundaries for the first 2 storeys where adjacent another property within the Specialised centre zone;</p> <p>(d) ¼ of the height of the building above ground level or 3 metres, whichever is the greater from the side and rear boundaries where for development above the first two storeys;</p> <p>(e) ¼ of the height of the building above ground level or 3 metres, whichever is the greater, from the side and rear boundaries, where the boundary adjoins a site within a zone other than the Specialised centre zone.</p> <p>Note – Where development is for a basement car parking structure located wholly below ground, development must still comply with landscaping and deep landscaping requirements.</p> <p><b>AO6.3</b> Where within Precinct 1 – Eastern precinct, basement car parking structures located wholly below ground, are set back a minimum of:</p> <p>(a) 6 metres from all street frontages;</p> <p>(b) 0 metres from the side and rear boundaries.</p> <p>Note – Where development is for a basement car parking structure located wholly below ground, development must still comply with landscaping and deep landscaping requirements.</p> <p><b>AO6.4</b> Where within Precinct 2 – Central precinct or Precinct 3 – Western precinct, development including car parking other than where basement car parking wholly located below ground, is set back a minimum of:</p> <p>(a) 6 metres from street frontage(s);</p> <p>(b) ¼ of the height of the building above ground level or 3 metres, whichever is the greater, from the side and rear boundaries.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO6.5</b> Where within Precinct 2 – Central precinct or Precinct 3 – Western precinct and within the Mixed use zone, development is set back in accordance with the setback provisions of the Mixed use zone code for the first 2 storeys.</p> <p><b>AO6.6</b> Where within Precinct 2 – Central precinct or Precinct 3 – Western precinct and within the Mixed use zone, development greater than 2 storeys is set back ¼ of the height of the building above ground level or 3 metres, whichever is the greater from the side and rear boundaries.</p> <p><b>AO6.7</b> Where within Precinct 2 – Central precinct or Precinct 3 – Western precinct, basement car parking structures located wholly below ground, are set back a minimum of: (a) 6 metres from all street frontages; (b) 0 metres from the side and rear boundaries.</p> <p>Note – Where development is for a basement car parking structure located wholly below ground, development must comply with landscaping and deep landscaping requirements.</p>
<b>Built form</b>	
<p><b>PO7</b> Development is designed to respect development on adjoining sites and the transitional nature of the overlay area as it shifts to medium and higher residential densities</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Development is designed and sited to ensure that:</p> <ul style="list-style-type: none"> <li>(a) buildings are moderate in width and avoid a visually overbearing built form;</li> <li>(b) development does not result in the appearance of a wall of buildings when viewed from streets and public places;</li> <li>(c) view lines and vistas are maintained to the mountains, the Esplanade and ocean along streets, between developments and from public places;</li> <li>(d) privacy and amenity for residents and occupants on the site and adjoining sites is maintained;</li> <li>(d) the availability of light and ventilation to development, adjoining sites and public places is maximised.</li> </ul>	<p><b>AO8.1</b> The maximum width of any building elevation, in any plane is 30 metres.</p> <p><b>AO8.2</b> The separation between towers on a single site or from towers on adjoining sites is not less than 16 metres.</p>
<p><b>PO9</b> Development is designed to provide variety in built form and building facade treatments to avoid the appearance of continuous bulk when</p>	<p><b>AO9.1</b> No acceptable outcomes are provided</p>

Performance outcomes	Acceptable outcomes
viewed from adjoining sites, streets and public places.	
<p><b>PO10</b> Development is designed and sited to ensure balconies and habitable rooms are oriented to the street frontage and the rear of the site, to maintain privacy and residential amenity between adjoining developments and sites and to discourage overlooking.</p>	<p><b>AO10.1</b> Habitable rooms and balconies are to be oriented to the street frontage(s) and the rear of the site, unless the building (including balconies) is setback a minimum of 8 metres from the corresponding side boundary.</p>
<p><b>PO11</b> Development provides for an appropriate, accessible and functional communal recreation area for the benefit of residents and occupants.</p>	<p><b>AO11.1</b> Development is designed to provide a minimum 12 metre x 12 metre communal recreation area.</p> <p>Note – The space can include the space required to meet minimum landscaping requirements.</p>
<p><b>PO12</b> Development is designed to ensure vehicle access points comply with the requirements of the Parking and access code and do not dominate the streetscape.</p>	<p><b>AO12.1</b> Vehicle access points are designed to:</p> <ul style="list-style-type: none"> <li>(a) comply with the requirements of the Parking and access code;</li> <li>(b) maximise street front landscaping;</li> <li>(c) not dominate the street frontage.</li> </ul> <p><b>AO12.2</b> Where development has frontage to more than one street, vehicle access is gained from the secondary street;</p> <p>or</p> <p><b>AO12.3</b> Where development fronts the Esplanade and another street, vehicle access is not gained from the Esplanade.</p>
<p><b>PO13</b> Development is designed to ensure that car parking is not a visible feature from the street or public places.</p>	<p><b>AO13.1</b> Car parking is located within the building;</p> <p>or</p> <p><b>AO13.2</b> Car parking is located behind the building and screened from view from the street or public places by the built form or by landscaping.</p>
<p><b>PO14</b> Development is designed to ensure that building plant and equipment, including street based infrastructure, including but not limited to; air conditioning units, electricity pad mounts, refuse storage areas, hydrants &amp; switchboards, is part of the architectural form of the development and is not a visible when viewed from adjoining sites, streets or public places.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Tropical urbanism</b>	
<p><b>PO15</b> Development provides a high standard of design that:</p> <ul style="list-style-type: none"> <li>(a) achieves tropical urbanism outcomes;</li> <li>(b) positively contributes to the image of the region and provides a visually appealing and interesting skyline when viewed from surrounding areas including but not limited to the coral sea;</li> <li>(c) displays the qualities of good urban places;</li> <li>(d) reflects the concept of a 'city in a rainforest';</li> <li>(d) uses appropriate materials;</li> <li>(e) provides high quality landscaping.</li> </ul> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO15.1</b> No acceptable outcomes are provided.</p>
<p><b>PO16</b> Development is designed and sited to provide articulation and relief in the façade through design and practical features.</p>	<p><b>AO16.1</b> Building facades are to be articulated and provide contrast between light and shadow.</p>
<p><b>PO17</b> Visible walls are provided with architectural treatments to provide relief through depth, texture, colour, light and shade.</p>	<p><b>AO17.1</b> Where a wall is greater than 3 metres high and more than 6 metres wide, architectural relief is provided in the form of windows, penetrations or other design features including through the use of depth, texture, colour, light and shade.</p> <p><b>AO17.2</b> Treatments of facades along street frontages are to be 'returned' on side or rear elevations (where visible from a public place) for a distance of 10 metres.</p>
<p><b>PO18</b> Development achieves tropical urbanism through responding to the tropical climate and providing a comfortable environment for residents and occupants.</p>	<p><b>AO18.1</b> Building facades are to be articulated and designed to facilitate 50% shading to each façade.</p> <p><b>AO18.2</b> Buildings are orientated to exclude summer sun from living areas and utilise prevailing breezes.</p> <p><b>AO18.3</b> Buildings, materials and external surfaces are light in colour to assist in reducing internal temperatures.</p>
<p><b>PO19</b> Development is designed and sited to reflect tropical urbanism through the use of:</p> <ul style="list-style-type: none"> <li>(a) balconies and shading devices;</li> <li>(b) light coloured surfaces;</li> <li>(d) vegetation to shade surfaces;</li> <li>(e) large openings;</li> <li>(f) orientation that minimises summer sun in living areas and maximises prevailing breezes.</li> </ul>	<p><b>AO19.1</b> No acceptable outcomes are provided</p>

Performance outcomes	Acceptable outcomes
<p><b>PO20</b> Development occurring mid-block and with frontage to two parallel north-south streets improves local pedestrian connectivity.</p>	<p><b>AO20.1</b> Where a development is mid-block and has a frontage of 60m or greater, a through block link is to be provided affording public access through the site between the two street frontages.</p>
<b>Landscaping</b>	
<p><b>PO21</b> Development is landscaped both horizontally on the site and structures, and vertically to provide a meaningful contribution to reflect the concept of a 'city in a rainforest'.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO21.1</b> Development is designed to provide the following:</p> <ul style="list-style-type: none"> <li>(a) deep planting areas with a minimum dimension of 5 metres x 5 metres is provided at each corner of the site;</li> <li>(b) deep planting is provided along the full frontage of the site with a minimum dimension of 2 metres, and a total area of 50m<sup>2</sup> or 5% of the total site area, whichever is the greater;</li> <li>(c) a minimum of 25% of the horizontal plane of the site is landscaped;</li> <li>(d) buildings and structures are vertically landscaped for a minimum of 15% of the surface area of each façade, for the full height of the development.</li> </ul> <p>Note – Compliance with the vertical landscaping requirements can be achieved through mature vegetation projecting out of the horizontal plane.</p>

## 8.2.4 Bushfire hazard overlay code

### 8.2.4.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works within the Medium, High or Very high bushfire hazard area identified on the Bushfire hazard overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

Note – The bushfire hazard buffer areas shown on the Bushfire hazard overlay maps contained in Schedule 2 are 100m buffers for the purposes of Building works triggers and referrals.

Note – The Bushfire hazard overlay code does not apply to Building Works applications. Building works are assessable under the relevant Building Assessment Provisions and not this planning scheme. Refer also to section 1.6 of this planning scheme.

Note – For the purposes of the Building Code of Australia and AS3959 Construction of Buildings in Bushfire-Prone Areas the land identified within the Bushfire overlay is designated as a bushfire prone area.

### 8.2.4.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development minimises the potential adverse impacts of bushfire on people, property and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is protected from bushfire hazards and maintains the safety of people and property;
  - (b) development avoids medium, high and very high bushfire risk areas;
  - (c) development has suitable access to water for fire fighting purposes;
  - (d) development does not increase the risk of fire hazards;
  - (e) community infrastructure is able to function effectively during and immediately after bushfire events.

### 8.2.4.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 8.2.4.3.a – Bushfire hazard overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Safety of people, property and the environment</b>	
<p><b>PO1</b> Development maintains the safety of people and property by:</p> <ol style="list-style-type: none"> <li>(a) avoiding areas of Medium, High or Very high bushfire hazard; or</li> <li>(b) mitigating the risk through:                             <ol style="list-style-type: none"> <li>(i) the siting of development;</li> <li>(ii) including firebreaks that provide adequate:                                     <ol style="list-style-type: none"> <li>(A) setbacks between lots/buildings/structures and hazardous vegetation;</li> <li>(B) access for firefighting/other emergency vehicles.</li> </ol> </li> <li>(iii) adequate road access for firefighting/other emergency vehicles and safe evacuation;</li> </ol> </li> </ol>	<p><b>AO1.1</b> Development is not located in a Medium, High or Very high bushfire hazard area.</p>

Performance outcomes	Acceptable outcomes
<p>(iv) adequate and accessible water supply for firefighting purposes.</p> <p>Note – The preparation of a Bushfire Management Plan may be required to demonstrate achievement of the Outcome. Planning scheme policy - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	
<b>For assessable development</b>	
<b>Safety of people, property and the environment</b>	
<p><b>PO2</b> Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> <li>(a) avoiding areas of Medium, High or Very high bushfire hazard; or</li> <li>(b) mitigating the risk through:               <ul style="list-style-type: none"> <li>(i) lot design and the siting of development;</li> <li>(ii) including firebreaks that provide adequate:                   <ul style="list-style-type: none"> <li>(A) setbacks between buildings/structures and hazardous vegetation;</li> <li>(B) Access for firefighting/other emergency vehicles.</li> </ul> </li> <li>(iii) provide adequate road access for firefighting/other emergency vehicles and safe evacuation;</li> <li>(iv) providing adequate and accessible water supply for firefighting purposes.</li> </ul> </li> </ul> <p>Note – The preparation of a Bushfire Management Plan may be required to demonstrate achievement of the Outcome. Planning scheme policy - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p><b>AO2.1</b> Lots are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access driveways to buildings).</p> <p><b>AO2.2</b> Development (including the potential for future buildings or structures) on lots:</p> <ul style="list-style-type: none"> <li>(a) are sited in locations of lowest hazard within the lot;</li> <li>(b) provide a minimum building setback from hazardous vegetation of 20 metres or the distance required to achieve a Bushfire Attack Level BAL-29 (as identified in AS3959-2009), whichever is the greater.</li> </ul> <p><b>AO2.3</b> Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>(a) a perimeter road that separates lots from areas of bushfire hazard and that road has :               <ul style="list-style-type: none"> <li>(i) a minimum cleared width of 20 metres;</li> <li>(ii) a constructed road width and weather standard complying with Planning scheme policy – FNQROC Regional Development Manual;</li> </ul> </li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(b) a fire maintenance trail/s located as close as possible to the boundaries of the lots and the adjoining bushfire hazard, and:               <ul style="list-style-type: none"> <li>(i) have a minimum cleared width of 6 metres;</li> <li>(ii) have a minimum formed width of 4 metres;</li> <li>(iii) have a gradient that does not exceed 25%;</li> <li>(iv) have a cross slope that does not exceed 5%;</li> <li>(v) connect to roadways at each end and have passing bays at least every 200m, with access points at least every 400m - where possible.</li> </ul> </li> </ul> <p>or</p>



Performance outcomes	Acceptable outcomes
	<p>(c) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p><b>AO2.4</b> Roads are designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual; (a) have a maximum gradient of 12.5%; (b) exclude cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.</p> <p>Note – Figure 8.2.4.3.a provides guidance on meeting the outcomes.</p> <p><b>AO2.5</b> For uses involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup>, each lot has a reliable reticulated water supply that has sufficient flow and pressure characteristics for firefighting purposes at all times being a minimum pressure and flow is 10 litres a second at 200 kPa.</p>
<p><b>PO3</b> Development does not materially intensify the use of bushfire hazard areas.</p>	<p><b>AO3.1</b> Development does not result in a high concentration of people living or working in an area at risk from bushfire (e.g. accommodation activities, business activities, centre activities, community activities, entertainment activities, industry activities or involve institutional uses where evacuating people may be particularly difficult (e.g. Child care centre, Residential care facility and Detention facility).</p> <p><b>AO3.2</b> Development within High or Very high bushfire hazard areas complies with a Bushfire Management Plan for the premises.</p> <p><b>AO3.3</b> Bushfire hazard is minimised with planting of bushfire resistant species near Medium, High and Very high Bushfire Hazard areas identified on the Bushfire hazard overlay maps contained in Schedule 2.</p> <p>Note – Planning scheme policy – Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p><b>AO4.1</b> Development complies with a Bushfire Management Plan for the premises.</p> <p>Note – Planning scheme policy – Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>
<p><b>PO5</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO5.1</b> Uses that include manufacturing or storage of hazardous materials do not occur or are adequately separated from the hazard area and the development complies with a Bushfire Management Plan for the premises.</p> <p>Note – Planning scheme policy – Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>
<p><b>Scenic amenity</b></p>	
<p><b>PO6</b> Bushfire management measures do not have a detrimental impact on scenic amenity values.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>Natural areas</b></p>	
<p><b>PO7</b> Bushfire management measures are designed, located and managed to minimise impacts on natural areas.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

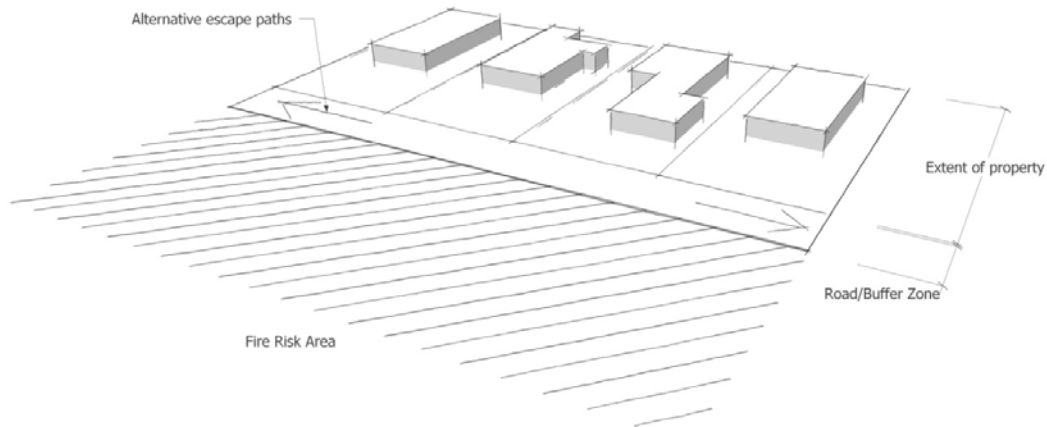


Figure 8.2.4.3.a – Buffer zones for bushfire risk areas

## 8.2.5 Coastal processes overlay code

### 8.2.5.1 Application

This code applies to assessing development within the Coastal processes overlay as shown on the Coastal processes overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

Editor's note – As referenced in Part 1, this planning scheme does not appropriately integrate the Coastal hazards – Erosion prone areas aspect of the State Planning Policy. Therefore, the State Planning Policy prevails over all mapping and assessment criteria relating to Coastal hazards - Erosion prone areas within this planning scheme. Refer to the State Planning Policy mapping and Part E Interim Development Assessment Provisions for Coastal hazards - Erosion prone areas.

### 8.2.5.2 Purpose

- (1) The purpose of the Coastal processes overlay code is to:
  - (a) reduce risk to people and property from coastal processes;
  - (b) allow coastal processes to occur naturally;
  - (c) ensure that development takes into account the predicted changes in sea level rise as a consequence of climate change.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development minimises exposure of people and property to unacceptable coastal hazards, and maximises their ongoing safety;
  - (b) development allows for natural coastal processes, including as a result of sea level rise, to occur without interference;
  - (c) coastal protection works are only undertaken as a mitigation action where erosion within an erosion prone area poses an imminent threat to public safety and property outside the erosion prone area;
  - (d) development within the Erosion prone area minimises the intensification of existing uses or structures other than for existing community infrastructure;
  - (e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development;
  - (f) community access to the foreshore or public use of coastal waters is maintained and where appropriate, increased.

### 8.2.5.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 8.2.5.3.a – Coastal processes overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Coastal building lines</b>	
<p><b>PO1</b> Development adjacent to the coast or a reserve for a coastal resource with a defined coastal building line does not extend seaward of the coastal building line.</p>	<p><b>AO1.1</b> Development (where for buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line except for uncovered and unenclosed cantilevered balconies where:</p> <ol style="list-style-type: none"> <li>(a) not extending greater than 3 metres seaward of the coastal building line;</li> <li>(b) set back not less than 6 metres from the seaward boundary of the lot.</li> </ol>

Performance outcomes	Acceptable outcomes
	<p>Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</p>
<p><b>PO2</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast development is set back to maintain the amenity and use of the coastal resource.</p>	<p><b>AO2.1</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and other permanent structures such as swimming pools and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>
<b>For assessable development</b>	
<b>Coastal access</b>	
<p><b>PO3</b> Development ensures public access to the coast and coastal waters is provided to a safe and serviceable standard and is not impeded by private use of the coastal resource.</p>	<p><b>AO3.1</b> Development incorporates public access to the coast and coastal waters where: (a) adjacent to a reserve; or (b) has direct frontage to the coastline.</p> <p><b>AO3.2</b> Where adjacent to the coast, development improves the standard and number of public access points to the coast.</p>
<b>Coastal processes</b>	
<p><b>PO4</b> Development allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Erosion prone areas</b>	
<p><b>PO5</b> Development is located, designed and managed to: (a) allow natural coastal processes to occur; (b) protect people and property from coastal erosion risks; (c) avoid the use of coastal protection works, as far as practical.</p> <p>Note – For the purposes of PO5 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.</p>	<p><b>AO5.1</b> Development is not located in the Erosion prone area within the Coastal management district shown on the Coastal processes overlay maps contained in Schedule 2, unless: (a) the development cannot be feasibly located elsewhere; (b) it is coastal-dependent development, or is temporary, readily relocatable or able to be abandoned development.</p> <p>Note – Coastal –dependant development is defined in Schedule 1.2.</p> <p>Note – For the purposes of AO5.1, Temporary, readily relocatable or able to be abandoned development means a land use or structure that, if threatened by adverse coastal hazard impacts, will be relocated, or discontinued and removed rather than protected from the impacts because: (1) it is not anticipated to remain in place for more than 10 years and/or is capable of being disassembled or easily removed (2) there will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO5.2</b> Development that is for the redevelopment of existing permanent buildings or structures is located on a part of the site that is not within the Erosion prone area shown on the Coastal processes overlay maps contained in Schedule 2;</p> <p>or</p> <p><b>AO5.3</b> Where it is not feasible to locate the redevelopment outside an Erosion prone area, the redevelopment:</p> <p>(a) is located:</p> <ul style="list-style-type: none"> <li>(i) as far landward from the seaward property boundary as possible, or</li> <li>(ii) landward of the seaward alignment of the neighbouring buildings;</li> </ul> <p>(b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures.</p> <p>Note – For the purposes of AO5.2 and AO5.3 Redevelopment means development that affects permanent built structures on an already developed site. Redevelopment includes the expansion of a building footprint or addition of a structure, reconstruction or remodelling an exterior, demolition and replacement of existing structures, or the establishment of an alternative type of use and associated land disturbing activities</p> <p><b>AO5.4</b> Development that involves coastal protection work (excluding beach nourishment) only occurs as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:</p> <ul style="list-style-type: none"> <li>(a) the property and use cannot reasonably be relocated or abandoned, and</li> <li>(b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and</li> <li>(c) the coastal protection work mitigates any increase in coastal hazard risk for adjacent areas.</li> </ul> <p>Note – For the purposes of AO5.4 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.</p>

**8.2.6 Extractive resources overlay code**

**8.2.6.1 Application**

This code applies to assessing development within the Extractive resources overlay as shown on the Extractive resources overlay maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

**8.2.6.2 Purpose**

- (1) The purpose of the Extractive resources overlay code is to protect resource processing areas and associated haulage routes and separation areas, and to ensure development is compatible with the nature and long term availability of the resource.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development associated with resource extraction is located within the identified resource processing areas;
  - (b) the development of sensitive land uses does not occur within the resource processing and separation areas;
  - (c) development within a resource separation area or haulage route separation area mitigates any existing or potential impacts caused by extractive industry activities.

**8.2.6.3 Criteria for assessment**

Part A – Criteria for assessable development

**Table 8.2.6.3.a – Extractive resources overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Development in the resource processing areas</b>	
<b>PO1</b> Development does not constrain or prevent the long term availability of the resource.	<b>AO1.1</b> Development is for extractive industry, or directly associated with extractive industry.
	<b>AO1.2</b> Development is for a use or temporary use that would not constrain existing or future extractive industry.
<b>Development in the resource separation areas and haulage route separation areas</b>	
<b>PO2</b> The development of sensitive land uses does not occur within the resource separation areas.	<b>AO2.1</b> No acceptable measures identified.
<b>PO3</b> Development located within a resource separation area or haulage route separation area is designed to mitigate the potential adverse impacts from an existing or future extractive industry.	<b>AO3.1</b> Development is designed to mitigate the potential adverse impacts from existing or future extractive industry activities to acceptable levels by: <ul style="list-style-type: none"> <li>(a) locating buildings and structures the greatest distance practicable from the extractive resource processing area and associated haulage route;</li> <li>(b) designing buildings so that habitable rooms are furthest from the resource</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>processing area and associated haulage route;</p> <ul style="list-style-type: none"> <li>(c) minimising openings in walls closest to the haulage route;</li> <li>(d) providing mechanical ventilation to habitable rooms;</li> <li>(e) use of appropriate construction methods and materials including insulation and glazing materials;</li> <li>(f) providing private outdoor recreation space adjacent to a building façade shielded from the haulage route, extractive industry and/or resource processing area.</li> </ul>
<p><b>PO4</b> Development within a haulage route separation area does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.</p>	<p><b>AO4.1</b> The number of access points to a haulage route is not increased.</p>



## 8.2.7 Flood and inundation hazards overlay code

### 8.2.7.1 Application

This code applies to assessing development within the Flood and inundation hazards overlay as shown on the Flood and inundation hazards overlay maps contained in Schedule 2 or development for:

- (a) Emergency services (if for a police station); or
- (b) Industry activities (if including components which store, treat or use hazardous materials); or
- (c) Substation; or
- (d) Utility installation; or
- (e) Emergency services; or
- (f) Hospital; or
- (g) Major electricity infrastructure; or
- (h) Special industry.

When using this code, reference should be made to Part 5.

Note – The Flood and Inundation hazards overlay maps contained in Schedule 2 identify areas (flood and inundation areas) where flood and storm tide inundation modelling has been undertaken by Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to a Flood or inundation event.

The mapping data source for the Floodplain assessment precinct is very broad and is a high level default mapping product required by State policy to be reflected in areas where the inundation level of the defined hazard event has not been determined through appropriate flood studies. The map is provided to ensure that the risk of inundation is assessed and mitigated when development is proposed in these areas.

### 8.2.7.2 Purpose

- (1) The purpose of the Flood and inundation hazards overlay code is to ensure that development:
  - (a) protects the safety of people and minimises damage to property and the environment;
  - (b) does not adversely interfere with the function of drainage catchments and coastal processes or require complex engineering solutions to do so;
  - (c) minimises impacts from flood hazards and storm tide inundation hazards on the community in relation to infrastructure function, environmental values and economic productivity, and improves the resilience of the community to the impacts of climate change.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development maintains the safety of people and property from flood and storm tide inundation hazards;
  - (b) development minimises the exposure of people and property to unacceptable risk from flood and storm tide inundation hazards;
  - (c) development is designed, located and operated to minimise damage to property, disruption to building function and the re-establishment time after a flood or storm tide event;
  - (d) development ensures evacuation routes and emergency services are not impeded;
  - (e) development does not directly or cumulatively cause or increase adverse impacts of flood or storm tide inundation on other properties or require complex engineering solutions to mitigate adverse impacts;
  - (f) hazardous materials are not handled or stored in bulk where it would adversely impact on public safety and the environment as a result of the impacts of flood or storm tide inundation hazard events;
  - (g) development involving essential community infrastructure ensures it remains functional during and immediately after flood and storm tide inundation events;

- (h) development does not adversely impact on ecological functions of waterways, drainage paths and coastal processes.

**Precinct 1 – Barron River Delta**

- (3) In addition to 8.2.7.2(2), the overall outcomes sought for the precinct are:
  - (a) maintain the characteristics of the floodplain, including its storage capacity, water flow paths and velocities, and environmental qualities;
  - (b) protect the scenic amenity of this major inter-urban break.

**Precinct 2 – Mount Peter**

- (4) In addition to 8.2.7.2(2), the overall outcomes sought for the precinct are:
  - (a) the extent of filling is limited to Sub-precinct 2a - Low-medium hazard areas only;
  - (b) an efficient drainage network is provided to mitigate loss of natural floodplain storage.

**Precinct 3 – CBD and environs**

- (5) In addition to 8.2.7.2(2), the overall outcomes sought for the precinct are:
  - (a) development in the precinct ensures development results in no loss of planned floodplain storage.

**Precinct 4 – Floodplain assessment**

- (6) In addition to 8.2.7.2(2), the overall outcomes sought for the precinct are:
  - (a) defines the flood event;
  - (b) ensures development is compatible with the impact of the flood event.

**8.2.7.3 Criteria for assessment**

Part A – Criteria for self-assessable and assessable development

**Table 8.2.7.3.a – Flood and inundation hazards overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Safety of people and property</b>	
<p><b>PO1</b> Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety of all persons;</li> <li>(b) minimise damages to the development and contents of buildings;</li> <li>(c) provide suitable amenity;</li> <li>(d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</li> </ul>	<p><b>AO1.1</b> Development is sited on parts of the land that is not within the Defined inundation event area as shown on the Flood and inundation hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p><b>AO1.2</b> Development is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.7.3.b plus a freeboard of 300mm.</p>
<b>Additional requirements for Precinct 2 – Mount Peter</b>	
<p><b>PO2</b> The extent of future filling to support development is limited to areas of medium and low hazard as identified in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.</p>	<p><b>AO2.1</b> Filling of land to achieve immunity to the 1% AEP event occurs only in Sub-precinct 2a – Low-medium hazard area shown in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.</p> <p><b>AO2.2</b></p>

Performance outcomes	Acceptable outcomes
	Filling of land does not occur within Sub-precinct 2b – High-extreme hazard area shown in Precinct 2 on the Flood and inundation hazards overlay maps contained in Schedule 2.
<b>Additional requirements for Precinct 3 – CBD and Environs</b>	
<b>PO3</b> Development in Precinct 3 – CBD and environs ensures filling is not more than the planned loss of flood storage capacity.	<b>AO3.1</b> Development involving filling of land within the zones shown in Precinct 3 on the Flood and inundation hazards overlay maps contained in Schedule 2 is not more than the following planned levels: (a) 100% of the flood storage capacity of the site in Sub-precinct Zone 1; (b) 60% of the flood storage capacity of the site in Sub-precinct Zone 2;
	<b>AO3.2</b> Where development in Sub-precinct Zone 1 necessitates a finished floor level for ground level tenancies above the height of the existing footpath level any ramp, stairs or other features utilised to bridge the variation in floor level are contained wholly within the curtilage of the building.
<b>Hazardous materials and chemicals</b>	
<b>PO4</b> Hazardous materials and chemicals are located and stored to ensure the public and environment are protected from adverse impacts of inundation waters being contaminated.	<b>AO4.1</b> Hazardous materials and chemicals are stored above the defined inundation event.
	<b>AO4.2</b> Structures used to store hazardous materials and chemicals are designed to prevent intrusion of flood and storm tide inundation.
<b>For assessable development</b>	
<b>Safety of people and property</b>	
<b>PO5</b> Development minimises the exposure of people and property to unacceptable risk from flooding and storm tide inundation.  Note – Planning Scheme Policy – Natural hazards provides guidance on preparing a Flood and inundation hazard assessment.	<b>AO5.1</b> No acceptable outcomes are provided.
	<b>AO6.1</b> No acceptable outcomes are provided.
<b>PO6</b> Development is designed, located and operated to minimise damage to property, disruption to building function and the re-establishment time after a flood or storm tide hazard event.	<b>AO6.1</b> No acceptable outcomes are provided.
<b>Cumulative impacts of developments</b>	
<b>PO7</b>	<b>AO7.1</b> Development ensures there is no adverse change to the profile of flood or storm tide hazard events or

Performance outcomes	Acceptable outcomes
<p>Development does not directly or cumulatively cause or increase adverse impacts from flood or storm tide inundation on:</p> <ul style="list-style-type: none"> <li>(a) properties or land;</li> <li>(b) ecological functions of waterways or other drainage paths, including water quality or their hydraulic capacity;</li> <li>(c) natural coastal processes.</li> </ul>	<p>its behaviour over land that is upstream, downstream or adjacent to the development site.</p> <p><b>AO7.2</b> Works do not involve any physical alteration (including vegetation clearing) to:</p> <ul style="list-style-type: none"> <li>(a) a watercourse;</li> <li>(b) drainage path;</li> <li>(c) the coastline;</li> <li>(d) tidal waters and land; or</li> <li>(e) wetlands.</li> </ul> <p><b>AO7.3</b> Development:</p> <ul style="list-style-type: none"> <li>(a) avoid any reductions of on-site flood storage capacity and storm tide inundation, and contain within the subject site any changes to depth/duration/velocity of flood or storm tide hazards up to and including the 1% AEP Event; or</li> <li>(b) do not change the flood or storm tide characteristics at the Defined Inundation Event outside the site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage capacity;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows;</li> <li>(iv) any reduction in warning times elsewhere;</li> </ul> </li> </ul> <p>or</p> <p><b>AO7.4</b> The development is supported by a Inundation Hazard management plan that outlines the manner in which impacts of any changes to the flood or storm tide behaviour are mitigated to maintain the safety of people and property and the ecological function of the coast and tidal waters, flood plains, waterways and wetlands.</p>
<p><b>PO8</b> Development provides an efficient drainage network which:</p> <ul style="list-style-type: none"> <li>(a) provides capacity for stormwater discharge;</li> <li>(b) minimises flooding from major rainfall events;</li> <li>(c) does not result in loss of floodplain storage;</li> <li>(d) does not result in adverse impacts upstream or downstream;</li> <li>(e) does not result in an unacceptable increase in peak flood levels and flows.</li> </ul>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Community infrastructure</b>	
<p><b>PO9</b> Community infrastructure is designed to remain functional during and immediately after flood and storm tide hazard events.</p>	<p><b>AO9.1</b> Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are: (a) located above the Defined inundation event; or (b) designed and constructed to tolerate inundation.</p>
	<p><b>AO9.2</b> Infrastructure is designed and constructed to withstand the impacts of flood and storm tide hazard events.</p>
	<p><b>AO9.3</b> Community infrastructure which is located below the Defined Inundation Event level: (a) is designed to function effectively during and immediately after the flood or storm tide event; (b) has an emergency rescue area above the Defined Inundation Event level if it is for emergency services or hospitals.</p>
<b>Additional requirements for development within the Rural zone or Emerging community zone</b>	
<b>Evacuation routes and emergency services</b>	
<p><b>PO10</b> Development ensures evacuation routes and emergency services are not impeded or otherwise plans for the prospect and impact of isolation or hindered evacuation during a flood or storm tide hazard event.</p>	<p><b>AO10.1</b> Development provides an effective evacuation route that remains passable, with sufficient flood or storm surge warning time, to enable people to progressively evacuate to areas above the Defined Inundation Event areas shown on the Flood and inundation hazards overlay maps contained in Schedule 2 in the lead up time to the event.</p>
<b>Additional requirements for Precinct 1 – Barron River Delta</b>	
<p><b>PO11</b> Development in Precinct 1 – Barron River Delta maintains the characteristics and values of the floodplain, including its storage capacity, water flow paths and velocities, and environmental qualities.</p> <p>Note – Planning Scheme Policy – Natural hazards provides guidance on preparing a Flood and inundation hazards assessment.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<p><b>PO12</b> Development in Precinct 1 – Barron River Delta protects the scenic amenity of this major inter-urban break.</p>	<p><b>AO12.1</b> Development in the precinct does not result in an adverse impact on the amenity and landscape character of the area to achieve the required level of immunity.</p> <p>Note – The Landscape values overlay code provides further guidance on meeting the outcomes of this Acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Precinct 4 – Floodplain assessment</b>	
<p><b>PO13</b> Development in Precinct 4 – floodplain assessment ensures siting and layout responds to the flooding potential and maintains personal safety at all times.</p>	<p><b>AO13.1</b> Development on land partially affected by Precinct 4 - floodplain assessment is located outside the affected part of the site;</p> <p>or</p> <p><b>AO13.2</b> Development defines the flood event based on:</p> <ul style="list-style-type: none"> <li>(a) the highest known flood event and flood behaviours over land; or</li> <li>(b) the tolerable level of risk to people and property in the design, layout and mitigation measures; or</li> <li>(c) a Flood and inundation hazards assessment.</li> </ul> <p>Note – State Planning Policy – State interest guideline – Natural hazards, risk and resilience provides further guidance on Tolerable risk.</p> <p><b>AO13.3</b> Development that is for an urban purpose, reconfiguration of a lot (other than for a non-urban purpose), or Community infrastructure, is supported by a detailed Flood and inundation hazards assessment and all necessary measures are implemented to minimise the risk to people and property.</p> <p>Note – Planning Scheme Policy – Natural hazards provides guidance on preparing a Flood and inundation hazards assessment.</p>
<p><b>PO14</b> Development is compatible with the potential nature of the flood event defined for the site.</p>	<p><b>AO14.1</b> Development is located, designed, operated and managed to be compatible with the defined flood event.</p> <p>Note – The defined flood event in relation to this acceptable outcome is as identified in response to PO14. Where development is not supported by a flood hazard assessment, a risk assessment should provide an indication to the type of use and the level of immunity that would ordinarily be required and the consequence of the event occurring on that particular development.</p>

**Table 8.2.7.3.b — Minimum immunity (floor levels) for development in the flood and inundation risk category**

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> <li>• Parks and open space.</li> </ul>
5% AEP level	<ul style="list-style-type: none"> <li>• Car parking facilities (including car parking associated with use of land).</li> </ul>
1% AEP level	<ul style="list-style-type: none"> <li>• All development (where not otherwise requiring an alternate level of minimum immunity).</li> </ul>
0.5% AEP level	<ul style="list-style-type: none"> <li>• Emergency services (if for a police station);</li> <li>• Industry activities (if including components which store, treat or use hazardous materials);</li> <li>• Substation;</li> <li>• Utility installation.</li> </ul>
0.2% AEP level	<ul style="list-style-type: none"> <li>• Emergency services;</li> <li>• Hospital;</li> <li>• Major electricity infrastructure;</li> <li>• Special industry.</li> </ul>



**8.2.8 Hazardous and explosive facilities overlay code**

**8.2.8.1 Application**

This code applies to assessing development within the Hazardous and explosive facilities overlay.

When using this code, reference should be made to Part 5.

**8.2.8.2 Purpose**

- (1) The purpose of the Hazardous and explosive facilities overlay code is to ensure that development:
  - (a) does not adversely affect the safety, efficiency or operational integrity of hazardous or explosive facilities;
  - (b) manages the risk the operation of a hazardous or explosive facility may pose to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (c) Development is located, designed and operated to not adversely impact the safety, efficiency and operational integrity of hazardous or explosive facilities;
  - (d) Development manages the number and operations of people living, working and congregating in proximity to hazardous or explosive facilities to reduce the risk to public safety;
  - (e) Development mitigates the potential adverse effects of noise, dust, ground vibration or blast overpressure to ensure safety of people and property in proximity to a hazardous or explosive facility.

**8.2.8.3 Criteria for assessment**

Part A – Criteria for assessable development

**Table 8.2.8.3.a – Hazardous and explosive facilities overlay code – Assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>All development</b>	
<b>PO1</b> Development does not compromise the continued safety, efficiency and operational integrity of a hazardous or explosive facility.	<b>AO1.1</b> No acceptable outcomes are provided.
<b>PO2</b> Development is located, designed and operated to mitigate the potential adverse impacts arising from a hazardous or explosive facility.	<b>AO2.1</b> No acceptable outcomes are provided.
<b>Explosive facility area</b>	
<b>PO3</b> Development avoids uses that are vulnerable to the direct effects of blast, radiant heat and projectiles.	<b>AO3.1</b> Unless there is a pre-existing development commitment, development does not: <ul style="list-style-type: none"> <li>(a) include a new vulnerable land use;</li> <li>(b) intensify an existing vulnerable land use.</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Development is located, designed and operated to ensure that potential adverse impacts from noise, dust, ground vibration or air blast overpressure are minimised to the greatest extent practicable.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Major hazard facility area</b>	
<p><b>PO5</b> Development is compatible with the risk associated with a major hazard facility.</p>	<p><b>AO5.1</b> Development within a Major hazard facility area 'A' does not result in the establishment or expansion of a vulnerable land use, sensitive land use or commercial land use.</p>
	<p><b>AO5.2</b> Development within a Major hazard facility area 'B' does not result in the expansion or establishment of a vulnerable land use.</p>

## 8.2.9 Hillslopes overlay code

### 8.2.9.1 Application

This code applies to assessing development within the Hillslopes overlay.

When using this code, reference should be made to Part 5.

Note – For self-assessable development, building work triggered by 1.8(1) must be referred to the local government as a concurrence agency and will be assessed against the criteria within Table 1.8.a.

### 8.2.9.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to ensure that development on hillslopes maintains the scenic backdrop to the region and ensures the safety of people, property and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development on hillslopes is safe, serviceable and accessible;
  - (b) the ecological values, landscape character and scenic amenity of the Hillslopes are protected from development so as to retain the scenic backdrop to the region;
  - (c) development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
  - (d) development responds to the constraints of the site including gradient and slope stability;
  - (e) works do not involve complex engineering solutions.

### 8.2.9.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 8.2.9.3.a – Hillslopes overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<p><b>PO1</b> The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p><b>AO1.1</b> Excavation and filling does not exceed 50m<sup>3</sup>.</p>
	<p><b>AO1.2</b> No vegetation damage occurs.</p> <p>Note – Refer to the definition of Vegetation damage contained in Schedule 1.2.</p>
	<p><b>AO1.3</b> Development is undertaken within 50m of the front boundary of the site.</p>
	<p><b>AO1.4</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%).</p>
<p><b>PO2</b> Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <p>(a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.</p>	<p><b>AO2.1</b> Excavation or fill:</p> <p>(a) is not more than 1.8 metres in height for each batter or retaining wall; (b) is set back a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;</p>

Performance outcomes	Acceptable outcomes
	<p>(d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</p> <p>Note – Planning Scheme Policy - FNQROC Regional Development Manual provides guidance for excavation and filling associated with batters and retaining walls.</p>
<b>For assessable development</b>	
<b>Scenic amenity and landscape character</b>	
<p><b>PO3</b> The landscape character and scenic amenity quality of the hillslopes areas are retained and remain the scenic backdrop to the region.</p>	<p><b>AO3.1</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p><b>AO3.2</b> Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting; (c) provided with erosion control measures.</p> <p><b>AO3.3</b> Development does not require the clearing or disturbance of vegetation.</p> <p><b>AO3.4</b> Building Work: (a) is finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) is not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces; (c) exterior colour schemes do not result in the use of a single colour on large surface areas or broad expanses.</p> <p><b>AO3.5</b> Roofs on buildings or structures are: (a) non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape; (b) not finished in terracotta colours, reds, yellows, shades of white, beige or light grey.</p> <p><b>AO3.6</b></p>

Performance outcomes	Acceptable outcomes
	Areas between the first floor (including outdoor deck areas) and ground level are screened from view.
<b>Lot reconfiguration</b>	
<p><b>PO4</b> For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p><b>AO4.1</b> The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> <li>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</li> </ul> <p><b>AO4.2</b> Development does not create new lots containing land of greater than 1 in 4 (25%), except where a rectangular area of land of lesser grade and a nominated driveway/access arrangement is contained within the new lots to accommodate the intended land use, with the balance left in their natural state to the greatest extent possible.</p> <p>Note – The size of rectangular areas is outlined within the lot reconfiguration outcomes identified in each zone code</p> <p><b>AO4.3</b> Development does not alter ridgelines.</p> <p><b>AO4.4</b> Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>

## 8.2.10 Landscape values overlay code

### 8.2.10.1 Application

This code applies to assessing development within the Landscape values overlay.

When using this code, reference should be made to Part 5.

### 8.2.10.2 Context

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992*.

The Cairns region is internationally renowned for its outstanding scenery, from the Great Barrier Reef and Wet Tropics World Heritage Areas to the forested hillslopes, rainforests, stunning seascapes, freshwater scenery and canefields. The region's landscapes and natural areas also have important cultural significance for the region's indigenous communities.

The Cairns region coastline is one of the few places in the world where two extensive natural World Heritage Areas meet. The Great Barrier Reef is the world's largest World Heritage Area and the most extensive coral reef system, of exceptional natural beauty. The Wet Tropics rainforest are also world-renowned for their biodiversity and natural beauty. Protection and enhancement of these World Heritage Areas and their biodiversity are aims of the Far North Queensland Regional Plan 2009-2031.

Within the Cairns region are large national park areas where steep mountain ranges with tropical rainforests and waterways meet the Coral Sea along a coastal interface of sandy beaches and rocky headlands. The steep hillslopes behind the generally narrow coastal plain are signature landscape features of the city of Cairns and the region generally, creating a dramatic backdrop of rich green vegetation, frequently with cloud capped ridges and peaks. Views to these natural forested hillslopes contribute significantly to the tourist image of Cairns, especially where viewed in combination with canefields, waterways and the coastline.

The coastline of the Cairns region includes many picturesque sandy beaches, attractive bays and visually prominent headlands, where scenic routes provide opportunities for views of the dramatic and largely natural combination of forested mountains and shoreline. Waterways of high scenic value include rivers and creeks, gorges, waterfalls, rockpools and a lake. Fed by the region's high rain rainfall, freshwater creeks and waterfalls flow from mountainous regions through attractive semi-secluded valleys, into gorges and drain into the major river catchments.

Between the coast and the mountains the rural landscape is characterised by distinctive patterns of canefields and other rural production areas, and this rural character is an important part of the region's scenic landscape values.

Numerous lookout and scenic route opportunities in the Cairns region offer view to attractive landscape features, the coastline, Coral Sea and offshore islands. Panoramic or long-distance view corridors are available across a diversity of landscape patterns, including extensive views across canefields and lowlands to distant mountains. The shoreline and seascape scenery is also unusually diverse, ranging from the distinctive Trinity Inlet mudflats and mangroves, to rocky headlands and the azure waters of sandy beaches and islands. The distinctive tropical character and scenic amenity value of these beaches and islands are irreplaceable, and face long term threats from the potential impacts of sea level rise.

Within this scenic context, the Cairns region is also characterised by the distribution and scale of urban areas, and their close visual relationship to the mountains and coastline. Cairns City is the principal centre, with wide streets, large canopied tropical streets and park trees, plus taller buildings and an urban esplanade overlooking the mudflats of Trinity Inlet. The Cairns region is also characterised by its coastal towns and villages and hinterland settlements, each with their own distinct character. There are many attractive places and available views within these settlements such as scenic watercourses, historic buildings, monuments, views and rainforest and water, with many towns framed by a skyline of forested ranges visible from within or from the edges of towns.

The Cairns region is an extensive area of scenic beauty comprised of many natural and rural landscape elements enjoyed by residents and visitors, within close proximity to (and accessible from) the urban area and major routes. Population growth pressures present a challenge to maintain the landscape values that underpin the liveability, cultural significance, tourist image and prosperity of the Cairns region.

### 8.2.10.3 Purpose

- (1) The purpose of the Landscape values overlay code is to ensure that development protects, maintains and enhances the landscape values within the Cairns region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas of High landscape value are protected, retained and enhanced;
  - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
  - (c) the landscape values of the Coastal scenery zone are managed to integrate and limit the visual impact of development;
  - (d) development maintains and enhances the significant landscape elements and features which contribute to the cultural significance and distinctive character and identify of the Cairns region;
  - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
  - (f) inland watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
    - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
    - (ii) inland watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
    - (iii) the rural character of canfields, grassy hillsides and lowlands landscape character types which are predominantly rural or natural in appearance are maintained.
  - (g) landscape values are maintained when viewed from:
    - (i) lookouts;
    - (ii) scenic routes;
    - (iii) gateways;
    - (iv) public places.
  - (h) view towards High landscape value areas and the Coral Sea are not diminished;
  - (i) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive.



8.2.10.4 Criteria for assessment

Part A – Criteria for assessable development

Table 8.2.10.4.a – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Development within the High landscape value area</b>	
<p><b>PO1</b> Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> <li>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</li> <li>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</li> <li>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</li> <li>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</li> <li>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</li> <li>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</li> <li>(g) extractive industry operations are avoided or screened from view.</li> </ul> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of a performance outcome</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p><b>AO1.2</b> Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p><b>AO1.3</b> Development is screened from view from roads or other public places by an existing natural landform or a native vegetation buffer.</p> <p><b>AO1.4</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p><b>AO1.5</b> The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p><b>AO1.6</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p><b>AO1.7</b> Where for accommodation activities or reconfiguration of a lot involving 5 or more dwellings or 5 or more new lots in a High landscape value area development demonstrates that the height, design, scale, position on site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note – A visual impact assessment undertaken in accordance with Planning scheme policy – Landscape values may be required.</p>

Performance outcomes	Acceptable outcomes
<b>Development within the Medium landscape value area</b>	
<p><b>PO2</b> Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> <li>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</li> <li>(b) Is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</li> <li>(c) Retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</li> <li>(d) Incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</li> <li>(e) Avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</li> <li>(f) Avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</li> <li>(g) Extractive industry operations are avoided or screened from view.</li> </ul> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of performance outcomes.</p>	<p><b>AO2.1</b> Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p><b>AO2.2</b> Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p><b>AO2.3</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p><b>AO2.4</b> The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p><b>AO2.5</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p>
<b>Development within the coastal scenery zone</b>	
<p><b>PO3</b> The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrate and limit the visual impact of development.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of a performance outcomes</p>	<p><b>AO3.1</b> The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p><b>AO3.2</b> Where located adjacent to the foreshore buildings and structures are setback:</p> <ul style="list-style-type: none"> <li>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>landscaped with a native vegetation buffer that has a minimum width of 10 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10m from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the landscaping code but may allow areas for pedestrian and vehicle access.</p> <hr/> <p><b>AO3.3</b> Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscape in accordance with the requirements of the landscaping code but may allow for areas for pedestrian and vehicle access; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining . The setback area is landscaped in accordance with the requirements of the landscaping code.</p>
<p><b>PO4</b> Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters where practicable.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of a performance outcomes</p>	<p><b>AO4.1</b> No clearing of native vegetation is undertaken within a Coastal scenic area, except for vegetation damage undertaken in accordance with the Vegetation management code.</p>

## 8.2.11 Natural areas overlay code

### 8.2.11.1 Application

This code applies to assessing development within the Natural areas overlay.

When using this code, reference should be made to Part 5.

### 8.2.11.2 Purpose

- (1) The purpose of the Natural areas overlay is to protect the natural areas of the region through:
  - (a) avoiding development within biodiversity areas, waterways and waterway corridors, wetlands and declared fish habitat areas;
  - (b) minimising adverse direct and indirect impacts of development on natural areas;
  - (c) minimising adverse impacts on sensitive receiving environments;
  - (d) encouraging expansion of habitat and ecological connectivity and restoration of terrestrial and aquatic ecosystems.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is avoided within:
    - (i) Biodiversity areas;
    - (ii) Wetlands;
    - (iii) Waterways and waterway corridors;
    - (iv) Declared fish habitat areas;
  - (b) where development cannot be avoided, development:
    - (i) Protects and enhances areas of environmental significance;
    - (ii) Provides appropriate buffers to areas of environmental significance;
    - (iii) Protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in relevant State and Commonwealth legislation;
    - (iv) Ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (v) Does not cause adverse impacts on integrity and quality of water in upstream or downstream catchments, including declared fish habitat areas and the Great Barrier Reef World Heritage Area;
    - (vi) Protects and maintains ecological and hydrological functions of waterways, wetlands, waterway corridors and declared fish habitat areas;
    - (vii) Enhances connectivity across barriers for aquatic species and habitats;
    - (viii) Rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
    - (ix) Protects areas of environmental significance from weeds, pests and invasive species;
  - (c) strategic rehabilitation is directed to areas on or off site where it is possible to achieve expanded habitats and increased connectivity.

8.2.11.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

Table 8.2.11.3.a – Natural areas overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Waterways and waterway corridor areas for Urban waterways A or Non-urban waterways</b>	
<p><b>PO1</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) instream migration</li> </ul>	<p><b>AO1.1</b> Development does not occur on the part of the lot affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.11.3.b.</p>
<b>Waterways and waterway corridor areas for Urban waterways B</b>	
<p><b>PO2</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) instream migration</li> </ul>	<p><b>AO2.1</b> Where a waterway is contained within an easement or reserve for the purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p><b>AO2.2</b> Development does not occur on the part of the lot affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.11.3.b.</p>
<b>For assessable development</b>	
<b>Biodiversity areas</b>	
<p><b>PO3</b> Development does not cause adverse direct or indirect impacts on biodiversity values.</p> <p>Note – An ecological assessment report may demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>AO3.1</b> Development within a biodiversity area is avoided;</p> <p>or</p> <p><b>AO3.2</b> Where development cannot be avoided, development ensures adverse impacts on biodiversity values do not occur by:</p> <ul style="list-style-type: none"> <li>(a) designing, siting, operating and managing development to:                             <ul style="list-style-type: none"> <li>(i) be situated within existing cleared areas, including necessary fire management infrastructure and fire breaks;</li> <li>(ii) ensure unrestricted fauna movement;</li> <li>(iii) retain and restore habitat corridors and biodiversity values;</li> <li>(iv) provide appropriate buffers to biodiversity areas;</li> <li>(v) minimise light and noise emission into biodiversity areas;</li> </ul> </li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(vi) manage domestic animal movements, through adequate containment.</li> <li>(b) protecting and maintaining the values of biodiversity areas;</li> <li>(c) providing for strategic rehabilitation of vegetation species and coverage, and habitat connectivity;</li> <li>(d) protecting undeveloped areas of biodiversity through appropriate land tenure;</li> <li>(e) rehabilitating degraded areas to improve habitat condition, function and extent.</li> </ul>
<b>Water quality and integrity</b>	
<p><b>PO4</b> Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream catchments, including the Great Barrier Reef Marine Park.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p> <p>Note – An ecological assessment report may demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>
<b>Declared fish habitat areas and fish habitat buffer areas</b>	
<p><b>PO5</b> Development does not cause adverse impacts on fish habitat values.</p> <p>Note – An ecological assessment report may demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report</p>	<p><b>AO5.1</b> Development ensures adverse impacts on fish habitat values are avoided by designing, siting, operating and managing development to:</p> <ul style="list-style-type: none"> <li>(a) contribute to the protection of fish habitat values;</li> <li>(b) maintain the quality and integrity of declared fish habitat areas and water entering them.</li> </ul>
<b>Wetlands and wetland buffer areas</b>	
<p><b>PO6</b> Development does not occur within a wetland.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Development is set back from wetlands to maintain water quality, ecological and hydrological functions and values of wetlands and their receiving waters.</p> <p>Note – Planning scheme policy – Natural environment is applicable.</p>	<p><b>AO7.1</b> Development is set back from wetlands in accordance with Table 8.2.11.3.c;</p> <p>or</p> <p><b>AO7.2</b> Where an alternative buffer is proposed, the width of the alternative buffer is supported by an evaluation of the environmental values, functioning and threats to the wetland.</p>
<p><b>PO8</b> Wetlands and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified within Table 8.2.11.3.c.</p>	<p><b>AO8.1</b> Native vegetation within wetlands and wetland buffer areas is retained.</p> <p><b>AO8.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with native plants in patterns and densities which emulate the relevant regional ecosystem.</p>

Performance outcomes	Acceptable outcomes
<b>Waterways and waterway buffer areas</b>	
<p><b>PO9</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) instream migration.</li> </ul> <p>Note – Planning scheme policy – Natural environment is applicable.</p>	<p><b>AO9.1</b> Waterway corridors are provided adjacent to waterways in accordance with the requirements of Table 8.2.11.3.b.</p> <p>or</p> <p><b>AO9.2</b> Where a waterway corridor of an alternative width is proposed, the alternative width is supported by an evaluation of the waterway to ensure the protection and maintenance of:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) opportunities for instream migration;</li> <li>(d) ecological processes;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) biodiversity values.</li> </ul> <p><b>AO9.3</b> Development, other than Community infrastructure or open space is not located within a waterway or waterway corridor.</p>
<b>Additional requirements for Urban waterway A and Non-urban waterway</b>	
<p><b>PO10</b> Waterways and waterway corridors are protected, and degraded areas are restored and waterways and waterway corridors transferred to public ownership.</p>	<p><b>AO10.1</b> Native vegetation within waterways and waterway corridors is retained.</p> <p><b>AO10.2</b> Waterway corridors are:</p> <ul style="list-style-type: none"> <li>(a) transferred to public ownership for an appropriate reserve purpose; or</li> <li>(b) protected through an Environmental Covenant.</li> </ul> <p><b>AO10.3</b> Degraded sections of waterways and waterway corridors are revegetated with endemic plant species in patterns and densities which emulate the natural state of waterway corridors within the area.</p> <p><b>AO10.4</b> The lowest intensity of development is located adjacent to the waterway corridor.</p>



**Table 8.2.11.3.b – Widths of waterway corridors for waterways**

Waterway classification	Waterway corridor width
Urban waterway A	10 metres, measured perpendicular from the top of the high bank.
Urban waterway B	5 metres, measured perpendicular from the top of the high bank.
Non-urban waterway	25 metres, measured perpendicular from the top of the high bank.

Note – Waterway classifications are identified on the Natural areas overlay mapping contained in Schedule 2 and defined in Schedule 1.2.

**Table 8.2.11.3.c — Setbacks and buffer areas for wetlands**

Wetland classification	Setback and buffer area
Urban wetland	50 metres from the edge of the wetland.
Non-urban wetland	100 metres from the edge of the wetland.

**8.2.12 Neighbourhood character overlay code**

**8.2.12.1 Application**

This code applies to assessing development within the Neighbourhood character overlay.

When using this code, reference should be made to Part 5.

**8.2.12.2 Purpose**

- (1) The purpose of the neighbourhood character overlay code is to maintain neighbourhood character places and the existing character elements which contribute to the character of the area and to promote development that is consistent with and sympathetic to the character of the streetscape and neighbourhood character area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) neighbourhood character places and existing character elements which contribute to the streetscape and neighbourhood character are retained;
  - (b) the architectural style, height, roof style, building materials, building form and layout, setbacks and orientation of new development is compatible with the existing character elements of the neighbourhood character streetscape and area;
  - (c) extensions or alterations to a neighbourhood character place do not detract from the existing character of the neighbourhood character place or streetscape.

**8.2.12.3 Criteria for assessment**

Part A – Criteria for self-assessable and assessable development

**Table 8.2.12.3.a – Neighbourhood character overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Design and setting</b>	
<p><b>PO1</b> When viewed from a public place garages, carports, patios, verandahs, balconies and sheds and other ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are subservient to the neighbourhood character place;</li> <li>(b) are consistent with the neighbourhood character streetscape;</li> <li>(c) do not detract from the appearance of existing buildings and neighbourhood character elements.</li> </ul>	<p><b>AO1.1</b> Garages, carports, patios, verandahs, balconies, sheds and other ancillary buildings are located in area A on Figure 8.2.12.3.a;</p> <p>or</p> <p><b>AO1.2</b> Garages and carports are located wholly under or within an existing building and any associated building works comply with AO3.1;</p> <p>or</p> <p><b>AO1.3</b> A carport may be located in area B on Figure 8.2.12.3.a where:</p> <ul style="list-style-type: none"> <li>(a) it is a single vehicle carport no greater than 3m in width and height;</li> <li>(b) it does not have a door to the street frontage.</li> </ul> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Fences and driveways complement the traditional building and enhance the overall appearance of the neighbourhood character streetscape.</p>	<p><b>AO2.1</b> Fences to road frontages are not more than: (a) 1.2 metres in height if solid; or (b) 1.5 metres if partially transparent.</p> <p><b>AO2.2</b> Vehicle access crossovers are not more than 3 metres wide.</p>
<b>Raising, relocating or repositioning of buildings within a site</b>	
<p><b>PO3</b> Development involving the enclosure of the under storey area of a building: (a) preserves the dominant visual form of the upper storey; (b) does not detract from the overall character of the place or the neighbourhood character streetscape.</p> <p>Note – Planning scheme policy - Neighbourhood character provides guidance on meeting the Performance outcome.</p>	<p><b>AO3.1</b> Development of a lower storey is recessed behind the front façade of the upper storey by not less than 1 metre.</p>
<p><b>PO4</b> Development involving the raising of buildings on a site: (a) balances the proportions of the upper and lower storeys; (b) maintains the streetscape pattern; (c) does not detract from the character or amenity of the streetscape character.</p>	<p><b>AO4.1</b> Development involving the raising of buildings on a site does not reduce the existing front or side boundary setback.</p> <p><b>AO4.2</b> Raising of buildings does not: (a) increase the height of the lower storey floor level by more than 0.5 metres from ground level; (b) result in the floor level of the upper storey being more than 3.5 metres from the existing ground level.</p>
<b>For assessable development</b>	
<b>Design</b>	
<p><b>PO5</b> Development on a neighbourhood character place: (a) does not diminish its character values; (b) utilises materials that are consistent with the fabric of the neighbourhood character place; (c) is not obtrusive in the neighbourhood character streetscape; (d) is consistent with the existing elements of the neighbourhood character area.</p> <p>Note – Planning scheme policy - Neighbourhood character provides guidance on meeting the Performance outcome.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Infill development</b>	
<p><b>PO6</b> The form, scale and design of development is consistent with, and sympathetic to, the neighbourhood character streetscape and neighbourhood character area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) architectural style;</li> <li>(b) building form and layout;</li> <li>(c) building orientation;</li> <li>(d) building alignment;</li> <li>(e) building materials;</li> <li>(f) roof style;</li> <li>(g) building height and scale;</li> <li>(h) side and rear boundary setbacks;</li> <li>(i) width (at street frontage);</li> <li>(j) vertical and horizontal patterning.</li> </ul>	<p><b>AO6.1</b> Development is consistent with the desired outcomes of the Neighbourhood character area as identified in Planning scheme policy - Neighbourhood Character and is demonstrated through a site assessment and design response.</p> <p>Note – Planning scheme policy- Neighbourhood character gives guidance on the desired character outcomes and preparing a site assessment and design response.</p>
<p><b>PO7</b> Buildings relocated onto a site are of a style and character that is compatible with the neighbourhood character streetscape.</p>	<p><b>AO7.1</b> No acceptable outcomes provided.</p>
<b>Demolition or removals</b>	
<p><b>PO8</b> Development involving demolition or removal of a neighbourhood character place does not occur to retain the streetscape character.</p>	<p><b>AO8.1</b> No acceptable outcomes provided.</p>

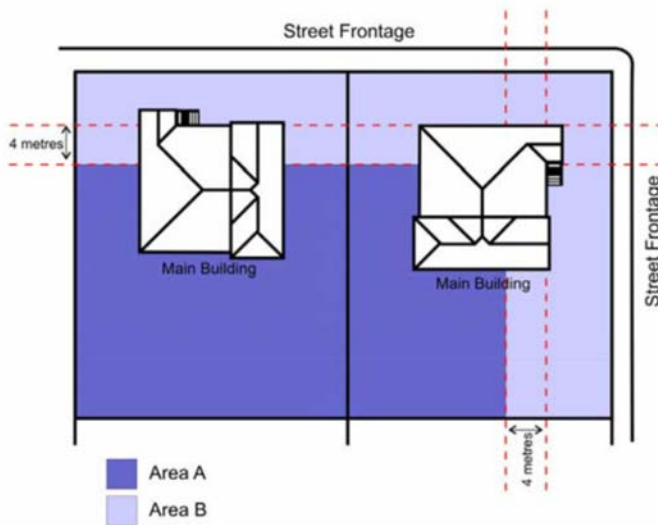


Figure 8.2.12.3.a – Consistent design solutions for carports, sheds and outbuildings

### 8.2.13 Places of significance overlay code

#### 8.2.13.1 Application

This code applies to assessing development within the Places of significance overlay.

Note – Land in the places of significance overlay is identified on the Places of significance overlay maps contained in Schedule 2 and includes Places of local significance, State heritage places and premises adjoining a state heritage place.

Note – Statements of significance for places of local significance are contained in Planning scheme policy – Places of significance.

When using this code, reference should be made to Part 5.

#### 8.2.13.2 Purpose

- (1) The purpose of the Places of significance overlay code is to ensure places of significance are conserved and development is complementary to the cultural significance of the place. Development on premises adjoining a state heritage place protects the cultural significance of the place and its setting.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development does not result in the demolition or removal of a place of local significance, unless there is no prudent and feasible alternative to the demolition or removal. In considering whether there is no prudent and feasible alternative to the demolition or removal of a place of local significance, the Council will have regard to:
    - (i) safety, health, structural and economic considerations;
    - (ii) any other matters the Council considers relevant;
  - (b) development is complementary to the cultural significance of the place of local significance;
  - (c) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
  - (d) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
  - (e) development does not have a detrimental impact on archaeological values;
  - (f) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

#### 8.2.13.3 Criteria for assessment

Part A – Criteria for assessable development

**Table 8.2.13.3.a – Places of significance overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Demolition or removal of a place of local significance</b>	
<p><b>PO1</b> Development does not result in the demolition or removal of a place of local significance.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<p><b>PO2</b> Development is compatible with the conservation and management of the cultural significance of the place.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Building work or operational work involving a place of local significance</b>	
<p><b>PO3</b> Development conserves the features and values of a place of local significance that contribute to its cultural significance.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO3.1</b> Development does not alter, remove or conceal significant features of a place of local significance.</p>
<p><b>PO4</b> Changes to a place of local significance are appropriately managed, documented and interpreted.</p> <p>Note – Guidance on meeting the performance outcome is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO4.1</b> Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p>
	<p><b>AO4.2</b> An archival record is prepared to document the changes.</p>
	<p><b>AO4.3</b> Development includes interpretation that explains the cultural significance of the place and the changes.</p>
<p><b>PO5</b> Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.</p> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO5.1</b> The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p>
	<p><b>AO5.2</b> The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p>
	<p><b>AO5.3</b> Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>
<p><b>PO6</b> Excavation or other earthworks do not have a detrimental impact on archaeological values.</p> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	<p><b>AO6.1</b> The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation.</p>
	<p><b>AO6.2</b> An archaeological management plan is prepared for development involving subsurface disturbance.</p>

Performance outcomes	Acceptable outcomes
<b>Signage</b>	
<p><b>PO7</b> Signage on a place of significance:</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the design and features of the place of significance;</li> <li>(b) is consistent with the statement of cultural significance for the place of significance;</li> <li>(c) is of an appropriate proportion and scale to the building;</li> <li>(d) does not alter, remove or conceal architectural features of the place of significance;</li> <li>(e) does not obstruct views to the place of significance from public places;</li> <li>(f) does not dominate or detract from the significant features of the place of significance;</li> <li>(g) uses colours and materials that are consistent with and complementary to the colours and materials of the place of significance and the statement of cultural significance;</li> <li>(h) must be designed to be installed and removed without damaging the place of significance;</li> <li>(i) is limited in number and size to avoid visual clutter and proliferation;</li> <li>(j) is located in an area of the site or on an area of the building that was traditionally used for signage.</li> </ul> <p>Note – Statements of cultural significance are contained within Planning scheme policy – Places of significance.</p> <p>Note – Planning scheme policy – Places of significance provides an outline for preparing an impact assessment report when proposing work on a place of significance. This should be used for guidance when preparing an application.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Development on premises adjoining a state heritage place</b>	
<p><b>PO8</b> Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as:</p> <ul style="list-style-type: none"> <li>(a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places;</li> <li>(b) not to intrude into important vistas of the state heritage place;</li> <li>(c) not to site buildings and structures between a state heritage place and its primary or secondary street frontage;</li> <li>(d) to ensure new buildings or structures are setback from the primary street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place;</li> <li>(e) to minimise disturbance to the original fabric of the state heritage place;</li> </ul>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<p>(f) to retain, where intact, the significant or original siting and context of the state heritage place.</p> <p>Note – Guidance on meeting the performance criteria is provided within Planning scheme policy – Places of significance.</p>	

Editor’s Note – All proposed development on sites of indigenous cultural heritage significance is required to be carried out in accordance with the most current version of the Aboriginal Cultural Heritage Act 2003 - Duty of Care Provisions.

Editor’s Note – Development on a state heritage place is to be carried out in accordance with the most current version of the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the places of significance overlay code.

## 8.2.14 Potential landslip hazard overlay code

### 8.2.14.1 Application

This code applies to assessing development within the Potential landslip hazard overlay.

When using this code, reference should be made to Part 5.

Note – The Potential landslip hazard overlay shows modelled areas where the factors contributing to landslide potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, cutting and filling, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslip hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue where appropriate.

### 8.2.14.2 Purpose

- (1) The purpose of the Potential landslip hazard overlay code is to ensure that development protects the safety of people, property and the environment by avoiding the potential risk of a landslide event occurring.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment
  - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslide;
  - (c) ensures that Community infrastructure is protected from the effects of potential landslides;
  - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
  - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome risk, or would result in a built form that causes an adverse visual impact on the Hillslopes or Landscape values of the Cairns region.

### 8.2.14.3 Criteria for assessment

Part A – Criteria for self-assessable and assessable development

**Table 8.2.14.3.a – Potential landslip hazard overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Safety of people, property and environment</b>	
<p><b>PO1</b> The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ol style="list-style-type: none"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> </ol>	<p><b>AO1.1</b> Development is located on the part of the site that is not affected by the Potential landslip hazard overlay.</p> <p>or</p> <p><b>AO1.2</b> Development is on an existing benched site and requires no further earthworks.</p>

Performance outcomes	Acceptable outcomes
<p>(e) earthworks;                      (f) alteration of existing ground water or surface water paths;                      (g) waste water disposal areas.</p>	<p>or</p> <p><b>AO1.3</b>                      A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the site will not increase the risk of landslide activity on other land, including land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity on other land;</li> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing ground water and surface water paths;</li> <li>(f) development does not incorporate on-site waste water disposal.</li> </ul> <p>Note – Planning scheme policy – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure its final disbursement is as per pre-developed conditions. Consideration for location, velocity, volume, and quality should be given.</p> <p><b>AO1.4</b>                      Ancillary and recreational or ornamental features (including tennis courts, ponds and swimming pools):</p> <ul style="list-style-type: none"> <li>(a) do not occur on land with a gradient more than 1 in 4 (25%);</li> <li>(b) are designed and sited to respond to the natural constraints of the land to avoid the need for earthworks.</li> </ul>
<p><b>PO2</b>                      The siting and design of necessary retaining structures does not cause an adverse visual impact on the landscape character or scenic amenity quality of the hillslopes areas.</p>	<p><b>AO2.1</b>                      Excavation or fill:</p> <ul style="list-style-type: none"> <li>(a) is not more than 1.8 metres in height for each batter or retaining wall;</li> <li>(b) is set back a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;</li> <li>(d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</li> </ul> <p>Note – Planning Scheme Policy – FNQROC Regional Development Manual provides for excavation and filling associated with batters and retaining walls.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Community infrastructure</b>	
<p><b>PO3</b>                      Development for Community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) is not at risk from the landslide hazards;</li> <li>(b) will function without impediment from a landslide;</li> <li>(c) provides access to the infrastructure without impediment from the effects of a landslide;</li> <li>(d) does not contribute to elevated risk of landslide to adjoining properties.</li> </ul>	<p><b>AO3.1</b>                      Development is designed in accordance with the recommendations of a site specific geotechnical assessment which makes reference to the Community infrastructure and its needs and function.</p> <p>Note – A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>

## 8.2.15 Transport network overlay code

### 8.2.15.1 Application

This code applies to assessing development identified in Part 5 as requiring assessment against the Transport network overlay code.

When using this code, reference should be made to Part 5.

### 8.2.15.2 Purpose

- (1) The purpose of the Transport network overlay code is to ensure that development provides transport infrastructure that supports a safe, efficient transport network, including the active transport network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### 8.2.15.3 Criteria for assessment

Part A – Criteria assessable development

**Table 8.2.15.3.a – Transport network overlay code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Road hierarchy</b>	
<p><b>PO1</b> Development supports the road hierarchy for the region.</p> <p>Note – A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO1.1</b> Development is compatible with the intended role and function of the existing and future transport network as identified on the Transport network overlay maps contained in Schedule 2.</p>
	<p><b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.</p>
	<p><b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>
<b>Transport infrastructure provision</b>	
<p><b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note – A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO2.1</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <ol style="list-style-type: none"> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) a Local Plan.</li> </ol> <p>Note – The TransLink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>

Performance outcomes	Acceptable outcomes
<b>Major transport corridors</b>	
<p><b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area identified in the Transport network overlay maps contained in Schedule 2; is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p> <p>Note - Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p> <p>Note - Department of Transport and Main Roads Policy Position Statement: Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure (Environmental Emissions Policy), Version 2.0 dated 10 May 2013 provides requirements for non-residential building design in a designated transport noise corridor.</p>
<p><b>PO4</b> Development does not compromise intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p><b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) a Local Plan.</p> <p>Note – Access points to State Controlled roads may require approval under the Transport Infrastructure Act 1994.</p> <p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>
<p><b>PO5</b> Development retains and enhances existing vegetation between the development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Pedestrian and cycle movement network</b>	
<p><b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle movement network is incorporated in the design of the lot layout.</p> <p><b>AO6.2</b></p>

Performance outcomes	Acceptable outcomes
	The element of the pedestrian and cycle movement network is constructed in accordance with the Design Guidelines set out in the Planning scheme policy – FNQROC Regional Development Manual.



## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) Each development code identifies the following:
  - (a) the application of the code;
  - (b) the purpose of the code;
  - (c) the overall outcomes that achieve the purpose of the code;
  - (d) the performance outcomes of the code;
  - (e) the acceptable outcomes of the code.
- (5) The following are the statewide codes for the planning scheme:
  - (a) 9.2.1 Community residence code;
  - (b) 9.2.2 Forestry for wood production code;
  - (c) 9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code.
- (6) The following are the use codes for the planning scheme:
  - (a) 9.3.1 Animal keeping code;
  - (b) 9.3.2 Aquaculture and intensive animal industry code;
  - (c) 9.3.3 Brothel code;
  - (d) 9.3.4 Bulky goods and outdoor sales code;
  - (e) 9.3.5 Caretaker's accommodation code;
  - (f) 9.3.6 Child care centre code;
  - (g) 9.3.7 Community activities code;
  - (h) 9.3.8 Community care centre code;
  - (i) 9.3.9 Dual occupancy code;
  - (j) 9.3.10 Dwelling house code;
  - (k) 9.3.11 Dwelling unit code;
  - (l) 9.3.12 Extractive industry code;
  - (m) 9.3.13 Home based business code;
  - (n) 9.3.14 Market code;
  - (o) 9.3.15 Multiple dwelling and short-term accommodation code;
  - (p) 9.3.16 Parking station code;
  - (q) 9.3.17 Relocatable home park and tourist park code;
  - (r) 9.3.18 Retirement facility and residential care facility code;
  - (s) 9.3.19 Roadside stall code;
  - (t) 9.3.20 Rooming accommodation code;
  - (u) 9.3.21 Sales office code;
  - (v) 9.3.22 Service station and car wash code;
  - (w) 9.3.23 Sport and recreation activities code;
  - (x) 9.3.24 Telecommunications facility code;
  - (y) 9.3.25 Veterinary services code.

- (7) The following are the other development codes for the planning scheme:
- (a) 9.4.1 Centre design code;
  - (b) 9.4.2 Environmental performance code;
  - (c) 9.4.3 Excavation and filling code;
  - (d) 9.4.4 Industry design code;
  - (e) 9.4.5 Infrastructure works code;
  - (f) 9.4.6 Landscaping code;
  - (g) 9.4.7 Parking and access code;
  - (h) 9.4.8 Reconfiguring a lot code;
  - (i) 9.4.9 Vegetation management code.

## 9.2 Statewide codes

### 9.2.1 Community residence code

#### 9.2.1.1 Application

- (1) This code applies to assessing development for a Community residence.
- (2) When using this code, reference should be made to Part 5.

#### 9.2.1.2 Purpose

- (1) The purpose of the community residence code is for assessing material change of use for a community residence.

#### 9.2.1.3 Criteria for assessment

Part A - Criteria for self-assessable development

**Table 9.2.1.3.a – Community residence code - self-assessable development**

Acceptable outcomes (AO)	
<b>AO1</b>	The maximum number of residents is six.
<b>AO2</b>	One support worker is permitted to reside on the premises at any time.
<b>AO3</b>	The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period.
<b>AO4</b>	Resident and visitor parking is provided on site for a minimum of 2 vehicles. One vehicle space must be dedicated for parking for support services.

**9.2.2 Forestry for wood production code**

**9.2.2.1 Application**

- (1) This code applies to assessing a material change of use for development involving cropping (where involving forestry for wood production) within the Rural zone.
- (2) When using this code, reference should be made to Part 5.

**9.2.2.2 Purpose**

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure;
  - (b) the impacts on adjoining land uses are minimised;
  - (c) the risk of fire is minimised;
  - (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by local government, where development is assessable.

**9.2.2.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.2.2.3.a – Forestry and wood production code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Setbacks</b>	
<p><b>PO1</b> The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest.</p>	<p><b>AO1.1</b> The establishment of the forest for wood production is set back from existing infrastructure and areas of environmental interest in accordance with Table 9.2.2.3.b – Forestry for wood production setback distances.</p>
	<p><b>AO1.2</b> No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.2.3.b. Road and track establishment and maintenance can occur.</p>
	<p><b>AO1.3</b> Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table 9.2.2.3.b.</p>
<b>Impacts on soil structure, fertility and stability</b>	
<p><b>PO2</b> The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site.</p>	<p><b>AO2.1</b> The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods: (a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation is</p>

Performance outcomes	Acceptable outcomes
	<p>used for establishment on slopes greater than 10 per cent and less than 25 per cent;</p> <p>(b) either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent;</p> <p>(c) tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.</p> <p><b>AO2.2</b> Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures:</p> <p>(a) establish and maintain a suitable surface;</p> <p>(b) drain the track or road with crossfall drainage (preferably with a slope greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides;</p> <p>(c) establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts).</p> <p><b>AO2.3</b> Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.</p>
<b>Fire risks</b>	
<p><b>PO3</b> The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.</p>	<p><b>AO3.1</b> Firebreaks are established and maintained:</p> <p>(a) between the forest for wood production, adjoining premises and existing infrastructure;</p> <p>(b) at a minimum width from the base of the outside trees in accordance with Table 9.2.2.3.c Forestry for wood production fire break distances;</p> <p>(c) that are free of flammable material that is greater than 1 metre high;</p> <p>(d) to be accessible and trafficable for fire suppression vehicles.</p> <p><b>AO3.2</b> Fire access tracks and roads are established and maintained:</p> <p>(a) to a minimum width of 6 metres;</p> <p>(b) that are accessible;</p> <p>(c) that ensure no part of a plantation is more than 250 metres from a fire access track or road.</p>
<b>For assessable development</b>	

Performance outcomes	Acceptable outcomes
<b>Cropping harvest, haulage and wildfire management</b>	
<p><b>PO4</b> The local government is informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and location of supportive infrastructure.</p>	<p><b>AO4.1</b> When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information:</p> <ul style="list-style-type: none"> <li>(a) expected harvest cycles and estimated harvest timescales;</li> <li>(b) an estimated haulage route plan identify likely local roads for transporting the harvest to the primary destination/s;</li> <li>(c) proposed methods and supporting infrastructure location for managing wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).</li> </ul>

**Table 9.2.2.3.b – Forestry for wood production setback distances**

Aspect	Distance (measured from the base of the tree)
<b>Areas of environmental interest</b>	
Top of a defined bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system.	Stream order 1 to 2: 5 metres; or Stream order 3 to 5: 10 metres; or Stream order 6: 20 metres.
State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i> .	10 metres
Protected vegetation under the <i>Vegetation Management Act 1999</i> .	10 metres
<b>Infrastructure</b>	
Dwellings	100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia.
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

**Table 9.2.2.3.c – Forestry for wood production firebreak distances**

Firebreaks	
Forestry for wood production activities less than 40 hectares	7 metres
Forestry for wood production of 40 hectares to 100 hectares	10 metres
Forestry for wood production greater than 100 hectares	20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 meter fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 meters in height.



### 9.2.3 Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code

#### 9.2.3.1 Application

- (1) This code applies to assessing a Reconfiguration of a lot for subdividing one lot into two lots and associated operational works in accordance with Schedule 18 of the Regulation.

Note – Development on a premises affected by an overlay does not comply with Schedule 18 of the Regulation and a development application for assessable development must be made to the local government.

- (2) When using this code, reference should be made to Part 5.

#### 9.2.3.2 Purpose

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.5.

Note – Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued,

Note – If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

#### 9.2.3.3 Criteria for assessment

Part A - Criteria for compliance development

**Table 9.2.3.3.a – Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code – compliance assessment**

Compliance outcomes (CO)	
<b>Lot design</b>	
<b>CO1</b>	Each lot is to comply with the minimum road frontage requirements in Table 9.2.3.3.b for the relevant zone.
<b>CO2</b>	Each lot is to comply with the minimum lot size requirements in Table 9.2.3.3.b for the relevant zone.
<b>CO3</b>	There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.
<b>CO4</b>	No rear lots are created.
<b>CO5</b>	The reconfiguration ensures that any existing or proposed buildings and structures are set back to any new property boundary in accordance with the setback requirements in Table 9.2.3.3.b.
<b>CO6</b>	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
<b>CO7</b>	The reconfiguration does not involve premises affected by an overlay identified on the overlay maps contained in Schedule 2.
<b>Infrastructure</b>	
<b>CO8</b>	Each lot is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of Planning scheme policy – FNQROC Regional Development Manual.

Compliance outcomes (CO)	
<b>CO9</b>	Each lot is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of Planning scheme policy – FNQROC Regional Development Manual.
<b>CO10</b>	Each lot is connected to an electricity supply network.
<b>CO11</b>	Each lot is connected to a telecommunications network.
<b>CO12</b>	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with Planning scheme policy – FNQROC Regional Development Manual.
<b>CO13</b>	An infrastructure charge or contribution is paid for the provision of trunk infrastructure (water supply, sewerage, roads, stormwater, recreational parks, land only for community purposes) for the demand generated by the additional lot in accordance with the requirements in Part 4.
Access	
<b>CO14</b>	Each lot has lawful, safe and practical access to the existing road network via a direct road frontage.
<b>CO19</b>	Access to each lot is limited to one existing vehicular access crossover;  or  Access to each lot is limited to one vehicular access crossover constructed in accordance with Design Guidelines set out in D1 and D3 of Planning scheme policy – FNQROC Regional Development Manual.
Stormwater	
<b>CO20</b>	Onsite erosion and the release of sediment-laden stormwater from the premises is minimised at all times including during construction and complies with Planning scheme policy – FNQROC Regional Development Manual.
<b>CO21</b>	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
<b>CO22</b>	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with Planning scheme policy – FNQROC Regional Development Manual.

Table 9.2.3.3.b – Lot reconfiguration outcomes

Zone	Minimum lot size	Minimum width and dimension <sup>1</sup>	Setbacks
High impact industry	2000m <sup>2</sup>	40 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Low density residential	600m <sup>2</sup>	15 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Low impact industry	800m <sup>2</sup>	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Low-medium residential	450m <sup>2</sup>	12 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Medium density residential	600m <sup>2</sup>	15 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Medium impact industry	1000m <sup>2</sup>	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Tourist accommodation	800m <sup>2</sup>	20 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Waterfront and marine industry	1000m <sup>2</sup>	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.

<sup>1</sup> This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes access strips.

### 9.3 Use codes

#### 9.3.1 Animal keeping code

##### 9.3.1.1 Application

- (1) This code applies to assessing development for Animal keeping.
- (2) When using this code, reference should be made to Part 5.

##### 9.3.1.2 Purpose

- (1) The purpose of the Animal keeping code is to establish animal keeping activities in appropriate locations while maintaining the amenity of its location, adjoining sensitive land uses and environmental areas and ensuring the safety of animals being accommodated or trained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) sites are of a size and configuration capable of accommodating the use;
  - (b) the amenity of the locality and adjoining sensitive land uses is maintained;
  - (c) animals are protected from vermin, wind, rain, sun and extreme weather conditions;
  - (d) adequate facilities are provided for the collection and disposal of animal waste.

##### 9.3.1.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.1.3.a – Animal keeping code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area to accommodate:</p> <ul style="list-style-type: none"> <li>(a) the number and type of animals to be kept;</li> <li>(b) buildings and structures;</li> <li>(c) setbacks;</li> <li>(d) access, parking, manoeuvring and circulation;</li> <li>(e) pedestrian access;</li> <li>(f) landscaping;</li> <li>(g) the keeping of animals consistent with the amenity of adjoining and nearby properties;</li> <li>(h) servicing requirements such as waste and recyclable material storage facilities and collection areas;</li> <li>(i) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores, and adjoining sensitive receiving environments.</li> </ul>	<p><b>AO1.1</b> The use is located on a lot with a minimum area of:</p> <ul style="list-style-type: none"> <li>(a) 1 hectare for a kennel;</li> <li>(b) 1 hectare for a cattery;</li> <li>(c) 2 hectares for a stable;</li> <li>(d) all others – lot size is determined on the number and type of animals to be kept.</li> </ul>
<b>Setbacks</b>	
	<p><b>AO2.1</b> The use is set back in accordance with Table 9.3.1.3.b - Minimum setback requirements for animal keeping.</p> <p><b>AO2.2</b></p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Setbacks from all external boundaries:</p> <ul style="list-style-type: none"> <li>(a) ensures the efficient use of the site;</li> <li>(b) maintains the visual character of the locality;</li> <li>(c) protects the amenity of nearby sensitive land uses and environments.</li> </ul>	<p>Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am.</p> <p><b>AO2.3</b> A person who is responsible for the supervision of the operation of the development is accommodated on the site at all times.</p>
<b>Amenity</b>	
<p><b>PO3</b> Noise and odour levels generated by the use are compatible with that experienced in the locality.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> The use:</p> <ul style="list-style-type: none"> <li>(a) does not have openings that face adjoining sensitive land uses;</li> <li>(b) ensures facilities that house animals incorporate noise attenuating measures;</li> <li>(c) ensures buildings are ventilated to minimise potential for odour nuisance.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Animal safety</b>	
<p><b>PO5</b> The use:</p> <ul style="list-style-type: none"> <li>(a) ensures the safe, humane and hygienic keeping, breeding, training and care of animals;</li> <li>(b) ensures protection of animals from wind, rain, sun, extreme weather conditions and vermin.</li> </ul>	<p><b>AO5.1</b> The use:</p> <ul style="list-style-type: none"> <li>(a) ensures buildings used to house animals are roofed;</li> <li>(b) provides facilities that are available for the isolation of animals suspected of having an infectious condition;</li> <li>(c) provides floors that are impermeable to assist cleaning and drainage;</li> <li>(d) provides animal-proof fencing immediately surrounding kennels and catteries, including pens and runs, that: <ul style="list-style-type: none"> <li>(i) are a minimum of 2 metres high;</li> <li>(ii) are constructed of mesh, chain or similar materials;</li> <li>(iii) prevent animal escape through climbing, jumping or digging.</li> </ul> </li> </ul>
<b>Environmental quality</b>	
<p><b>PO6</b> The collection and disposal of animal waste:</p> <ul style="list-style-type: none"> <li>(a) does not adversely impact on the quality of receiving waters;</li> <li>(b) minimises odour impacts on nearby sensitive receiving environments.</li> </ul>	<p><b>AO6.1</b> The use:</p> <ul style="list-style-type: none"> <li>(a) ensures solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service;</li> <li>(b) ensures drainage and disposal of liquid waste is diverted to: <ul style="list-style-type: none"> <li>(i) Council's sewerage system under the conditions of a Trade Waste Permit;</li> <li>(ii) an appropriate wastewater treatment system; or</li> <li>(iii) a holding tank for collection by a licensed liquid waste transporter.</li> </ul> </li> </ul>
<p><b>PO7</b></p>	<p><b>AO7.1</b></p>

Performance outcomes	Acceptable outcomes
Stormwater is managed to ensure contaminants are diverted away from buildings, structures and areas used for the keeping or washing of animals and waste disposal areas.	No acceptable outcomes are provided.

**Table 9.3.1.3.b – Minimum setback requirements for animal keeping**

Boundary	Kennel	Cattery	Stable	All other
Road frontages	50 metres	50 metres	30 metres	Dependant on the number and type of animals to be kept
Side and rear boundaries	15 metres	15 metres	15 metres	
Where having a common boundary with a sensitive land use, land within the Environmental management zone or land within the Conservation zone.	100 metres	100 metres	30 metres	

### 9.3.2 Aquaculture and intensive animal industry code

#### 9.3.2.1 Application

- (1) This code applies to assessing development for:
  - (a) aquaculture; or
  - (b) intensive animal industry.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.2.2 Purpose

- (1) The purpose of the Aquaculture and intensive animal industry code is to ensure that:
  - (a) aquaculture and intensive animal industry is facilitated on suitable sites;
  - (b) aquaculture, intensive animal industry and associated activities do not adversely affect the amenity of sensitive land uses;
  - (c) aquaculture and intensive animal industry do not have adverse impacts on the environment, including scenic amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) aquaculture and intensive animal industry facilities are located to avoid or minimise adverse impacts on natural environmental values;
  - (b) aquaculture and intensive animal industry facilities are sited to minimise adverse impacts on scenic amenity;
  - (c) aquaculture and intensive animal industry facilities are managed so that significant environmental impacts are contained within the site;
  - (d) noise, odour, waste and waste water are managed and treated to mitigate impacts on health, amenity and the environment.

#### 9.3.2.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.2.3.a – Aquaculture and intensive animal industry code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The use is located outside areas of environmental significance.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> The use is located and designed so as not to detract, or diminish the scenic amenity of the surroundings area, scenic routes, landmarks, lookouts and vistas.</p>	<p><b>AO2.1</b> Buildings, yards, ponds and associated facilities are not readily visible from urban development or from major roads.</p>
	<p><b>AO2.2</b> The height, scale and density of buildings are consistent with the maintenance of a rural setting.</p>
<p><b>PO3</b> The site has sufficient area to accommodate the aquaculture or intensive animal industry and to provide appropriate setbacks.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<p><b>PO4</b> The establishment of aquaculture or intensive animal industry does not interfere with coastal processes.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> The establishment of aquaculture or intensive animal industry does not result in the alienation of rural land unless there is a lack of alternative sites and an overriding need for the development.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<p><b>PO6</b> The topography of the site is suitable for the intended use.</p>	<p><b>AO6.1</b> The area of the site containing the aquaculture or intensive animal industry facility has a slope of less than 1 in 10 (10%).</p>
	<p><b>AO6.2</b> The area of the site containing the aquaculture or intensive animal industry facility is located above 1% AEP inundation level.</p>
<p><b>PO7</b> The site is provided with a high standard of access so that the use may operate effectively and efficiently.</p>	<p><b>AO7.1</b> Access to the aquaculture or intensive animal industry facility is provided via a Collector or Rural Collector road constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.</p>
<p><b>PO8</b> Development does not adversely affect the amenity of existing or planned urban areas.</p> <p>Note – Compliance with the outcomes of the Environmental performance code will assist in compliance with this Performance outcome.</p>	<p><b>AO8.1</b> For Intensive animal industry, the site is not less than:</p> <ul style="list-style-type: none"> <li>(a) 2000 metres from the boundary of any land within a Residential zone or Emerging community zone;</li> <li>(b) 1000 metres from the boundary of any land within a Rural residential zone;</li> <li>(c) 1000 metres from any use involving accommodation activities, such as a dwelling house or home based business;</li> <li>(d) 1000 metres from any community facilities where people gather, such as community halls or schools.</li> </ul> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2</p>
	<p><b>AO8.2</b> For Aquaculture, the site is not less than 300 metres from the boundary of any land within a Residential zone, Emerging community zone or Rural residential zone or any community facility where people gather such as community halls or schools.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>

Performance outcomes	Acceptable outcomes
<b>Operations</b>	
<p><b>PO9</b> Buildings, pens, other structures, ponds and waste disposal areas are sited, constructed and managed so that the maximum number of animals intended to be kept on site can be accommodated without having any significant adverse environmental impacts outside the site.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO10</b> Buildings/structures, ponds and waste disposal areas are designed and sited so that the aquaculture or intensive animal industry facility does not impact on the amenity of the area and does not have significant environmental impacts outside the site.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Collection, treatment and disposal of waste</b>	
<p><b>PO11</b> The collection, treatment and disposal of waste and waste water ensures:</p> <ul style="list-style-type: none"> <li>(a) no on-site or off-site soil contamination;</li> <li>(b) no detrimental impacts on the quality of receiving waters;</li> <li>(c) no odour impacts on nearby uses.</li> </ul>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>

### 9.3.3 Brothel code

#### 9.3.3.1 Application

- (1) This code applies to assessing development for a Brothel.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.3.2 Purpose

- (1) The purpose of the Brothel code is to ensure that Brothels are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a licensed brothel is compatible with the form, function and amenity of the locality in which it is located;
  - (b) the safety and security of staff of a licensed brothel is ensured.

#### 9.3.3.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.3.3.a – Brothel code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Design</b>	
<b>PO1</b> The brothel is located, designed and operated in a way that is compatible with the character or intended character of the locality.	<b>AO1.1</b> No acceptable outcomes are provided.
<b>PO2</b> The brothel is unobtrusive in appearance.	<b>AO2.1</b> No acceptable outcomes are provided.
<b>PO3</b> External lighting for the brothel is designed to ensure the safety and security of brothel staff and clients without adversely affecting the amenity of adjoining premises.	<b>AO3.1</b> External lighting is provided that: (a) is static; (b) has no characteristic indicating the development is used for a brothel; (c) facilitates surveillance; (d) is hooded and directed downwards.
<b>PO4</b> The vicinity of each staff or client entrance to the brothel is safe and secure.	<b>AO4.1</b> Staff and client entrances to the brothel are located in positions that facilitate surveillance.
<b>PO5</b> The clients entrance to the brothel is clearly identified.	<b>AO5.1</b> The client entrance to the brothel makes it clear to clients where to enter.
<b>PO6</b> The design of the brothel discourages loitering outside the premises.	<b>AO6.1</b> An internal reception or waiting area is provided for use by brothel clients.
<b>Safety</b>	
<b>PO7</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.	<b>AO7.1</b> No acceptable outcomes are provided.

Performance outcomes	Acceptable outcomes
Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.	

### 9.3.4 Bulky goods and outdoor sales code

#### 9.3.4.1 Application

- (1) This code applies to assessing development for:
  - (a) agricultural supplies store; or
  - (b) bulk landscape supplies; or
  - (c) hardware and trade supplies; or
  - (d) outdoor sales.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.4.2 Purpose

- (1) The purpose of the Bulky goods and outdoor sales code is to ensure that development is appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) uses are established in locations that complement the hierarchy of activity centres;
  - (b) the scale and use of the development contributes to a high standard of amenity of the locality;
  - (c) landscaping contributes to maintaining or establishing attractive streetscapes;
  - (d) potential offsite nuisance impacts associated with the use are minimised and there is no nuisance caused to sensitive land uses.

#### 9.3.4.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.4.3.a – Bulky goods and outdoor sales code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping.</li> </ul>	<p><b>AO1.1</b> The site has a minimum area of 1,000m<sup>2</sup>.</p>
<p><b>PO2</b> The site is conveniently accessible to vehicular traffic.</p>	<p><b>AO2.1</b> The site has access to a higher order road.</p>
<b>Design</b>	
<p><b>PO3</b> The siting of buildings and structures on the site does not adversely impact on the amenity of adjoining premises and the locality.</p>	<p><b>AO3.1</b> Buildings and structures are set back not less than 6 metres from the road frontage/s.</p>
	<p><b>AO3.2</b> Development is integrated with existing streetscapes and/or adjoining compatible developments to create an attractive character and functional layout.</p>
	<p><b>AO3.3</b></p>

Performance outcomes	Acceptable outcomes
	Loading areas, waste and recyclable material storage and other service areas are screened from street view.
<p><b>PO4</b> The design and scale of buildings and structures is compatible with the surrounding area.</p>	<p><b>AO4.1</b> Buildings have articulated and textured facades to provide visual interest, incorporating windowed facades, awnings, eaves or similar design elements.</p> <p><b>AO4.2</b> The main entry to the building can be identified from the street and is directly accessible to and from on-site car parking areas.</p>
<b>Safety</b>	
<p><b>PO5</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Landscaping</b>	
<p><b>PO6</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p><b>AO6.1</b> A minimum of 10% of the site is landscaped in accordance with the Landscaping code.</p> <p><b>AO6.2</b> A solid fence not more than 2 metres high is provided and maintained along the boundary adjoining land in any Residential zone or Community facilities zone or sensitive land uses.</p> <p>Note – Refer to the definition of Residential zones and Sensitive land use contained in Schedule 1.2.</p> <p><b>AO6.3</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the boundary adjoining land in any Residential zone.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>Amenity</b>	
<p><b>PO7</b> Development does not result in a lower standard of amenity as a result of air, noise or odour emissions to properties surrounding the development.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

**9.3.5 Caretaker’s accommodation code**

**9.3.5.1 Application**

- (1) This code applies to assessing development for Caretaker’s accommodation.
- (2) When using this code, reference should be made to Part 5.

**9.3.5.2 Purpose**

- (1) The purpose of the Caretaker’s accommodation code is to ensure that Caretakers accommodation is appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) caretaker’s accommodation is used for genuine caretaking or property management purposes;
  - (b) an acceptable level of amenity is provided to the caretaker, while maintaining the integrity of the relevant zone.

**9.3.5.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.5.3.a – Caretaker’s accommodation code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Design and operation</b>	
<p><b>PO1</b> The caretaker’s accommodation is associated with, and is subordinate to the primary use of the site.</p>	<p><b>AO1.1</b> The GFA of the caretaker’s accommodation is not greater than 120m<sup>2</sup>.</p>
	<p><b>AO1.2</b> Only one caretaker’s accommodation is established per site.</p>
	<p><b>AO1.3</b> The caretaker’s accommodation is occupied only by the proprietor, manager or caretaker of the primary use established on the site, together with any immediate family of that person.</p>
	<p><b>AO1.4</b> Where in the Rural zone: (a) the site has a minimum area of 4.0ha; (b) the caretaker’s accommodation is located within 100 metres of the primary use.</p>
	<p><b>AO1.5</b> The caretaker’s accommodation is located on the same lot as the primary use.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> The caretaker's accommodation is provided with appropriate recreation and service facilities.</p>	<p><b>AO2.1</b> The caretaker's accommodation is provided with a patio, balcony, verandah or deck, with an area of not less than 15m<sup>2</sup> with a minimum horizontal dimension of at least 2.5 metres.</p>
	<p><b>AO2.2</b> The caretaker's accommodation is provided with: (a) an area for general storage; (b) an area for the storage of a garbage receptacle.</p>



**9.3.6 Child care centre code**

**9.3.6.1 Application**

- (1) This code applies to assessing development for a Child care centre.
- (2) When using this code, reference should be made to Part 5.

**9.3.6.2 Purpose**

- (1) The purpose of the Child care centre code is to ensure child care centres:
  - (a) are accessible to the communities they serve;
  - (b) provide an attractive and safe environment;
  - (c) are compatible with the surrounding zone.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Child care centres are established:
    - (i) in accessible locations and co-locate with community services and infrastructure;
    - (ii) in a way that avoids impacts on traffic networks;
    - (iii) on sites that have capacity to accommodate the use in an attractive and functional layout and design.
  - (b) Child care centres are designed to maintain the amenity of adjoining premises, contribute to an attractive streetscape, integrate with the neighbourhood setting and provide a safe environment.

**9.3.6.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.6.3.a – Child care centre code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The Child care centre is:</p> <ul style="list-style-type: none"> <li>(a) in an accessible location;</li> <li>(b) co-located with residential and community focal points such as centres, community facilities, open space, education facilities or the like.</li> </ul>	<p><b>AO1.1</b> The Child care centre is located in:</p> <ul style="list-style-type: none"> <li>(a) a Centre zone; or</li> <li>(b) the Mixed use zone Precinct 1; or</li> <li>(c) the Mixed use zone Precinct 3; or</li> <li>(d) a Residential zone that is adjacent to a school, library or a cluster of community uses (e.g. community hall, open space, park) to contribute to the cluster of such uses.</li> </ul> <p>Note – Refer to the definitions of Centre zone and Residential zones contained in Schedule 1.2</p>
<p><b>PO2</b> The location of the use does not:</p> <ul style="list-style-type: none"> <li>(a) adversely impact on external traffic movement; or</li> <li>(b) introduce non-local traffic into local residential streets.</li> </ul>	<p><b>AO2.1</b> The Child care centre is located with access to a collector or sub-arterial road as identified on the Transport network overlay maps contained in Schedule 2.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO3</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) adequate provision for both external play areas and internal activity areas, including sleep areas;</li> <li>(g) waste and recyclable material management and other service functions.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Development is located, designed and operated to ensure that users are not exposed to unacceptable levels of contaminants.</p>	<p><b>AO4.1</b> Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users.</p>
<b>Design</b>	
<p><b>PO5</b> Site layout and building design:</p> <ul style="list-style-type: none"> <li>(a) maintains the amenity of adjoining properties and the locality;</li> <li>(b) contributes to an attractive streetscape;</li> <li>(c) is compatible with the character of the locality;</li> <li>(d) provides a safe environment;</li> <li>(e) minimises adverse impacts on adjoining properties from service vehicles and waste and recyclable material storage facilities.</li> </ul>	<p><b>AO5.1</b> Buildings, structures, car parking and vehicle manoeuvring areas: have a minimum landscaped setback of 3 metres from all road frontages.</p> <p><b>AO5.2</b> Fencing to screen and attenuate the use is established to side and rear boundaries.</p> <p><b>AO5.3</b> The setback areas from the road frontage/s and side and rear boundaries are landscaped in accordance with the Landscaping code.</p>
<b>Safety</b>	
<p><b>PO6</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Operation</b>	
<p><b>PO7</b> Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p><b>AO7.1</b> Where adjoining land in a Residential zone the hours of operation are limited to 6.30am to 7.30pm.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>

### 9.3.7 Community activities code

#### 9.3.7.1 Application

- (1) This code applies to assessing development for:
  - (a) club (small scale); or
  - (b) community use; or
  - (c) place of worship.

Note – Refer to the definition of Club (small scale) contained in Schedule 1.2.

- (2) When using this code, reference should be made to Part 5.

#### 9.3.7.2 Purpose

- (1) The purpose of the Community activities use code is to ensure that development is appropriately located, designed and operated to meet the needs of users and maintain the amenity of surrounding areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the use is appropriately located according to the type of proposed use and surrounding existing and planned uses;
  - (b) the use is designed and operated in a manner which:
    - (i) maximises user and community benefit;
    - (ii) mitigates adverse impacts;
    - (iii) ensures a safe environment is provided;
    - (iv) maintains the predominant built form, character and amenity of the surrounding area;
  - (c) where practicable, community activities are co-located and designed to create a multifunctional hub.

#### 9.3.7.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

**Table 9.3.7.3.a – Community activities code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> Development is located conveniently to the population that it is intended to serve.</p>	<p><b>AO1.1</b> Where for a place of worship, development is located within an existing building in the Community facilities zone;</p> <p>or</p> <p><b>AO1.2</b> Where for a club (small scale), development is located within an existing building in the Community facilities zone, Sport and recreation zone, or Open space zone;</p> <p>or</p> <p><b>AO1.3</b> Where for a Community use, development is located within an existing building in the Principal centre zone, Major centre zone, District centre zone, Local centre zone, Township zone or Community facilities zone;</p>

Performance outcomes	Acceptable outcomes
	<p>or</p> <p><b>AO1.4</b> Development is located within an existing building on a site including or adjacent to a site containing an existing lawfully established community activity use.</p>
<p><b>PO2</b> Development is located to minimise the introduction of non-local traffic into residential streets.</p>	<p><b>AO2.1</b> The site has frontage to a road other than an access road as identified on the Transport network overlay maps contained in Schedule 2.</p>
<p><b>PO3</b> Development is located, designed and operated to ensure that users are not exposed to unacceptable levels of contaminants.</p>	<p><b>AO3.1</b> Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users.</p>
<b>Amenity</b>	
<p><b>PO4</b> Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or other nuisance.</p>	<p><b>AO4.1</b> Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary a minimum 1.8 metre high solid acoustic fence is provided for the full length of the common boundary.</p>
	<p><b>AO4.2</b> Development does not involve amplification devices and does not generate noise that is a nuisance to nearby sensitive land uses.</p>
	<p><b>AO4.3</b> Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
<b>Operation</b>	
<p><b>PO5</b> Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p><b>AO5.1</b> Hours of operation are limited to 7.00am to 6.00pm;</p> <p>or</p> <p><b>AO5.2</b> Where for a club (small scale) associated with a lawfully established Sport and recreation use, the hours of operation are limited to 7.00am to 9.00pm.</p>
<b>Ancillary uses</b>	
<p><b>PO6</b> The provision of food and drink is ancillary to the use.</p> <p>Note – Where development does not satisfy the acceptable outcome, separate approval for a food and drink outlet will be required.</p>	<p><b>AO6.1</b> The provision of food and drink is an ancillary and subservient use to a Club (small scale) or a Community use and only serves club members, visitors or staff.</p>

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO7</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Design</b>	
<p><b>PO8</b> Where development involves a new building, development is designed to be consistent with the built form of development on surrounding sites.</p>	<p><b>AO8.1</b> Development is of a scale and bulk that is not greater than that of surrounding development.</p>
<p><b>PO9</b> Where development involves a new building, development is designed to be adaptable and capable of multiple community activities, services and functions.</p>	<p><b>AO9.1</b> The use is designed to be adaptable and cater to a range of community activity uses.</p>
<b>Safety</b>	
<p><b>PO10</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Landscaping</b>	
<p><b>PO11</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<b>Parking and access</b>	
<p><b>PO12</b> Vehicle parking and access is designed and located:</p> <ul style="list-style-type: none"> <li>(a) to be conveniently accessed from the street;</li> <li>(b) where they do not dominate the street frontage.</li> </ul>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>

**9.3.8 Community care centre code**

**9.3.8.1 Application**

- (1) This code applies to development for a Community care centre.
- (2) When using this code, reference should be made to Part 5.

**9.3.8.2 Purpose**

- (1) The purpose of the Community care centre code is to ensure that community care centres are appropriately located, and are designed in a manner which meets the needs of users and maintains the amenity of surrounding areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the use is located, designed and operated in a manner which maximises user and community benefit, while mitigating adverse impacts;
  - (b) where practicable, community care centres are co-located;
  - (c) buildings and structures are designed and operated to ensure the character and amenity of its surrounding area is maintained and to ensure a safe environment is provided.

**9.3.8.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.8.3.a – Community care centre code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Operation</b>	
<p><b>PO1</b> Development ensures that the hours of operation are consistent with reasonable community expectation for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p><b>AO1.1</b> Development ensures that the hours of operation, including for delivery vehicles, are restricted to 7.00am to 6.00pm.</p>
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO2</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping.</li> </ul>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<b>Design</b>	
<p><b>PO3</b> Where development involves a new building, development is designed and managed to maintain the amenity of the surrounding area.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Where development involves a new building, development is designed to be adaptable and capable of accommodating multiple community activities, services or functions.</p>	<p><b>AO4.1</b> Development is adaptable and contains a range of internal facilities to meet the needs of its users.</p>
<b>Safety</b>	
<p><b>PO5</b> The safety of users of the development and the surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Parking and access</b>	
<p><b>PO6</b> Vehicle parking and access is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) be conveniently accessed from the street;</li> <li>(b) not dominate the street frontage.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

### 9.3.9 Dual occupancy code

#### 9.3.9.1 Application

- (1) This code applies to assessing development for a Dual occupancy.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.9.2 Purpose

- (1) The purpose of the Dual occupancy code is to promote a variety of housing choice to cater for a range of housing needs and affordability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the scale and character of development is consistent with the existing desired residential character and streetscape pattern;
  - (b) design gives a sense of individual ownership to residents;
  - (c) dual occupancies do not detrimentally affect the function of the road network and its infrastructure design requirements.

#### 9.3.9.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

**Table 9.3.9.3.a – Dual occupancy code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area to accommodate:</p> <ol style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) landscaping;</li> <li>(e) recreational and outdoor living areas.</li> </ol>	<p><b>AO1.1</b> The dual occupancy is established on land with a minimum area of:</p> <ol style="list-style-type: none"> <li>(a) 600m<sup>2</sup> within the Low-medium density residential zone, Medium density residential zone or Mixed use zone precinct 3; or</li> <li>(b) 800m<sup>2</sup> within all other zones.</li> </ol>
<b>Design</b>	
<p><b>PO2</b> Buildings and structures are setback from property boundaries such that:</p> <ol style="list-style-type: none"> <li>(a) the setback from the street frontages reflects the positive attributes of the streetscape;</li> <li>(b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties;</li> <li>(c) the setback from all boundaries is sufficient to allow areas of deep planting;</li> <li>(d) the setback from street frontages provides for the desired streetscape pattern.</li> </ol>	<p><b>AO2.1</b> Buildings and structures are set back from property boundaries as follows:</p> <ol style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage;</li> <li>(b) 3 metres from the secondary road frontage;</li> <li>(c) 1.5 metres from side and rear boundaries.</li> </ol>
<p><b>PO3</b> Buildings are appropriately separated from each other to maintain the character of the streetscape and privacy and amenity for residents.</p>	<p><b>AO3.1</b> Buildings are:</p> <ol style="list-style-type: none"> <li>(a) attached by a common wall; or</li> <li>(b) separated by not less than 3m.</li> </ol>



Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Car parking areas, including garages and other parking structures are designed and sited to provide a high quality living environment and enhance the amenity of the streetscape.</p>	<p><b>AO4.1</b> Car parking areas, garages, carports and other parking structures are designed and located so that they do not occupy more than 6m of the street frontage.</p>
<p><b>PO5</b> The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>AO5.1</b> The building has balconies or windows or verandahs that face the street.</p> <p><b>AO5.2</b> Fences and walls along road frontages are not more than: (a) 1.2 metres in height if less than 50% transparent; or (b) 1.5 metres in height if greater than 50% transparent.</p>
<p><b>PO6</b> Residents are provided functional private open space and recreation area.</p>	<p><b>AO6.1</b> A minimum area of 25m<sup>2</sup> private open space is provided for each dwelling unit which is directly accessible from the living area of each dwelling unit.</p>
Parking and access	
<p><b>PO7</b> The development provides residents and guests with safe and convenient vehicle parking, access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p><b>AO7.1</b> Dwelling units are serviced by: (a) a shared unobstructed driveway and crossover with a maximum width of 3.6 metres; or (b) one unobstructed driveway and crossover, having a maximum width of 3 metres, is provided to each street frontages, where the site has two street frontages.</p> <p><b>AO7.2</b> The surface treatment of any driveway is imperviously sealed.</p> <p><b>AO7.3</b> Where development is on a State controlled road, Sub-arterial road or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p><b>AO7.4</b> Where a dual occupancy is to be established on a corner allotment each dwelling is accessed from a different road frontage with a minimum 6 metre separation between driveway and intersection.</p> <p><b>AO7.5</b> Driveways and crossovers avoid existing on-street infrastructure, including street trees, drainage pits, street signs, service pillars and electricity infrastructure.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.6</b> Driveway crossovers are designed in accordance with the Infrastructure works code.</p>
<b>Landscaping and screening</b>	
<p><b>PO8</b> Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p><b>AO8.1</b> A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries.</p>
	<p><b>AO8.2</b> Where the front fence is lower than the side boundary fence it is tapered to the maximum height of the side boundary fence at or behind the front setback.</p>
<p><b>PO9</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p><b>AO9.1</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p>
<b>Infrastructure</b>	
<p><b>PO10</b> The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling.</p>	<p><b>AO10.1</b> Each dwelling is separately connected to:</p> <ul style="list-style-type: none"> <li>(a) water;</li> <li>(b) sewerage;</li> <li>(c) drainage;</li> <li>(d) electricity;</li> <li>(e) telecommunications.</li> </ul>
<b>Service facilities</b>	
<p><b>PO11</b> Services structures and mechanical plant (including air conditioners) are located, screened or incorporated as part of the building form to minimise adverse impacts on amenity.</p>	<p><b>AO11.1</b> Services structures and mechanical plant are located or screened to not be visible from:</p> <ul style="list-style-type: none"> <li>(a) public spaces;</li> <li>(b) adjoining properties.</li> </ul>
	<p><b>AO11.2</b> Mechanical plant is not located on balconies or adjacent to other liveable areas.</p>
	<p><b>AO11.3</b> Services and mechanical plant are located in building recesses or adjacent to service areas such as parking and driveway areas.</p>
<p><b>PO12</b> Development provides a secure and functional storage area for each dwelling.</p>	<p><b>AO12.1</b> A secure storage area is provided for each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum space of 2.5m<sup>2</sup>;</li> <li>(b) has a minimum height of 2 metres;</li> <li>(c) is weather proof;</li> <li>(d) has immunity to the 1% AEP inundation event.</li> </ul>

Performance outcomes	Acceptable outcomes
	Note – dedicated storage space areas may be provided inside the dwelling only where they are in addition to storage typically provided in dwellings (e.g. cupboards, wardrobes).
<p><b>PO13</b> Development provides sufficient area to accommodate the storage of waste and recycle receptacles that is in a location that does not adversely impact on the amenity of the streetscape or adjoining premises.</p>	<p><b>AO13.1</b> Development provides an area for the storage of two wheelie bins per dwelling in a location that is: (a) convenient to the occupants; (b) external to the garage; (c) screened from view from the street and adjoining properties.</p>
<p><b>For assessable development</b></p>	
<p><b>Dual occupancy incorporating an existing dwelling house</b></p>	
<p><b>PO14</b> For dual occupancies incorporating an existing dwelling: (a) dwellings at the street front contribute to a sense of individual ownership; (b) where the new dwelling is located at the rear of an existing dwelling, the appearance of the streetscape is maintain by screening the premises to the rear; (c) driveways are located, landscaped or screened to maintain the privacy and amenity of the existing dwelling.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>
<p><b>PO15</b> Where the new dwelling is attached to an existing dwelling, the layout and form maintains the bulk and appearance of the existing dwelling.</p>	<p><b>AO15.1</b> The design of the dual occupancy: (a) maintains the appearance of a single dwelling house to the street; (b) provides a communal driveway; (c) provides additional undercover car parking behind the front façade.</p>

**9.3.10 Dwelling house code**

**9.3.10.1 Application**

- (1) This code applies to assessing development for a Dwelling house, where incorporating an illuminated tennis court and/or a secondary dwelling.
- (2) When using this code, reference should be made to Part 5.

**9.3.10.2 Purpose**

- (1) The purpose of the Dwelling house code is to facilitate ancillary and subordinate features of a dwelling house contributing to a safe and comfortable living environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) illuminated tennis courts do not detrimentally impact on the amenity of adjoining premises;
  - (b) secondary dwellings are established at a scale and in a manner that contributes to a pleasant living environment for extended households whilst maintaining the amenity of the surrounding area.

**9.3.10.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.10.3.a – Dwelling house code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Illuminated tennis courts</b>	
<p><b>PO1</b> An illuminated tennis court does not adversely affect the amenity of the adjacent and surrounding residential area.</p>	<p><b>AO1.1</b> An illuminated tennis court is set back a minimum of 5 metres from the lot boundaries and the setback area/s is landscaped to provide an effective visual screen and reduce lighting impacts.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p> <p><b>AO1.2</b> Illumination levels parallel to, and at a distance of 1.5 metres outside the site for a height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane.</p>
<b>Secondary dwelling</b>	
<p><b>PO2</b> Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.</p>	<p><b>AO2.1</b> The secondary dwelling: (a) has a GFA, exclusive of a single car port or garage, of not more than 70m<sup>2</sup>; (b) is established on lots greater than 450m<sup>2</sup>; (c) is provided with one off-street car parking space in addition to the requirement for the dwelling house.</p> <p>or</p> <p><b>AO2.2</b> Where within the Rural zone, the secondary dwelling:</p>

Performance outcomes	Acceptable outcomes
	(a) has a GFA of not more than 250m <sup>2</sup> ; (b) is established on lots greater than 10 hectares.

**9.3.11 Dwelling unit code**

**9.3.11.1 Application**

- (1) This code applies to assessing development for a Dwelling unit.
- (2) When using this code, reference should be made to Part 5.

**9.3.11.2 Purpose**

- (1) The purpose of the Dwelling unit code is to ensure that Dwelling units are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) an acceptable level of amenity is provided to the dwelling unit, while maintaining the purpose of the relevant zone.

**9.3.11.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.11.3.a – Dwelling unit code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Design</b>	
<p><b>PO1</b> The dwelling unit is provided with an appropriate level of recreation and service facilities.</p>	<p><b>AO1.1</b> The dwelling unit is provided with a patio, balcony, verandah or deck, with an area of not less than 15m<sup>2</sup>, with a minimum horizontal dimension of at least 2.5 metres.</p> <p><b>AO1.2</b> The dwelling unit is provided with                      (a) an area for general storage;                      (b) an area for the storage of a garbage receptacle.</p>

**9.3.12 Extractive industry code**

**9.3.12.1 Application**

- (1) This code applies to assessing development for an Extractive industry.
- (2) When using this code, reference should be made to Part 5.

**9.3.12.2 Purpose**

- (1) The purpose of the Extractive industry code is to:
  - (a) facilitate resource extraction through safe and efficient work operations;
  - (b) avoid or appropriately mitigate adverse impacts on areas of biodiversity significance;
  - (c) manage amenity and environmental performance standards;
  - (d) achieve progressive rehabilitation of land associated with the use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) extractive industries are established in locations that are adequately separated from sensitive land uses and do not have significant ecological, landscape or rural value.
  - (b) a separation area is established to maintain a buffer between the extractive industry and existing and future sensitive land uses;
  - (c) external operations such as haulage routes do not adversely impact on amenity and well-being of the community;
  - (d) extractive industry operations are designed and managed to operate safely and avoid adverse impacts on amenity of adjacent sensitive land uses;
  - (e) extractive industry development is designed and managed to avoid potential adverse impacts on scenic amenity;
  - (f) extractive industry sites are effectively and progressively rehabilitated including the achievement of a stable land form that is safe and suitable for other appropriate uses.

**9.3.12.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.12.3.a – Extractive industry code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The use is located outside of areas of environmental significance.</p> <p>Note – Refer to the definition of areas of environmental significance contained in Schedule 1.2.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> Extractive industry operations are adequately separated from sensitive land uses to minimise potential for nuisance.</p>	<p><b>AO2.1</b> The dimensions of the extractive resource / processing area and separation area for the extractive industry are based upon the following minimum distances:</p> <ul style="list-style-type: none"> <li>(a) 1000 metres where the extraction or processing of the extractive resource involves blasting or crushing (namely rock), or</li> <li>(b) 200 metres for any other extractive resource not involving blasting or crushing (namely sand, gravel, clay and soil).</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>Note – These are indicative distances only. The extent of the separation area shown in each key resource area identified in the Extractive Resource Overlay map contained in Schedule 2 .</p>
<p><b>PO3</b> The use is located so as not to detract, or diminish the scenic amenity of the surrounding area, scenic routes, landmarks, lookouts and vistas.</p>	<p><b>AO3.1</b> The site of an extractive industry is not readily visible from urban development or from roads.</p> <p><b>AO3.2</b> Existing vegetation is retained and only removed to provide for the extractive use.</p>
<p><b>PO4</b> The site of an extractive industry is of suitable size and dimensions to accommodate the use and incorporates significant buffering to effectively screen adjoining and nearby land uses from extractive operations.</p>	<p><b>AO4.1</b> The use is designed to incorporate a densely vegetated buffer of a minimum of 10 metres to all road frontages and to all perimeter boundaries.</p> <p><b>AO4.2</b> The site is of sufficient area to provide for the following: (a) the extractive use; (b) areas of stockpiles; (c) sufficient car parking area to accommodate the level of car parking generated, including staff demand; (d) vehicle access and manoeuvring areas; (e) staff facilities.</p>
Operation	
<p><b>PO5</b> The operation of the extractive industry avoids or mitigates potential adverse impacts on environmental, ecological and hydrological processes meeting all applicable environmental standards, plans or programs to minimise environmental harm and nuisance.</p>	<p><b>AO5.1</b> Development is carried out in accordance with a site and development specific Environmental Management Plan.</p> <p>Note – Planning scheme policy – Environmental management plans provides further guidance.</p> <p>Note – Air Quality Objectives are contained in the Environmental Protection (Air) Policy 2008</p> <p>Note – The Environmental Protection Act 1994 contains guidance on acceptable vibration levels</p> <p>Note – Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting provides guidance compliance standards for lighting.</p> <p>Note – Australian Standard 1940 – Storage &amp; Handling of Flammable and Combustible Liquids provides guidance on the storage of fuels and chemicals on-site.</p>
<p><b>PO6</b> The operation of the extractive industry avoids or mitigates potential adverse impacts on adjoining or nearby land uses.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> The operation of the extractive industry does not compromise public safety.</p>	<p><b>AO7.1</b> Safety fencing and signage is provided around extractive industry stockpiles and operation to prevent unauthorised access.</p> <p><b>AO7.2</b></p>



Performance outcomes	Acceptable outcomes
	<p>Blasting does not result in materials escaping or being ejected from the site.</p> <p><b>AO7.3</b> Prior to any blasting, notices of warning which provide warning to those working on the site and to passers-by is erected and kept clearly exhibited on the approaches to, and not less than 800 metres from the site of the blasting.</p>
<p><b>PO8</b> Extractive industry activities occur at times that will not result in disturbance at surrounding uses.</p>	<p><b>AO8.1</b> Extractive Industry operations are confined to the following periods:</p> <ul style="list-style-type: none"> <li>(a) Blasting operations are limited to 9:00am to 5:00pm Monday to Friday;</li> <li>(b) Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday;</li> <li>(c) Maintenance of equipment and vehicles outside of normal operating hours is carried out so as not to cause nuisance at nearby sensitive land uses;</li> <li>(d) No operations are conducted on Sundays or Anzac Day, Good Friday, Easter Monday or Christmas Day.</li> </ul>
<p><b>PO9</b> The transportation of materials:</p> <ul style="list-style-type: none"> <li>(a) is undertaken on a designated haulage route identified in the Extractive resources overlay mapping contained in Schedule 2;</li> <li>(b) does not compromise traffic safety on the haulage route;</li> <li>(c) minimises amenity impacts on premises within a haulage route separation area.</li> </ul>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<b>Rehabilitation</b>	
<p><b>PO10</b> The site is progressively rehabilitated in accordance with an approved rehabilitation plan to ensure that:</p> <ul style="list-style-type: none"> <li>(a) a re-contoured and stable landform is achieved with the reinstatement of appropriate soil profiles;</li> <li>(b) revegetation of areas disturbed by operations;</li> <li>(c) there are no adverse environmental or visual amenity impacts;</li> <li>(d) the landform is suitable for alternative uses.</li> </ul> <p>Note – Planning scheme policy – Environmental management plans provides further guidance on the preparation of a rehabilitation plan.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>

**9.3.13 Home based business code**

**9.3.13.1 Application**

- (1) This code applies to assessing development for a Home based business.
- (2) When using this code, reference should be made to Part 5.

**9.3.13.2 Purpose**

- (1) The purpose of the Home based business code is to ensure home based business activities are secondary to the primary dwelling house use and are compatible with surrounding residential neighbourhoods.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) home based businesses are of a scale and intensity which is consistent with and subordinate to the residential use of the site and surrounds;
  - (b) home based businesses do not adversely affect the amenity of the locality.

**9.3.13.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.13.3.a – Home based business code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Home based business (excluding Bed and breakfast)</b>	
<p><b>PO1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is a small scale activity;</li> <li>(b) maintains the appearance of a residential dwelling;</li> <li>(c) does not impact on the residential amenity and character of the area;</li> <li>(c) does not involve activities that would be incompatible or cause nuisance to the residential area;</li> <li>(d) is subordinate to the primary use of the dwelling as a permanent residence.</li> </ul>	<p><b>AO1.1</b> The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>
	<p><b>AO1.2</b> The total area used for the home based business does not exceed 30m<sup>2</sup> GFA.</p>
	<p><b>AO1.3</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is conducted between the hours of 8.00am to 5.00pm Monday to Saturday;</li> <li>(b) is not conducted on Sundays or on public holidays.</li> </ul>
	<p><b>AO1.4</b> The home based business results in no noise or odour extending beyond the site.</p>
	<p><b>AO1.5</b> No goods or equipment associated with the activity are stored or displayed where they are visible from outside the site.</p>
	<p><b>AO1.6</b> Development does not involve any source of power other than an electric motor of no more than 400 watts.</p>
<p><b>PO2</b> Vehicles associated with the home based business do not cause nuisance to surrounding</p>	<p><b>AO2.1</b> Not more than one vehicle associated with the home based business is garaged or parked on the site.</p>

Performance outcomes	Acceptable outcomes
<p>properties or adversely impact on the amenity of the surrounding area.</p>	<p><b>AO2.2</b> Any vehicle associated with the home based business does not exceed 4 tonnes gross vehicle mass (GVM).</p>
	<p><b>AO2.3</b> Loading and unloading of deliveries is undertaken within the site.</p>
<p><b>PO3</b> Vehicle movements generated by the home based business are of a level reasonably expected for dwellings within a residential area.</p>	<p><b>AO3.1</b> The home based business results in no more than: (a) 4 business related visits per day; (b) 1 business related delivery per day.</p>
Bed and breakfast	
<p><b>PO4</b> The bed and breakfast is: (a) is a small scale activity; (b) maintains the appearance of a residential dwelling; (c) does not impact on the residential amenity and character of the area; (c) does not involve activities that would be incompatible or cause nuisance to the residential area; (d) is subordinate to the primary use of the dwelling as a permanent residence.</p>	<p><b>AO4.1</b> The bed and breakfast is limited to 2 bedrooms accommodating a maximum of 4 bed spaces.</p>
	<p><b>AO4.2</b> The home based business is conducted by a resident or residents of the premises and not more than one non-resident employee.</p>

**9.3.14 Market code**

**9.3.14.1 Application**

- (1) This code applies to assessing development for a Market.
- (2) When using this code, reference should be made to Part 5.

**9.3.14.2 Purpose**

- (1) The purpose of the code is to ensure that markets are operated to avoid adverse impacts on the amenity of surrounding areas and to minimise impacts on the road network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) markets are appropriately located;
  - (b) markets do not result in adverse impacts on the viability of centres, external traffic networks, safety and amenity;
  - (c) following cessation of use, land is returned to its original condition.

**9.3.14.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.14.3.a – Market code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site where the use is conducted is of sufficient size to:</p> <ul style="list-style-type: none"> <li>(a) accommodate the proposed activity;</li> <li>(b) cater for the expected number of users;</li> <li>(c) be capable of mitigating impacts of the proposed use on sensitive land uses.</li> </ul>	<p><b>AO1.1</b> Development is carried out on a site with a minimum area of 1000m<sup>2</sup>,</p> <p>or</p> <p><b>AO1.2</b> Development is contained within an existing building within the Principal centre, Major centre or District centre zone.</p>
<p><b>PO2</b> Access to the site does not interfere with the safe functioning of the road network.</p>	<p><b>AO2.1</b> Vehicular access is not via:</p> <ul style="list-style-type: none"> <li>(a) an access place;</li> <li>(b) an access street;</li> <li>(c) a State controlled road.</li> </ul>
<b>Operation</b>	
<p><b>PO3</b> The use is temporary.</p>	<p><b>AO3.1</b> The use does not:</p> <ul style="list-style-type: none"> <li>(a) exceed 52 days in any 12 month period;</li> <li>(b) exceed 3 days in any one duration;</li> <li>(c) require the construction of buildings or structures or require the installation of infrastructure or services.</li> </ul>

**9.3.15 Multiple dwelling and short-term accommodation code**

**9.3.15.1 Application**

- (1) This code applies to assessing development for:
  - (a) Multiple dwelling; or
  - (b) Short-term accommodation.
- (2) When using this code, reference should be made to Part 5.

**9.3.15.2 Purpose**

- (1) The purpose of the Multiple dwelling and short-term accommodation code is to ensure that Multiple dwellings and short-term accommodation uses are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
  - (b) structure planning is undertaken for larger developments to ensure connectivity and integration with adjoining uses and the wider neighbourhood;
  - (c) development does not adversely impact on the natural features on the site;
  - (d) the design of development creates a pleasant living environment and is appropriate for the tropical climate of the region;
  - (e) the impacts of a development on adjoining premises are managed;
  - (f) development promotes alternative housing options, including a mix of population densities within residential areas;
  - (g) infill development is encouraged, whilst maintaining the existing character of residential areas.

**9.3.15.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.15.3.a – Multiple dwelling and short-term accommodation code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ul>	<p><b>AO1.1</b> The site has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO1.2</b> The site has a minimum frontage of 15 metres.</p>

Performance outcomes	Acceptable outcomes
<b>Design</b>	
<p><b>PO2</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise the separation between buildings;</li> <li>(b) provide adequate landscaping that contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents;</li> <li>(c) provide and open space around buildings for recreational opportunities;</li> <li>(d) reduce the bulk of buildings.</li> </ul>	<p><b>AO2.1</b> The site cover is not more than 40%.</p> <p><b>AO2.2</b> The GFA of development is not more than the maximum provided in Table 9.3.15.3.b.</p>
<p><b>PO3</b> Development has a tropical design and includes:</p> <ul style="list-style-type: none"> <li>(a) structural elements and building materials of varying scales and textures;</li> <li>(b) roof forms and eave overhangs shading of windows and walls;</li> <li>(c) awnings and other sun protection devices to shade windows and walls and minimise solar heat loads.</li> </ul> <p>Note – Figure 9.3.15.3.a provides visual guidance on meeting this outcome.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise cross-breezes to dwellings;</li> <li>(b) promote access to breeze and natural light.</li> </ul>	<p><b>AO4.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: none"> <li>(a) allow prevailing south-east and north-east breezes to penetrate the development;</li> <li>(b) maximise the exposure of individual dwelling units to prevailing winds or cross-breezes.</li> </ul> <p><b>AO4.2</b> Each dwelling has openings to at least two different aspects.</p> <p><b>AO4.3</b> Each dwelling has access to a covered, outside area for the drying of clothes.</p> <p><b>AO4.4</b> Dwellings are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>
<p><b>PO5</b> Development reduces the appearance of building bulk through siting and the incorporation of design features including:</p> <ul style="list-style-type: none"> <li>(a) balconies;</li> <li>(b) variation in building form;</li> <li>(c) roof features;</li> <li>(d) the use of curves, steps, recesses, projections or variation in plan and elevation.</li> </ul>	<p><b>AO5.1</b> Development reduces building bulk by:</p> <ul style="list-style-type: none"> <li>(a) ensuring changes in façade occur not less than every 15 metres;</li> <li>(b) ensuring the minimum distance between buildings on a site is not less than 6 metres;</li> <li>(c) the use of curves, steps, recesses, projections or variations in plan and elevation;</li> <li>(d) the provision of articulated or separated balconies;</li> <li>(e) variation in building colours, materials and textures.</li> </ul> <p><b>AO5.2</b> Buildings have a roof height not less than 3 metres.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO5.3</b> Rooflines are broken up and include features that reduce the overall bulk and add scale (such as cascading roof levels, gables, skillions or variations in pitch).</p> <p><b>AO5.4</b> The length of any continuous eave line does not exceed 15 metres.</p>
<p><b>PO6</b> Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the streetscape and surrounding area</li> <li>(b) retains daylight access for adjoining premises;</li> <li>(c) provides privacy and amenity for residents and occupants on site and on adjoining premises;</li> <li>(d) provides for appropriate landscaping.</li> </ul>	<p><b>AO6.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO6.2</b> Buildings and structures are set back not less than 4 metres to the rear boundary.</p> <p><b>AO6.3</b> The side boundary setback for buildings and structures is:</p> <ul style="list-style-type: none"> <li>(a) for buildings of 1 or 2 storeys, not less than 2 metres for the entire building; or</li> <li>(b) for buildings of 3 and 4 storeys, not less than 3 metres for the entire building; or</li> <li>(c) for buildings greater than 4 storeys in height no acceptable outcomes are provided.</li> </ul> <p>Note – Figure 9.3.15.3.b and Figure 9.3.15.3.c provide guidance on meeting the outcomes.</p>
<b>Amenity</b>	
<p><b>PO7</b> Development is designed to provide amenity for residents whilst maintaining the visual and acoustic privacy of adjoining sensitive land uses.</p>	<p><b>AO7.1</b> Where habitable rooms directly oppose habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level or overlook a sensitive land use:</p> <ul style="list-style-type: none"> <li>(a) sill heights are a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens are provided to reduce overlooking; or</li> <li>(d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level is provided.</li> </ul>
<p><b>PO8</b> Development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p> <p>Note - Alternative solutions will be considered for developments on State Controlled Roads and future State Controlled Roads when required by the Queensland government.</p>	<p><b>AO8.1</b> Development incorporates balconies, windows or verandahs that face the street.</p> <p><b>AO8.2</b> Fences and walls to road frontages are not more than:</p> <ul style="list-style-type: none"> <li>(a) 1.2 metres in height if less than 50% transparent; or</li> <li>(b) 1.5 metres in height if greater than 50% transparency.</li> </ul> <p><b>AO8.3</b></p>

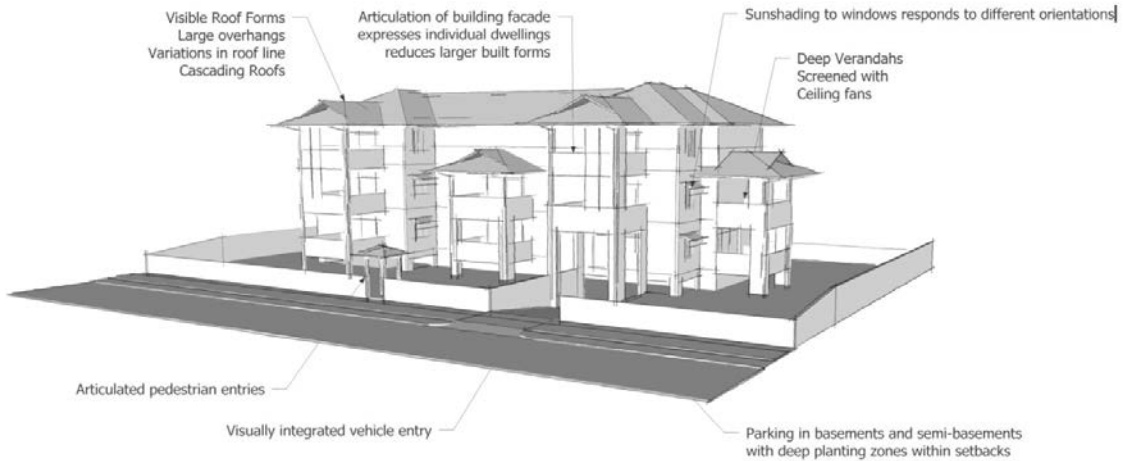
Performance outcomes	Acceptable outcomes
	Front boundary fences that exceed 10 metres in length are articulated to enhance the streetscape.
<p><b>PO9</b> Development provides a functional private outdoor living area for each dwelling.</p>	<p><b>AO9.1</b> Each dwelling, has a private and functional outdoor living area: (a) that has a minimum dimension of not less than 3 metres; (b) that is directly accessed from internal living spaces (not bedrooms).</p>
<p><b>PO10</b> Development provides accessible and functional communal recreation area for the benefit of residents.</p>	<p><b>AO10.1</b> Development involving: (a) 6 dwellings or more not less than 35% of the site area is provided as communal recreational area; or (b) 5 dwellings or less no acceptable outcomes are provided.</p> <p><b>AO10.2</b> The design of the communal recreation area is designed so that: (a) at least 50% of the communal recreation area has a minimum dimension of not less than 5 metres; (b) paved or sealed areas do not exceed 30% of the required communal recreation area.</p>
<b>Safety</b>	
<p><b>PO11</b> Safety of users of the development and the surrounding community is considered and incorporated into the design.</p> <p>Note - Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<b>Landscaping</b>	
<p><b>PO12</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for adjoining premises and for residents.</p>	<p><b>AO12.1</b> A landscaped area not less than 1.5 metres wide is provided and maintained within the site along all street boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p> <p><b>AO12.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p>
<b>Facilities</b>	
<p><b>PO13</b> Waste and recyclable material storage areas are:</p>	<p><b>AO13.1</b> Waste and recyclable material storage areas: (a) are located on site;</p>



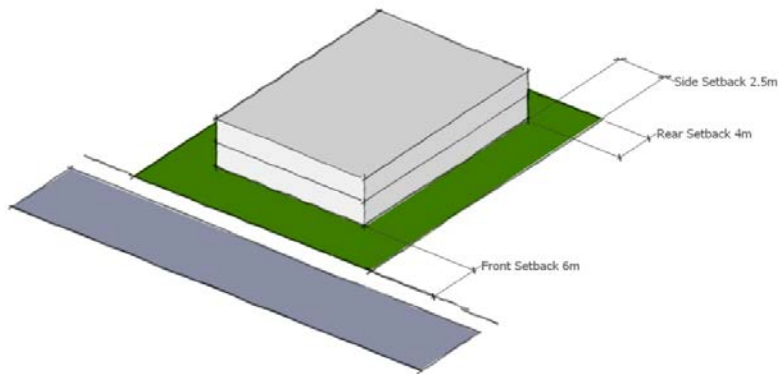
Performance outcomes	Acceptable outcomes
<p>(a) convenient and accessible to residents and waste and recyclable material collection services;</p> <p>(b) located and designed to mitigate adverse impacts:</p> <ul style="list-style-type: none"> <li>(i) within the site;</li> <li>(ii) on adjoining properties;</li> <li>(iii) to the street.</li> </ul>	<p>(b) are sited and designed to be unobtrusive and screened from view from the street frontage;</p> <p>(c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network;</p> <p>(d) are of a sufficient size to accommodate bulk (skip) bins;</p> <p>(e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</p> <p>Note – The Environmental performance code contains requirements for waste and recyclable material storage.</p>
<b>Services</b>	
<p><b>PO14</b> Services structures and mechanical plant (including air conditioners) are located, screened or incorporated as part of the building form to minimise adverse impacts on amenity.</p>	<p><b>AO14.1</b> Services structures and mechanical plant are located or screened to not be visible from:</p> <ul style="list-style-type: none"> <li>(a) public spaces;</li> <li>(b) adjoining properties.</li> </ul>
	<p><b>AO14.2</b> Mechanical plant is not located on balconies or adjacent to other liveable areas.</p>
	<p><b>AO14.3</b> Services and mechanical plant are located in building recesses or adjacent to service areas such as parking and driveway areas.</p>
<b>Additional requirements for multiple dwellings</b>	
<p><b>PO15</b> Development for Multiple dwellings provides a secure storage area for each dwelling.</p>	<p><b>AO15.1</b> A secure storage area is provided for each dwelling that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum space of 2.5m<sup>2</sup>;</li> <li>(b) has a minimum height of 2 metres;</li> <li>(c) is weather proof;</li> <li>(d) has immunity to the 1% AEP inundation event.</li> </ul>

**Table 9.3.15.3.b – Maximum gross floor area (GFA) for multiple dwellings and short-term accommodation**

Zone	Maximum GFA
Low-medium density residential zone	0.8 x site area
Medium density residential zone	1.2 x site area
Tourist accommodation	1.2 x site area
All other zones	No maximum GFA is provided



**Figure 9.3.15.3.a – Tropical design elements**



**Figure 9.3.15.3.b – Setbacks – 1 or 2 storey Multiple dwellings**

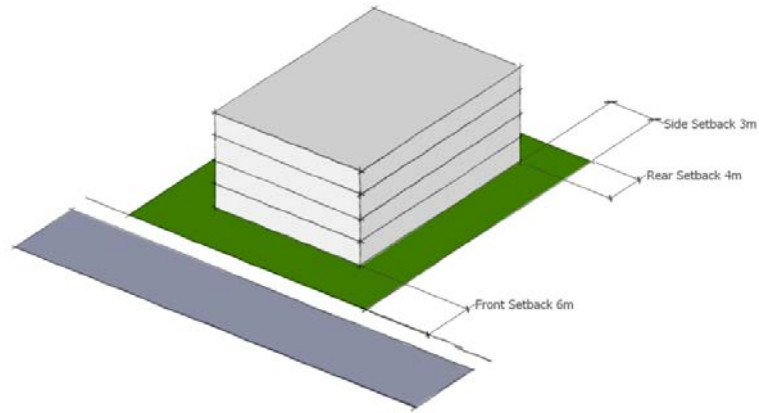


Figure 9.3.15.3.c – Setbacks – 3 or 4 storey Multiple dwellings

### 9.3.16 Parking station code

#### 9.3.16.1 Application

- (1) This code applies to assessing development for a Parking station.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.16.2 Purpose

- (1) The purpose of the Parking station code is to ensure that parking stations are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) parking stations minimise adverse impacts on adjoining land uses;
  - (b) parking stations are accessible to users;
  - (c) parking stations have appropriate landscaping to provide a buffer to adjoining land uses and are visually attractive from street view.

#### 9.3.16.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.16.3.a – Parking station code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity and access</b>	
<p><b>PO1</b> The location of the parking station does not adversely affect adjoining land uses.</p>	<p><b>AO1.1</b> The parking station is located in an appropriate area to service the needs of the community and does not adversely affect adjoining land uses, in terms of excessive noise, dust, fumes or other environmental impacts.</p>
<p><b>PO2</b> The parking station is designed to be convenient and accessible to users and not impact on the function of the surrounding road network.</p>	<p><b>AO2.1</b> The parking station has one access point per street frontage.</p> <p><b>AO2.2</b> All access, manoeuvring and parking areas in open air car parking stations are surfaced with an all-weather, dustless material and provided with adequate stormwater drainage that prevents ponding of stormwater.</p> <p><b>AO2.3</b> Parking stations which are used by the general public during the hours of darkness are provided with night lighting suitably screened to protect the amenity of adjoining premises.</p> <p><b>AO2.4</b> Facilities for ticket collection are sited inside the parking station to allow vehicles to queue off street.</p> <p><b>AO2.5</b> Car parking, access and manoeuvring areas are designed in compliance with relevant Australian Standards.</p>

Performance outcomes	Acceptable outcomes
	<p>Note – AS2890.1 and AS2890.2 provide car parking design standards.</p>
<p><b>Safety</b></p>	
<p><b>PO3</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>Landscaping and screening</b></p>	
<p><b>PO4</b> The parking station is sufficiently screened from adjoining properties.</p>	<p><b>AO4.1</b> A solid wall or solid durable fence and a screen of landscaping of no less than 1.8 metres in height is provided to side and rear boundaries adjacent to residential uses or developments which include a residential component.</p> <p><b>AO4.2</b> A landscaped area not less than 1.5 metres wide is provided and maintained within the site along the side and rear boundaries.</p>
<p><b>PO5</b> The parking station will provide an attractive appearance to the street.</p>	<p><b>AO5.1</b> For open air ground level parking stations, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p> <p><b>AO5.2</b> For multi-level car parking stations:</p> <ul style="list-style-type: none"> <li>(a) road frontage setbacks comply with the relevant provisions of the zone code; or</li> <li>(b) where relevant, the design provisions of a local area plan code;</li> <li>(c) Where located in a Centre zone require sleeving with functional commercial, residential or retain tenancies which contribute to an active street frontage.</li> </ul>

### 9.3.17 Relocatable home park and tourist park code

#### 9.3.17.1 Application

- (1) This code applies to assessing development for:
  - (a) Relocatable home park; or
  - (b) Tourist park
- (2) When using this code, reference should be made to Part 5.

#### 9.3.17.2 Purpose

- (1) The purpose of the Relocatable home park and tourist park code is to ensure that Relocatable home parks and tourist parks are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) relocatable home parks provide recreational and communal facilities;
  - (b) a high standard of amenity is provided for residents and occupants and adjoining properties;
  - (c) safe movement of pedestrians and vehicles is provided;
  - (d) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
  - (e) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;
  - (f) a relocatable home park and tourist park is provided with appropriate utilities and services;
  - (g) a relocatable home park is located near centres, transport facilities and community facilities.

#### 9.3.17.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.17.3.a –Relocatable home park and tourist park code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area to accommodate:</p> <ol style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ol>	<p><b>AO1.1</b> The site has a minimum area of 1 hectare.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Appropriate setbacks are provided from the internal access roads and site boundaries.</p>	<p><b>AO2.1</b> Relocatable home sites are set back not less than:</p> <ol style="list-style-type: none"> <li>(a) 3 metres from an internal road;</li> <li>(b) 1.5 metres from any site boundary.</li> </ol>

Performance outcomes	Acceptable outcomes
	<p><b>AO2.2</b> Caravan, cabin and tent sites are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 2 metres from an internal road;</li> <li>(b) 1.5 metres from any site boundary.</li> </ul>
<b>Open space and recreation facilities</b>	
<p><b>PO3</b> Communal open space is provided for the outdoor recreation needs of the residents and occupants.</p>	<p><b>AO3.1</b> A minimum of 10% of the site is provided as communal recreational area.</p>
<p><b>PO4</b> The site layout incorporates passive and active recreation areas suitable to meet the needs of a variety of users.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Safety</b>	
<p><b>PO5</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Landscaping</b>	
<p><b>PO6</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p><b>AO6.1</b> A landscaped area not less than 5 metres wide is provided and maintained within the site along the front boundary.</p>
	<p><b>AO6.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p>
<b>Access</b>	
<p><b>PO7</b> An internal vehicular movement network is provided to allow the safe and convenient access of vehicles.</p>	<p><b>AO7.1</b> The entrance/exit road provides all-weather access and has a width of 7 metres to allow 2 vehicles towing caravans or 2 campervans/motorhomes to pass each other.</p>
	<p><b>AO7.2</b> A caravan holding bay with dimensions of 4 metres by 20 metres is provided adjacent to the entrance/exit road.</p>
	<p><b>AO7.3</b> Internal roads (excluding the entrance/exit road) meet the following criteria:</p> <ul style="list-style-type: none"> <li>(a) one way – minimum 4 metres wide;</li> <li>(b) two way – minimum 6 metres wide.</li> </ul>
<b>Operation and Maintenance</b>	
<p><b>PO8</b></p>	<p><b>AO8.1</b></p>

Performance outcomes	Acceptable outcomes
<p>The number, type and location of individual sites and facilities are readily identifiable.</p>	<p>A permanent sign clearly indicating the number and location of each type of individual site and the location of facilities is provided at the main entrance.</p> <p><b>AO8.2</b> Each individual site is identified on the ground with the number and type of site clearly displayed on a permanent marker/sign located at the front of the site.</p>
<p><b>Facilities</b></p>	
<p><b>AO9</b> Waste and recyclable material collection, laundry, shower and toilet facilities are provided for site users.</p>	<p><b>AO9.1</b> Waste and recyclable material storage areas:</p> <ul style="list-style-type: none"> <li>(a) are located on site;</li> <li>(b) are sited and designed to be unobtrusive and screened from view from the street frontage and public areas;</li> <li>(c) are imperviously sealed roofed and bunded, and contain a hose down area draining to Council's sewer network;</li> <li>(d) are of a sufficient size to accommodate bulk (skip) bins;</li> <li>(e) have appropriate access and sufficient on site manoeuvrability area for waste and recyclable material collection services.</li> </ul> <p>Note – The Environmental performance code contains requirements for waste and recyclable material storage.</p> <p><b>AO9.2</b> An amenities building is provided to service caravan and tent sites and includes a laundry, toilets and showers.</p>



### 9.3.18 Retirement facility and residential care facility code

#### 9.3.18.1 Application

- (1) This code applies to assessing development for:
  - (a) Retirement facility; or
  - (b) Residential care facility.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.18.2 Purpose

- (1) The purpose of the Retirement facility and residential care facility code is to ensure that Retirement and residential care facilities are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) retirement facilities and residential care facilities are integrated with surrounding development and provide attractive, comfortable, safe and secure living environments;
  - (b) the design of retirement facilities and residential care facilities is not institutional in character and creates a homely and pleasant living environment that is appropriate for the tropical climate of the region;
  - (c) retirement facilities and residential care facilities provide social, health and recreational facilities on site or are located to ensure residents have convenient access to a centre and the public transport network;
  - (d) retirement facilities and residential care facilities are created to add to the housing and social mix of a neighbourhood;
  - (e) retirement facilities do not adversely impact on the natural features.

#### 9.3.18.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.18.3.a – Retirement facility and residential care facility code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area and frontage to accommodate:</p> <ol style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ol>	<p><b>AO1.1</b> The site has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO1.2</b> The site has a minimum road frontage of 15 metres.</p>
<p><b>PO2</b> The development is located in areas which offer convenience to residents so they can access a range of social, health and recreational facilities.</p>	<p><b>AO2.1</b> The development provides a range of social, health and recreational facilities on site.</p> <p>or</p> <p><b>AO2.2</b> The development is located within 200 metres of land within a Centre zone or a public transport route.</p>

Performance outcomes	Acceptable outcomes
	Note – Refer to the definition of Centre zone contained in Schedule 1.2
<b>Design</b>	
<p><b>PO3</b> The development is designed for the needs of the age group of the users, and designed to allow 'aging in place' to occur.</p>	<p><b>AO3.1</b> Development applies adaptable housing principles.</p> <p><b>AO3.2</b> A range of housing designs and sizes are provided in the development to cater for different individual and household needs.</p>
<p><b>PO4</b> The building design ensures the development is not institutional in character and achieves a pleasant living environment that is appropriate for the tropical climate of the region through:</p> <ul style="list-style-type: none"> <li>(a) verandahs, or balconies;</li> <li>(b) the use of structural elements and building materials of varying scales and textures;</li> <li>(c) variations in exterior colours;</li> <li>(d) variations in the size and patterning of windows;</li> <li>(e) the use of awnings and other sun protection devices;</li> <li>(f) variation to roof and building lines;</li> <li>(g) recesses on building plane.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise cross-breezes through the site;</li> <li>(b) minimise solar heat loads;</li> <li>(c) promote access to breeze and natural light.</li> </ul>	<p><b>AO5.1</b> Buildings are oriented on the site to:</p> <ul style="list-style-type: none"> <li>(a) allow prevailing south-east and north-east breezes to penetrate the development;</li> <li>(b) maximise the exposure of individual dwelling units to prevailing and cross-breezes;</li> <li>(c) minimise exposure to western sun.</li> </ul> <p><b>AO5.2</b> Individual dwelling units are planned for natural ventilation and light and have openings to at least two different aspects.</p> <p><b>AO5.3</b> Units are not located on both sides of a central corridor (i.e. not double banked).</p>
<p><b>PO6</b> The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> <li>(a) responds to traditional subdivision patterns;</li> <li>(b) is respectful to the streetscape pattern.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> <li>(a) retains daylight access for adjoining premises;</li> <li>(b) provides privacy for adjoining premises;</li> <li>(c) provides adequate landscaping.</li> </ul>	<p><b>AO7.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO7.2</b> The rear boundary setback is a minimum of 4 metres.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.3</b> The side boundary setback is:</p> <ul style="list-style-type: none"> <li>(a) for buildings of 1 or 2 storeys, not less than 2.5 metres for the entire building;</li> <li>(b) for buildings of 3 or 4 storeys, not less than 3.5 metres for the entire building;</li> <li>(c) for buildings with 5 or more storeys, not less than 4.5 metres for the entire building.</li> </ul>
<p><b>PO8</b> The development does not adversely impact on the natural environment and is designed to be sympathetic to natural constraints.</p>	<p><b>AO8.1</b> The siting and design of individual buildings within the development ensures the retention of existing mature vegetation on the site, with appropriate separation between vegetation canopy and root systems and buildings;</p> <p>or</p> <p><b>AO8.2</b> Where selected removal of mature tree/s is required, suitable established tree/s are planted on site as a feature.</p>
<p><b>PO9</b> Site layout, building design and lighting:</p> <ul style="list-style-type: none"> <li>(a) maximises safety and security of residents;</li> <li>(b) provides for casual surveillance of communal areas, car parking areas and pedestrian paths.</li> </ul>	<p><b>AO9.1</b> Safety and security is maximised by including:</p> <ul style="list-style-type: none"> <li>(a) movement sensitive lighting that is directed towards pedestrian and vehicle entry and exit points and communal areas and complies with the provisions of Australian Standard 4282: 1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>(b) dwelling unit design that allows visitors who approach the front door to be seen without the need to open the door;</li> <li>(c) above ground private open space areas that overlook internal and external streets or communal open space areas.</li> </ul>
<p><b>PO10</b> The pedestrian movement system:</p> <ul style="list-style-type: none"> <li>(a) enables residents to easily navigate the site on foot or with the assistance of mobility aids;</li> <li>(b) incorporates protected walkways, particularly those linking dwelling units with communal facilities;</li> <li>(c) provides comfortable vantage points to rest, socialise and observe surrounding activities;</li> <li>(d) provides a variety of circulation options;</li> <li>(e) links with external pedestrian and cycle paths;</li> <li>(f) is well signed.</li> </ul>	<p><b>AO10.1</b> Internal pathways:</p> <ul style="list-style-type: none"> <li>(a) are a width of 2 metres or 3.5 metres when combined with a seating area;</li> <li>(b) comply with <i>Australian Standard 1428.1-4: 2001 - Design for Access and Mobility</i>;</li> <li>(c) have a firm, level, well drained non-slip surface;</li> <li>(d) provide handrails where there are grade changes or other areas of potential risk to pedestrians;</li> <li>(e) provide a covered principal walkway that links all on-site communal facilities.</li> </ul> <p><b>AO10.2</b> An illuminated sign and site map of the layout of the development is located near the entrance.</p>

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO11</b> Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.</p>	<p><b>AO11.1</b> Where habitable rooms look directly at habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights being a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level.</li> </ul>
<p><b>PO12</b> Easily accessible and functional communal landscape and recreation area is provided for the benefit of residents.</p>	<p><b>AO12.1</b> A minimum of 35% of the site is communal recreation area including:</p> <ul style="list-style-type: none"> <li>(a) at least 50% of the required landscaped area with a minimum dimension of 5 metres;</li> <li>(b) deep planting to at least 30% of the required landscaped area,</li> <li>(c) paved or sealed areas do not exceed 30% of the required landscaped area.</li> </ul> <p><b>AO12.2</b> Communal facilities are provided to meet the social, health and recreational needs of the residents.</p>
<p><b>PO13</b> For a retirement village easily accessible and functional private outdoor living area is provided for each unit and adequate storage is provided for each unit.</p>	<p><b>AO13.1</b> Each dwelling unit, has a private and functional outdoor living area:</p> <ul style="list-style-type: none"> <li>(a) having minimum dimensions of 3 metres;</li> <li>(b) directly accessed from internal living spaces (not bedrooms);</li> <li>(c) is in the form of a balcony where above ground level.</li> </ul> <p><b>AO13.2</b> A secure storage area is provided for each unit:</p> <ul style="list-style-type: none"> <li>(a) has a minimum space of 2.5m<sup>2</sup>;</li> <li>(b) has a minimum height of 2 metres;</li> <li>(c) is weather proof;</li> <li>(d) has immunity to the 1% AEP inundation event.</li> </ul>
<b>Safety</b>	
<p><b>PO14</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Ancillary uses</b>	
<p><b>PO15</b> Food and drink outlets associated with a retirement facility only service residents and their visitors and staff.</p> <p>Note - Where a food and drink outlet does not satisfy the performance outcome, a separate development approval for the use will be required.</p>	<p><b>AO15.1</b> No acceptable outcomes are provided.</p>

**9.3.19 Roadside stall code**

**9.3.19.1 Application**

- (1) This code applies to assessing development for a Roadside stall.
- (2) When using this code, reference should be made to Part 5.

**9.3.19.2 Purpose**

- (1) The purpose of the Roadside stall code is to ensure that roadside stalls are established in safe locations, are of a small scale and are located in rural areas for the sale of produce that is grown and harvested on the site or sourced from nearby farms.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) roadside stalls are small scale and are compatible with the amenity of the rural setting in which they are located;
  - (b) access and parking is safe.

**9.3.19.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.19.3.a – Roadside stall code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Amenity</b>	
<p><b>PO1</b> The scale intensity and operating characteristics of the Roadside stall does not impact on the amenity and character of the surrounding area.</p>	<p><b>AO1.1</b> There is only one road side stall per site.</p> <p><b>AO1.2</b> The roadside stall:</p> <ul style="list-style-type: none"> <li>(a) does not exceed 5m<sup>2</sup> in area for the display of goods;</li> <li>(b) is associated with produce grown and harvested on the site or sourced from nearby farms;</li> <li>(c) is not located within the road reserve;</li> <li>(d) is confined to the display and sale of primary produce;</li> <li>(e) operates in daylight hours only.</li> </ul>
<b>Parking and access</b>	
<p><b>PO2</b> The site is accessed via a road that is of a standard adequate to cater for:</p> <ul style="list-style-type: none"> <li>(a) the proposed use;</li> <li>(b) allows customers and operators to park safely off site;</li> <li>(c) maintains adequate sight lines;</li> <li>(d) minimises mud/dust nuisances.</li> </ul>	<p><b>AO2.1</b> Car parking does not occur on a road reserve.</p> <p><b>AO2.2</b> Car parking allows vehicles to enter and exit the site in forward gear.</p>

### 9.3.20 Rooming accommodation code

#### 9.3.20.1 Application

- (1) This code applies to assessing development for Rooming accommodation.
- (2) When using this code, reference should be made to Part 5.

#### 9.3.20.2 Purpose

- (1) The purpose of the Rooming accommodation code is to ensure that Rooming accommodation uses are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) rooming accommodation is compatible with and complementary to surrounding development, with regard to scale, bulk, and streetscape patterns;
  - (b) rooming accommodation is located to ensure residents have convenient access to an activity centre and the public transport network;
  - (c) the design of rooming accommodation creates a pleasant living environment and is appropriate for the tropical climate of the region;
  - (d) the impacts of rooming accommodation on adjoining premises is managed.

#### 9.3.20.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.3.20.3.a – Rooming accommodation code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO1</b> The site has sufficient area and frontage to accommodate:</p> <ol style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping;</li> <li>(f) recreational areas and facilities.</li> </ol>	<p><b>AO1.1</b> The site has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO1.2</b> The site has a minimum frontage of 15 metres.</p> <p><b>AO1.3</b> The site cover is not more than 50%.</p>
<p><b>PO2</b> The development is located in areas which offer convenience to residents.</p>	<p><b>AO2.1</b> The development is located within 200 metres of land within a Centre zone or a public transport route.</p> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2.</p>
<b>Design</b>	
<p><b>PO3</b> The building design ensures building bulk is reduced through articulation and other design measures and achieves a tropical character and vernacular through:</p> <ol style="list-style-type: none"> <li>(a) verandahs or balconies;</li> <li>(b) the use of structural elements and building materials of varying scales and textures;</li> </ol>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>(c) variations in exterior colours;</li> <li>(d) variations in the size and patterning of windows;</li> <li>(e) the use of awnings and other sun protection devices;</li> <li>(f) variation to roof and building lines;</li> <li>(g) recesses on building plane.</li> </ul>	
<p><b>PO4</b> The overall scale, proportions and rhythm of the development:</p> <ul style="list-style-type: none"> <li>(a) responds to traditional subdivision patterns;</li> <li>(b) is respectful to the streetscape pattern.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
Setbacks	
<p><b>PO5</b> Development is sited so that the setback from boundaries:</p> <ul style="list-style-type: none"> <li>(a) retains daylight access for adjoining properties;</li> <li>(b) provides privacy for adjoining properties;</li> <li>(c) provides required space for deep planting to side and rear boundaries.</li> </ul>	<p><b>AO5.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO5.2</b> The rear boundary set back is a minimum of 4 metres.</p> <p><b>AO5.3</b> The side boundary setback is:</p> <ul style="list-style-type: none"> <li>(a) for buildings of 1 or 2 storeys, not less than 2.5 metres for the entire building;</li> <li>(b) for buildings of 3 or 4 storeys, not less than 3.5 metres for the entire building;</li> <li>(c) for buildings with 5 or more storeys, not less than 4.5 metres for the entire building.</li> </ul>
Amenity	
<p><b>PO6</b> Privacy between dwelling units on the site and adjoining sites is achieved by building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas.</p>	<p><b>AO6.1</b> Where habitable rooms look directly into habitable rooms in residential buildings within 2 metres at ground floor level or within 9 metres above ground floor level, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights being a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed obscured glazing for any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) in the case of screening for the ground floor level, fencing to a height of 1.8 metres above ground level.</li> </ul>
<p><b>PO7</b> The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>AO7.1</b> The development has balconies, windows and verandahs that face the street.</p> <p><b>AO7.2</b> Visual privacy is provided to dwelling units at ground level that face the street through:</p> <ul style="list-style-type: none"> <li>(a) screening;</li> <li>(b) planting.</li> </ul>



Performance outcomes	Acceptable outcomes
	<p><b>AO7.3</b> Fences and walls to road frontages are limited to: (a) 1.2 metres in height if solid; or (b) 1.5 metres in height if 30% permeable; or (c) 1.8 metres in height if 50% permeable.</p> <p><b>AO7.4</b> Where the front fence is lower than the side boundary fence, it is tapered to the maximum height of the side boundary fence at or behind the front building line.</p> <p><b>AO7.5</b> Street fences that exceed 10 metres in length are articulated or detailed to provide visual interest.</p>
<p><b>PO8</b> Open space and recreational facilities are provided to meet the requirements of residents.</p>	<p><b>AO8.1</b> Open space is provided at the minimum rate of 5m<sup>2</sup> per bed.</p> <p><b>AO8.2</b> At least 40% of the total open space required is contained in one area.</p> <p><b>AO8.3</b> Balconies, verandahs, covered walkways or other parts of the building/s do not encroach on this area.</p> <p><b>AO8.4</b> Open space is: (a) screened by landscaping or fencing to maintain privacy; (b) exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities.</p> <p><b>AO8.5</b> Where more than 20 beds are contained in the rooming accommodation, a recreational facility is provided.</p>
<b>Safety</b>	
<p><b>PO9</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<p><b>PO10</b> Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p><b>AO10.1</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the front boundary.</p>
	<p><b>AO10.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the side and rear boundaries.</p>

**9.3.21 Sales office code**

**9.3.21.1 Application**

- (1) This code applies to assessing development for a Sales office.
- (2) When using this code, reference should be made to Part 5.

**9.3.21.2 Purpose**

- (1) The purpose of the Sales office code is to allow for the use of one or more buildings or dwellings as temporary sales offices (or display village) in new residential developments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The use:
    - (i) has a limited duration of operation;
    - (ii) maintains the character and amenity of the surrounding area.

**9.3.21.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.21.3.a – Sales office code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Character and amenity</b>	
<p><b>PO1</b> The sales office does not adversely impact on the character and amenity of the surrounding area.</p>	<p><b>AO1.1</b> The sales office: (a) has been approved and constructed as a dwelling; (b) is conducted between the hours of 8.00am and 6.00pm; (c) is staffed by not more than 2 employees.</p>
<b>Operation</b>	
<p><b>PO2</b> The sales office operates for a limited duration to promote and sell dwelling houses within the residential subdivision.</p>	<p><b>AO2.1</b> The sales office reverts to its primary use of a dwelling within one year of the use commencing.</p>
<b>Car parking</b>	
<p><b>PO3</b> Adequate car parking is provided to cater for the demand generated by the scale and nature of the sales offices and/or display villages.</p>	<p><b>AO3.1</b> Where 3 or more sales offices form a display village, a consolidated, signed off-street parking area is provided within 50 metres of the sales office.</p>
	<p><b>AO3.2</b> The car parking area is surfaced with an all-weather material to prevent ponding of stormwater and dust nuisances.</p>
	<p><b>AO3.3</b> The side and rear boundaries of the site is provided with a solid 1.8 metre high fence.</p>
	<p><b>AO3.4</b></p>

Performance outcomes	Acceptable outcomes
	The car parking area reverts to its pre-development state following the cessation of the use.

**9.3.22 Service station and car wash code**

**9.3.22.1 Application**

- (1) This code applies to assessing development for:
  - (a) Service station; or
  - (b) Car wash.
- (2) When using this code, reference should be made to Part 5.

**9.3.22.2 Purpose**

- (1) The purpose of the Service station and car wash code is to establish service stations and car wash facilities that function without adverse impacts on amenity, activity centre hierarchy and road function, and deliver an attractive and complementary service for the community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a service station is established in a suitable location and on a site that is capable of accommodating all necessary and associated activities;
  - (b) centre activities are ancillary to the primary vehicle servicing purpose of the service station;
  - (c) service stations do not compromise the hierarchy of activity centres;
  - (d) development results in a high standard of appearance and safety;
  - (e) development does not result in detrimental impacts on the amenity of surrounding sensitive land uses;
  - (f) development achieves a high standard of vehicular accessibility and minimises impacts on surrounding traffic networks;
  - (g) development prevents adverse environmental impacts resulting from activities on the site.

**9.3.22.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.22.3.a – Service station and car wash code –assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Centre viability</b>	
<p><b>PO1</b> Centre activities:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to the service station use;</li> <li>(b) do not compromise the role and function of the region’s network of centres.</li> </ul> <p>Note – Refer to the defined activity group for Centre activities contained in Schedule 1.1.1.</p>	<p><b>AO1.1</b> Centre activities do not exceed 100m<sup>2</sup> GFA.</p> <p>Note – Refer to the defined activity group for Centre activities contained in Schedule 1.1.1.</p> <p>Note - Where floor area for the other uses exceeds 100m<sup>2</sup> GFA, a separate development approval for the use will be required.</p>
<b>Site requirements</b>	
<p><b>PO2</b> The site has sufficient area and frontage to accommodate:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures;</li> <li>(b) setbacks;</li> <li>(c) access, parking, manoeuvring and circulation;</li> <li>(d) pedestrian access;</li> <li>(e) landscaping.</li> </ul>	<p><b>AO2.1</b> The site has a minimum area of 1,500m<sup>2</sup>;</p> <p><b>AO2.2</b> The site has a minimum frontage of:</p> <ul style="list-style-type: none"> <li>(a) 40 metres where the site is not a corner site; or</li> <li>(b) 30 metres to each road where the site is a corner site.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Access</b>	
<p><b>PO3</b> Development is located and designed so that the safety and efficiency of the road network, access and internal vehicle and pedestrian movements are not adversely impacted upon.</p>	<p><b>AO3.1</b> The development is supported by a traffic management and impact report demonstrating the development's location, design and access does not adversely impact upon: (a) the safety and function of the road network; (b) operation of the service station with respect to the types of vehicles accessing and servicing the development.</p> <p>Note - Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access</p> <p><b>AO3.2</b> The traffic management and impact report should take into account and make recommendations about: (a) traffic movements in the vicinity of the development and the expected traffic movements from the development; (b) matters that will impact on the amenity and safety of all road users, (e.g. queuing, deceleration/acceleration, turning movements, intersection treatments, corner truncations); (c) safe and convenient access for all vehicles accessing the site, location and ability to support a functional service station; (d) manoeuvring (for all vehicle types) within the development; (e) conflicts between pedestrian and vehicle movements; (f) methods and extent of mitigation required to ensure safety and efficiency of the road network.</p> <p><b>AO3.3</b> Bulk fuel storage tanks are located on the Site so that, when a fuel delivery vehicle is discharging fuel into the storage tanks, the fuel delivery vehicle is standing entirely within the site in a location that does not restrict the movement of other vehicles on the Site.</p>
<b>Design</b>	
<p><b>PO4</b> Buildings, structures and mechanical equipment for vehicle service and customer convenience are setback from the road, and surrounding uses to ensure a high standard of appearance, safety and amenity is achieved.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO5</b> Development is sited, designed and oriented to minimise adverse impacts on adjacent and adjacent or surrounding sensitive land uses.</p>	<p><b>AO5.1</b> Where the site adjoins land containing a sensitive land use, all buildings/structures are setback 5 metres from the common boundary with the adjoining property.</p> <p>Note – Refer to the definition of Sensitive land use contained in Schedule 1.2.</p>
<p><b>Safety</b></p>	
<p><b>PO6</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p> <p>Note - Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>Landscaping and screening</b></p>	
<p><b>PO7</b> Landscaping and fencing contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p><b>AO7.1</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p>
	<p><b>AO7.2</b> Where the site adjoins land containing a sensitive land use:</p> <ul style="list-style-type: none"> <li>(a) a landscaped area not less than 5 metres wide is provided and maintained within the site along the boundary adjoining the sensitive land use;</li> <li>(b) a fence not more than 2 metres high is provided and maintained along the boundary adjoining the sensitive land use.</li> </ul>
<p><b>Facilities</b></p>	
<p><b>PO8</b> Customer facilities such as air and water points and other customer services and facilities are located so that the efficient operation of the activity is not adversely affected by the use of these facilities.</p>	<p><b>AO8.1</b> Facilities are located within the site and are not located closer than 3 metres to any boundary of the site.</p>
	<p><b>AO8.2</b> Facilities are located so that vehicles using or waiting to use the facilities are entirely within the site and in locations which do not restrict the movement of other vehicles on the site.</p>
<p><b>Roads external to the site</b></p>	
<p><b>PO9</b> The roads adjacent to the Service station site are constructed to an appropriate standard.</p>	<p><b>AO9.1</b> Roadworks to improve the adjacent road network are constructed in accordance with the Design guidelines set out in Sections D1 and D3 of Planning scheme policy – FNQROC Regional Development Manual.</p>

**9.3.23 Sport and recreation activities code**

**9.3.23.1 Application**

- (1) This code applies to assessing development for:
  - (a) Indoor sport and recreation; or
  - (b) Outdoor sport and recreation.
- (2) When using this code, reference should be made to Part 5.

**9.3.23.2 Purpose**

- (1) The purpose of the Sport and recreation activities code is to ensure that Sport and recreation activities are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) sport and recreation activities are established in appropriate locations that provide convenient access for users;
  - (b) the scale and design of development complements the desired character of the locality;
  - (c) development minimises adverse impacts on the amenity of nearby sensitive land uses;
  - (d) development provides sufficient on-site parking and manoeuvring for the use;
  - (e) landscaping of the site contributes to maintaining or establishing attractive streetscapes.

Note – Refer to the defined activity group for Sport and recreation activities contained in Schedule 1.1.1.

**9.3.23.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.3.23.3.a – Sport and recreation activities code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Amenity</b>	
<p><b>PO1</b> Development is located, designed and operated to avoid adverse impacts on nearby sensitive land uses in relation to light, noise, odour or other nuisance.</p>	<p><b>AO1.1</b> Where adjoining a residential use and development is located within 20 metres from the common boundary, a 1.8 metre high acoustic fence is provided for the full length of the common boundary.</p>
	<p><b>AO1.2</b> Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
	<p><b>AO1.3</b> A landscaped area not less than 2 metres is provided and maintained within the site along the boundary adjoining land in any Residential zone.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO2</b></p>	<p><b>AO2.1</b></p>



Performance outcomes	Acceptable outcomes
The site is of sufficient dimensions to contain the proposed use.	No acceptable outcomes are provided.
<b>Design</b>	
<b>PO3</b> Development is located and designed to be: (a) convenient to users; (b) compatible with the character of the local area.	<b>AO3.1</b> Buildings have articulated and textured facades to provide visual interest, incorporating windowed facades, awnings, eaves or similar design elements.
	<b>AO3.2</b> The main entry to the building can be identified from the street and is directly accessible to on-site car parking areas.
<b>Safety</b>	
<b>PO4</b> Design actively contributes to the safety of users of the development and pedestrians.  Note - Guidance on demonstrating compliance with the Performance Outcome is outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).	<b>AO4.1</b> Crime prevention through environmental design principles are integrated into the form and design of the development.  Note - Crime prevention through environmental design principles are outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).
<b>Car parking</b>	
<b>PO5</b> Car parking areas are setback from the boundaries of the site to ensure that they do not dominate the character of the site or impact upon residential land or uses.	<b>AO5.1</b> Car parking areas are set back not less than 2 metres from all boundaries.
<b>Access</b>	
<b>PO6</b> Development provides convenient access to vehicular traffic without compromising the safety and efficiency of the road hierarchy.	<b>AO6.1</b> No acceptable outcomes are provided.
<b>Ancillary uses</b>	
<b>PO7</b> The provision of food and drink is ancillary to the use.	<b>AO7.1</b> The provision of food and drink is ancillary to the sport and recreation use and only serves visitors or staff.  Note - Where development does not satisfy the acceptable outcome, a separate development approval for a food and drink outlet will be required.

**9.3.24 Telecommunications facility code**

**9.3.24.1 Application**

- (1) This code applies to assessing development for a Telecommunications facility.
- (2) When using this code, reference should be made to Part 5.

**9.3.24.2 Purpose**

- (1) The purpose of the Telecommunications facility code is to ensure that telecommunications facilities are appropriately located, designed and operated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the sharing or co-location of facilities is promoted;
  - (b) the design and construction of telecommunication facilities is in keeping with the amenity of adjoining lots and the character of the area and achieves a high level of visual integration with the natural and built environment.

**9.3.24.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.24.3.a – Telecommunications facility – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Setbacks</b>	
<p><b>PO1</b> Telecommunications facilities and structures are designed and located at distances from the property frontage and the side and rear boundaries which maintain clear separation from neighbouring properties and frontages to roads.</p>	<p><b>AO1.1</b> The Telecommunication facility is set back a minimum of 5 metres from all boundaries;</p> <p>or</p> <p><b>AO1.2</b> Where adjacent to a sensitive land use, the Telecommunications facility is set back equal to the height (1:1 - height to setback).</p>
<b>Design</b>	
<p><b>PO2</b> Telecommunications facilities are compatible with the amenity of adjoining lots and the desired character of the area having regard to the bulk, scale, form, shape, materials, colours and finishes.</p>	<p><b>AO2.1</b> Telecommunications facilities, ancillary buildings and fences are non-reflective and use materials and colour finishes that integrate the facility into the character of the surrounding area.</p>
<b>Location</b>	
<p><b>PO3</b> The telecommunications facility is located so as to minimise any adverse impacts on the amenity of a local area and protect community wellbeing.</p>	<p><b>AO3.1</b> The telecommunications facility is located at least:</p> <ul style="list-style-type: none"> <li>(a) 400 metres from any sensitive land use;</li> <li>(b) 1 kilometre of any other existing or approved telecommunications facility, except where a co-located telecommunications tower using a single structure.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<p><b>PO4</b> Landscaping is provided and maintained to screen and reduce the visual impacts of the facility and establish a high standard of amenity.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Environmental Protection</b>	
<p><b>PO5</b> Installation, operation and maintenance of Telecommunications facilities do not negatively impact on the natural environment.</p>	<p><b>AO5.1</b> Existing vegetation is retained and only removed to facilitate construction of the facility.</p> <p><b>AO5.2</b> Telecommunications facilities and ancillary buildings are designed to minimise the need for excavation and filling for construction siting and access.</p>

**9.3.25 Veterinary services code**

**9.3.25.1 Application**

- (1) This code applies to assessing development for Veterinary services.
- (2) When using this code, reference should be made to Part 5.

**9.3.25.2 Purpose**

- (1) The purpose of the Veterinary services code is to ensure that Veterinary services uses are appropriately located, designed and operated.
- (2) The purpose of the Veterinary services code will be achieved through the following overall outcomes:
  - (a) activities associated with the operation of veterinary services are conducted in a manner that mitigates potential amenity impacts on adjoining and nearby premises.

**9.3.25.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.3.25.3.a – Veterinary services code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Operation</b>	
<p><b>PO1</b> All activities associated with the treatment of animals are undertaken within an environment that incorporates sufficient controls to ensure that adjoining premises are not adversely affected by unreasonable noise.</p>	<p><b>AO1.1</b> All activities associated with the treatment of animals are undertaken within a fully enclosed building incorporating sound insulation measures to ensure that no noise resulting from the operation of the use exceeds background noise levels measured at any sensitive land use.</p>
<p><b>PO2</b> Veterinary services are supervised to the extent necessary to ensure:</p> <ul style="list-style-type: none"> <li>(a) the well-being of the animals housed within the facility;</li> <li>(b) the preservation of amenity on adjoining premises.</li> </ul>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>

## 9.4 Other development codes

### 9.4.1 Centre design code

#### 9.4.1.1 Application

- (1) This code applies to assessing development:
  - (a) for Centre activities; or
  - (b) located within a Centre zone.

Note – Refer to defined activity group for Centre activities contained in Schedule 1.1.1.

Note – Refer to the definition of Centre zone contained in Schedule 1.2

Note – Structure planning involving development for centre activities considers and incorporates the outcomes of this code.

- (2) When using this code, reference should be made to Part 5.

#### 9.4.1.2 Purpose

- (1) The purpose of the Centre design code is to ensure centre activities and activity centres:
  - (a) are developed to support community need and reinforce the hierarchy of activity centres;
  - (b) are of a high quality design and appropriately respond to local character, environment and amenity considerations.
- (2) The purpose of the code will be achieved through the following overall outcomes
  - (a) Development is established in accessible locations, consolidate development within existing centre zones and established areas of commerce, or meet an existing need identified within a local plan area.
  - (b) Development complements and reinforces the role and function of the established hierarchy of activity centres across the region, and does not compromise the future of consolidated and cohesive activity centres.
  - (c) Development contribute to a high quality built environment through:
    - (i) the use of high quality materials, design and treatment of building facades, fenestration, roof forms and landscaping;
    - (ii) providing spaces and access ways designed and treated for pedestrian comfort;
    - (iii) providing facilities that provide for comfort of the centre activity's various users, including cyclists;
    - (iv) universal access between public, semi-public spaces and buildings;
    - (v) integration with adjoining premises for cohesive streetscapes, and maintaining the character and qualities of distinct places;
    - (vi) design for user safety;
    - (vii) mitigating adverse impacts on amenity of surrounding communities.
  - (d) Development activates public and semi-public spaces where it is desirable to:
    - (i) complement the character of the streetscape and relationship between other community and centre activities;
    - (ii) create a distinctive localised form and sense of place in new and existing activity centres.
  - (e) Development is designed with layouts that are adaptive to the needs of the community over time by:
    - (i) planning for active streets through a range of retail, commercial and community activities and spaces which can change with minimal intervention;
    - (ii) sleeving larger format retail and commercial activities behind active street fronts;
    - (iii) allowing for interim uses that can be changed over time and be added to with minimal interventions.

- (3) Adult stores are located and established without adversely affecting amenity through;
  - (a) separation from sensitive land uses;
  - (b) provision of appropriate access.

**9.4.1.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.1.3.a – Centre design code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Change of use within existing building or facilities</b>	
<p><b>PO1</b> Development that involves a change of use within an existing building ensures:</p> <ul style="list-style-type: none"> <li>(a) changes to floor space of the centre activity results in only minor expansion of floor area;</li> <li>(b) the appropriate design and amenity standards for the centre activity is maintained.</li> </ul>	<p><b>AO1.1</b> Changes of use within an existing building containing centre activities or business uses ensures:</p> <ul style="list-style-type: none"> <li>(a) that any increase in GFA does not exceed 10% or 50m<sup>2</sup>, whichever is the lesser;</li> <li>(b) the increase does not diminish the quality or quantity of landscaping or landscaped area;</li> <li>(c) the total number of car parking spaces to meet the demand of the whole development is as per Table 9.4.7.3.b and Table 9.4.7.3.c within the Parking and access code.</li> </ul> <p>Note – The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.</p>
<p><b>PO2</b> Building plant or equipment cannot be viewed from public places.</p>	<p><b>AO2.1</b> Where plant or equipment is visible from public places, it is appropriately screened from view using a design feature.</p>
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO3</b> Development is located within:</p> <ul style="list-style-type: none"> <li>(a) an existing Centre zone;</li> <li>(b) Mixed use zone precinct 1 – Commercial;</li> <li>(c) Mixed use zone precinct 2 – trades and services; or</li> <li>(b) a building containing an existing centre activity; or</li> <li>(c) an identified centre precinct within a Local plan.</li> </ul> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> A centre activity is only established outside an appropriately identified area where:</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>(a) community need is demonstrated for the centre activity;</p> <p>(b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Region;</p> <p>(c) the centre activity does not compromise the role and function of activity centres in the established hierarchy of activity centres for the Region;</p> <p>(d) the centre activity is located in a highly accessible place within the community it serves, not on the periphery;</p> <p>(e) the centre activity does not compromise the character and integrity of surrounding areas.</p> <p>Note – An appropriately identified area includes:</p> <p>(a) an existing Centre zone or Mixed use zone (Precincts provide further clarity); or</p> <p>(b) building containing an existing centre activity; or</p> <p>(c) an identified centre precinct within a Local Plan area.</p> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	
<b>Design</b>	
<p><b>PO5</b></p> <p>The design contributes to the character and amenity of streets and adjoining premises by establishing a built form that:</p> <p>(a) ensures buildings are closely related to streets, public spaces and pedestrian routes;</p> <p>(b) has areas free of buildings and enclosed spaces to facilitate external pedestrian movement, vehicular circulation, landscaping and other functions associated with the building.</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p><b>AO5.1</b></p> <p>No acceptable outcomes are provided.</p>
<p><b>PO6</b></p> <p>Design actively contributes to the safety of users of the development.</p> <p>Note – Guidance to demonstrating compliance with the Performance Outcome is outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).</p>	<p><b>AO6.1</b></p> <p>Crime prevention through environmental design principles are integrated into the form and design of the development.</p>

Performance outcomes	Acceptable outcomes
<b>External appearance</b>	
<p><b>PO7</b> Building facades are articulated and finished in ways that respond to notable, attractive elements of surrounding buildings, and enhances existing streetscape character.</p>	<p><b>AO7.1</b> Building facades are articulated and finished with design elements such as:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as curves, steps, recesses or projections;</li> <li>(b) variations in treatment and patterning of windows, sun protection devices, or other elements of the facade;</li> <li>(c) elements of finer scale than the main structural framing;</li> <li>(d) planting at any or all levels;</li> <li>(e) murals and artworks.</li> </ul>
<p><b>PO8</b> Top levels of buildings and roof forms are shaped to provide visually attractive skyline silhouettes to screen mechanical plant from view.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Frontages</b>	
<p><b>PO9</b> Buildings located in prominent positions are designed to express or emphasise the importance as landmarks and assist in place making and way finding, where they are located:</p> <ul style="list-style-type: none"> <li>(a) at an identified gateway; or</li> <li>(b) on a corner of two high order streets; or</li> <li>(c) have direct frontage to major public spaces; or</li> <li>(d) at the terminus of important vistas.</li> </ul>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Development results in an active streetscape that:</p> <ul style="list-style-type: none"> <li>(a) contributes to a high level of amenity for patrons and pedestrians;</li> <li>(b) facilitates interactions between the public and private realm through active frontages.</li> </ul>	<p><b>AO10.1</b> Ground floor levels of buildings (particularly of shopping centres, or buildings within the Principal centre zone and Major centre zone) incorporates activities that are likely to foster casual, social and business interaction for extended periods (such as shops, food and drink outlets and the like).</p>
	<p><b>AO10.2</b> Where a building has frontage to a public street or other public or semi-public space, an active frontage is provided which includes a minimum of 50% of the facade consisting of transparent or semi-transparent windows and glazed doors.</p>
	<p><b>AO10.3</b> Frontages to public streets or other public or semi-public spaces are articulated with vertical elements to emphasise a finer-grain and human scale to the building frontage.</p>
	<p><b>AO10.4</b> Where buildings are constructed up to the road alignment, a cantilever awning is to be provided over the footpath, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and:</p>



Performance outcomes	Acceptable outcomes
	<p>(a) with a maximum height of 3 metres from the footpath level to the underside of the awning; or</p> <p>(b) at a height consistent with, or stepping up/down to, the awning structures on buildings on adjacent sites.</p> <p><b>AO10.5</b> A pedestrian footpath is provided for the full frontage of the site. The footpath is constructed in accordance with the design guidelines set out in the Infrastructure works code.</p> <p><b>AO10.6</b> Noise mitigation is achieved through architectural attenuation of the built form.</p> <p><b>AO10.7</b> Noise mitigation does not involve an acoustic barrier or acoustic fence between the front façade of the building and the street.</p>
<b>Access</b>	
<p><b>PO11</b> Development is located and designed such that the safety and efficiency of the road network, access and internal vehicle and pedestrian movements are not adversely impacted upon.</p>	<p><b>AO11.1</b> For sites less than 1,500m<sup>2</sup>, vehicular access is gained from a collector or higher order road;</p> <p>or</p> <p><b>AO11.2</b> For sites on land greater than 1,500m<sup>2</sup>, the centre activity is supported by a traffic management and impact report demonstrating the development’s location, design and access does not adversely impact upon:</p> <p>(a) the safety and function of the road network;</p> <p>(b) operation of the centre activity with respect to pedestrians, cyclists and the types of vehicles accessing and servicing the development.</p> <p><b>AO11.3</b> Clear and safe universal pedestrian access is gained from the local road network.</p> <p>Note – Guidance to preparing a traffic management and impact report is contained within Planning scheme policy – Parking and access.</p>
<p><b>PO12</b> Public or semi-public spaces are integrated into the centre activity’s movement system.</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning Scheme Policy – Parking and access.</p>	<p><b>AO12.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects with frontages.</p> <p><b>AO12.2</b> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6m wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park,</p>

Performance outcomes	Acceptable outcomes
	public place, etc.), and are not dead ends, narrow or circuitous.
<b>Landscaping</b>	
<p><b>PO13</b> Development provides for the site to be attractively landscaped in a manner that is consistent with the function, location and setting of the development.</p>	<p><b>AO13.1</b> A minimum of 10% of the site is landscaped.</p> <p><b>AO13.2</b> Landscaping is provided on site in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) a mixture of shade trees and low planting is provided along street frontages where buildings are set back from the boundary;</li> <li>(b) shade trees are provided in car parks;</li> <li>(c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: <ul style="list-style-type: none"> <li>(i) has a minimum width of 2 metres and not used for storage or mechanical plant;</li> <li>(ii) is planted with a variety of screening trees and shrubs;</li> <li>(iii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required.</li> </ul> </li> <li>(d) planting is provided on top of podium levels and on the roof or roof level of car parking structures.</li> </ul>
<b>External dining</b>	
<p><b>PO14</b> Areas used for food and dining activities external to the main building allows for the safe and efficient movement of pedestrians.</p>	<p><b>AO14.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Adult stores</b>	
<b>Location</b>	
<p><b>PO15</b> An Adult store is located to satisfy reasonable community expectations in relation to location and accessibility.</p>	<p><b>AO15.1</b> The distance between the boundary of the land occupied by the sensitive land use and the entrance of a proposed adult store is:</p> <ul style="list-style-type: none"> <li>(a) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or</li> <li>(b) more than 100 metres measured in a straight line.</li> </ul>
<b>Presentation</b>	
<p><b>PO16</b> The presentation of the adult store satisfies reasonable community expectations.</p>	<p><b>AO16.1</b> The display window of the adult store is completely screened to prohibit viewing into the interior of the development where goods are displayed.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for centre activities with a GFA greater than 1500m<sup>2</sup></b>	
<p><b>PO17</b> Development is designed to be adaptive to the needs of the community over time by:</p> <ul style="list-style-type: none"> <li>(a) planning for active streets through a range of retail, commercial and community activities and spaces which can change with minimal intervention;</li> <li>(b) sleeving larger format retail and commercial activities behind active street fronts;</li> <li>(c) allowing for interim uses that can be changed over time and be added to with minimal interventions.</li> </ul> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p><b>AO17.1</b> No acceptable outcomes are provided.</p>

**9.4.2 Environmental performance code**

**9.4.2.1 Application**

- (1) This code applies to assessable development identified as requiring assessment against the Environmental performance code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

**9.4.2.2 Purpose**

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development that has potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
  - (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
  - (c) development ensure stormwater is discharged lawfully;
  - (d) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow;
  - (e) development contributes to the removal and ongoing management of weed species;
  - (f) development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.
  - (g) development is designed and operated to ensure activities involving the use, storage and disposal of potentially hazardous materials and chemicals, dangerous goods, and flammable or combustible substances are located and managed to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.

**9.4.2.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.4.2.3.a – Environmental performance code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Lighting</b>	
<p><b>PO1</b> Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO1.1</b> The use does not operate outside daylight hours or outdoor lighting is not part of the proposed use;</p> <p>or</p> <p><b>AO1.2</b> Lighting is provided for user safety and the conduct of the use;</p> <p>and</p> <p><b>AO1.3</b> Technical parameters, design, installation, operation and maintenance of outdoor lighting</p>

Performance outcomes	Acceptable outcomes
	<p>complies with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>and</p> <p><b>AO1.4</b> Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>
<b>Odour</b>	
<p><b>PO2</b> Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO2.1</b> The development does not involve activities that create odorous air emissions;</p> <p>or</p> <p><b>AO2.2</b> The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>
<b>Noise</b>	
<p><b>PO3</b> Potential noise generated from the development is avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO3.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>or</p> <p><b>AO3.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>and</p> <p><b>AO3.3</b> The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) incorporating a densely vegetated buffer adjacent to car parking areas.</li> </ul> <p>Note – The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>

Performance outcomes	Acceptable outcomes
<b>Airborne particles and other emissions</b>	
<p><b>PO4</b> Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO4.1</b> Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p><b>AO4.2</b> The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note – Examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Note – Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>Note – The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>
<b>Waste and recyclable material storage</b>	
<p><b>PO5</b> Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO5.1</b> The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p><b>AO5.2</b> Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <ul style="list-style-type: none"> <li>(a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</li> <li>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</li> <li>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</li> <li>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</li> </ul> <p>Note – The Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>

Performance outcomes	Acceptable outcomes
<b>Sensitive land uses</b>	
<p><b>PO6</b> Sensitive land uses are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p> <p>Note – Refer to the definition of Sensitive land use contained in Schedule 1.2.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO6.1</b> Sensitive land uses are not established in areas where they will be adversely impacted by existing land uses, activities and potential development in an area;</p> <p>or</p> <p><b>AO6.2</b> Sensitive land uses may be established in areas of potential adverse amenity impacts where they mitigate all of the potential impacts through location, design, operation and maintenance.</p>
<b>Hours of Operation</b>	
<p><b>PO7</b> The operation of the development is limited to hours of a day that ensures the impacts on the amenity of nearby sensitive land uses are appropriately mitigated.</p> <p>Note – Regard will generally need to be given to the form of development and the location and appropriateness of the sensitive use impacted with respect to the outcomes also sought by the zone.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<b>Lawful point of discharge</b>	
<p><b>PO8</b> Development activities are designed to ensure stormwater is directed to a lawful point of discharge.</p>	<p><b>AO8.1</b> Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>
	<p><b>AO8.2</b> Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>
<b>Stormwater quality</b>	
<p><b>PO9</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report, particularly a stormwater quality improvement plan, to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO9.1</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.2.3.b and Table 9.4.2.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul>
	<p><b>AO9.2</b> An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when it is exceeded by</p>

Performance outcomes	Acceptable outcomes
	<p>addressing design objectives listed in Table 9.4.2.3.b for:</p> <ul style="list-style-type: none"> <li>(a) drainage control;</li> <li>(b) erosion controls;</li> <li>(c) sediment control;</li> <li>(d) water quality outcomes.</li> </ul> <p><b>AO9.3</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.</p> <p><b>AO9.4</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.2.3.b and Table 9.4.2.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>
<b>Land contaminants</b>	
<p><b>PO10</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO10.1</b> Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users.</p> <p>or</p> <p><b>AO10.2</b> Development remediates contaminated soils prior to plan sealing, operational works permit, or issuing a building works permit.</p>
<b>Hazardous materials, chemicals, dangerous goods, flammable or combustible substances</b>	
<p><b>PO11</b> The use, storage and disposal of potentially hazardous materials and chemicals, dangerous goods, and flammable or combustible substances are located and managed to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<b>Pest plants (for material change of use on vacant land over 1,500m<sup>2</sup>)</b>	
<p><b>PO12</b> Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Note – This does not remove or replace all land owner’s obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p><b>AO12.1</b> The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p><b>AO12.2</b> Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note – A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Note - Declared pest plants includes locally declared and State declared pest plants.</p> <p>Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</p>
<b>Additional requirements for Port services</b>	
<b>Ship-source pollutants reception facilities</b>	
<p><b>PO13</b> Development provides facilities for the handling and disposal of ship-sourced pollutants.</p>	<p><b>AO13.1</b> Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location at the Port service.</p> <p><b>AO13.2</b> Facilities are designed and operated to ensure the risk of spillage from operations is minimised.</p> <p><b>AO13.3</b> Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use.</p> <p><b>AO13.4</b> Boats visiting the marina are able to use the ship-sourced pollutants reception facilities.</p> <p>Note – Refer to the Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</p> <p><b>AO13.5</b> The pollutant reception facility is connected to sewerage or other waste reception infrastructure.</p> <p>Note – Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address ‘peak load’.</p>

Table 9.4.2.3.b – Stormwater management design objectives (Construction phase)

Issue	Design objectives
<p><b>Drainage control</b> (Temporary drainage works)</p>	<ul style="list-style-type: none"> <li>(1) Design life and design storm for temporary drainage works:               <ul style="list-style-type: none"> <li>(a) Disturbed area open for &lt;12 months—50% AEP event;</li> <li>(b) Disturbed area open for 12–24 months—20% AEP event;</li> <li>(c) Disturbed area open for &gt; 24 months—10% AEP event.</li> </ul> </li> <li>(2) Design capacity excludes minimum 150 mm freeboard.</li> <li>(3) Temporary culvert crossing—minimum 100% AEP hydraulic capacity.</li> </ul>
<p><b>Erosion control</b> (Erosion control measures)</p>	<ul style="list-style-type: none"> <li>(1) Minimise exposure of disturbed soils at any time.</li> <li>(2) Divert water run-off from undisturbed areas around disturbed areas.</li> <li>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>(4) Implement erosion control methods corresponding to identified erosion risk rating.</li> </ul>
<p><b>Sediment control</b> (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)</p>	<ul style="list-style-type: none"> <li>(1) Determine appropriate sediment control measures using:               <ul style="list-style-type: none"> <li>(a) potential soil loss rate; or</li> <li>(b) monthly erosivity; or</li> <li>(c) average monthly rainfall.</li> </ul> </li> <li>(2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:               <ul style="list-style-type: none"> <li>(a) design storm for sediment basin sizing is 80th% five-day event or similar.</li> </ul> </li> <li>(3) Site discharge during sediment basin dewatering:               <ul style="list-style-type: none"> <li>(a) TSS &lt; 50 mg/L TSS;</li> <li>(b) Turbidity not &gt;10% receiving waters turbidity;</li> <li>(c) pH 6.5–8.5.</li> </ul> </li> </ul>
<p><b>Water quality</b> (Litter and other waste, hydrocarbons and other contaminants)</p>	<ul style="list-style-type: none"> <li>(1) Avoid wind-blown litter; remove gross pollutants.</li> <li>(2) Ensure there is no visible oil or grease sheen on released waters.</li> <li>(3) Dispose of waste containing contaminants at authorised facilities.</li> </ul>
<p><b>Waterway stability and flood flow management</b> (Changes to the natural waterway hydraulics and hydrology)</p>	<ul style="list-style-type: none"> <li>(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site</li> </ul>

**Table 9.4.2.3.c – Stormwater management design objectives (post-construction phase)**

Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% impervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.</p>
<p>Waterway stability management</p> <p>(1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.</p>

**9.4.3 Excavation and filling code**

**9.4.3.1 Application**

- (1) This code applies to development identified as requiring assessment against the Excavation and filling code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

**9.4.3.2 Purpose**

- (1) The purpose of the Excavation and filling code is to ensure that excavation and filling occurs in a manner that does not adversely impact upon character and amenity, environmental values, flooding and drainage and land stability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the character and amenity of the site and the surrounding area is protected;
  - (b) works do not detrimentally impact upon the environment;
  - (c) flooding and drainage problems do not result as a consequence of the works;
  - (d) works do not create land instability;
  - (e) works do not involve complex engineering solutions.

**9.4.3.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 9.4.3.3.a – Excavation and filling code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Amenity and slope stability</b>	
<p><b>PO1</b> Excavation or filling:</p> <ul style="list-style-type: none"> <li>(a) avoids adverse impacts on the amenity, safety, privacy, stability or function of the site or adjoining premises;</li> <li>(c) is not visually intrusive;</li> <li>(d) does not rely on complex engineering solutions;</li> <li>(e) incorporates landscaping to visually soften built form elements;</li> <li>(f) avoids adverse impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure.</li> </ul>	<p><b>AO1.1</b> Excavation or fill:</p> <ul style="list-style-type: none"> <li>(a) is not more than 1.8 metres in height for each batter or retaining wall;</li> <li>(b) is set back a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy - Landscaping;</li> <li>(d) does not exceed a maximum of 2 batters and 2 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</li> </ul> <p><small>Note – Planning Scheme Policy - FNQROC Regional Development Manual contains requirements for the design and specification for excavation and filling associated with batters and retaining walls.</small></p> <p><b>AO1.2</b> Soil used for filling or spoil from excavation is not stockpiled for a period exceeding one month from the commencement of the excavation or filling, in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.3</b> Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not exceed 1.8 metres in height except where incorporated within a level change within a building;</li> <li>(b) do not exceed 20 metres in cumulative length, where not incorporated within a level change within a building;</li> <li>(c) where multiple retaining walls are used a landscaped separation of at least 2 metres is used between retaining walls.</li> </ul> <p>Note – Cumulative is calculated upon the total length of retaining walls on site.</p>
<p><b>PO2</b> Excavation or filling does not result in the instability of a site or adjacent land.</p>	<p><b>AO2.1</b> All earthworks batters steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.</p> <p><b>AO2.2</b> Excavation or filling does not exceed 40% of the site area or 500m<sup>2</sup> whichever is the lesser.</p>
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO3</b> Excavation and filling incorporates construction materials and external finishes that are compatible with the landscape values and amenity of the locality.</p>	<p><b>AO3.1</b> The surface treatment of retaining walls has a subdued and non-reflective palette.</p> <p>Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>
<b>Environmental performance</b>	
<p><b>PO4</b> Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.</p>	<p><b>AO4.1</b> Stormwater drainage flows are taken to a lawful point of discharge and have a no worsening effect on downstream or upstream properties.</p> <p><b>AO4.2</b> Excavation or filling does not result in:</p> <ul style="list-style-type: none"> <li>(a) the ponding of water; or</li> <li>(b) an erosive velocity of overland flow, on the site or adjoining premises.</li> </ul> <p><b>AO4.3</b> All berms:</p> <ul style="list-style-type: none"> <li>(a) are graded towards the upwards slope;</li> <li>(b) contain adequate drainage infrastructure to accommodate the changed drainage flows.</li> </ul> <p><b>AO4.4</b> Excavation or filling does not result in an increase in the volume of water or concentration of water in:</p> <ul style="list-style-type: none"> <li>(a) overland flow paths of the site and other sites;</li> <li>(b) waterways.</li> </ul> <p><b>AO4.5</b></p>

Performance outcomes	Acceptable outcomes
	<p>Excavation or filling does not occur:                      (a) within a waterway; or                      (b) within a riparian corridor.</p> <p>Note – Planning scheme policy - FNQROC Regional Development Manual provides design guidelines for excavation and filling.</p>
<p><b>PO5</b>                      Excavation or filling does not result in a reduction of the water quality of receiving waters.</p>	<p><b>AO5.1</b>                      Water quality is maintained by compliance with the Design guidelines set out in section D5 of the Planning scheme policy - FNQROC Regional Development Manual.</p> <p>Note – An Environmental Management Plan may be required to demonstrate how the impacts of works are controlled.</p>
Environmental considerations and public amenity	
<p><b>PO6</b>                      Excavation or filling does not result in any contamination of land.</p>	<p><b>AO6.1</b>                      No contaminated material is:                      (a) used as fill;                      (b) excavated or disturbed.</p>
Protection of public utilities	
<p><b>PO7</b>                      Excavation and filling does not have a detrimental impact on Public Utilities.</p>	<p><b>AO7.1</b>                      Excavation and filling is clear of the zone of influence of public utilities.</p>

**9.4.4 Industry design code**

**9.4.4.1 Application**

- (1) This code applies to assessing development:
  - (a) for Industry activities; or
  - (b) for Special industry; or
  - (c) located within the Low impact industry zone; or
  - (d) located within the Medium impact industry zone; or
  - (e) located within the High impact industry zone; or
  - (f) located within the Waterfront and marine industry zone.

Note – Refer to defined activity group for Industry activities contained in Schedule 1.2

- (2) When using this code, reference should be made to Part 5.

**9.4.4.2 Purpose**

- (1) The purpose of the Industry design code is to ensure that industry activities and areas protect the public safety, provide a high quality of design and amenity and are appropriately located to ensure their long-term viability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the scale, character and built form of development contributes to a high standard of amenity;
  - (b) the design incorporates facilities and features that contribute to a high standard environment for workers and customers;
  - (c) the development has access to development infrastructure, including utility installations and essential services;
  - (d) industrial, noxious and hazardous land uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance;
  - (e) a site that is contaminated or poses a health risk is remediated prior to being developed for an alternative land use.
  - (f) hazardous chemicals are appropriately located, handled and stored to protect the public safety and reduce the risk of contamination on the environment and to appropriately mitigate associated risks and off site hazards.

**9.4.4.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.4.3.a – Industry design code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Site coverage</b>	
<p><b>PO1</b> The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping, and caters for flood storage in areas affected by flooding.</p>	<p><b>AO1.1</b> The site coverage is not more than 80%.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Setbacks: (a) contribute to an attractive and consistent streetscape appearance;</p>	<p><b>AO2.1</b> Buildings, display areas and storage areas are set back: (a) 6 metres from the primary road frontage;</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>(b) provide for visible employee and customer car parking;</li> <li>(c) allow for landscape planting along street frontages;</li> <li>(d) minimise unusable spaces between buildings and boundaries.</li> </ul>	<ul style="list-style-type: none"> <li>(b) 3 metres from any secondary road frontage;</li> <li>(c) where the site has a common boundary with land in an Industry zone, the building is setback either:               <ul style="list-style-type: none"> <li>(i) zero metres from the side or rear boundary; or</li> <li>(ii) not less than 3 metres from the side or rear boundary.</li> </ul> </li> <li>(d) where a site adjoins land in any other zone, the building is set back not less than 3 metres from the side or rear boundary.</li> </ul> <p>Note – Refer to the definition of Industry zone contained in Schedule 1.2.</p>
Amenity	
<p><b>PO3</b> The appearance of development provides a quality, legible appearance and workplace.</p>	<p><b>AO3.1</b> Pedestrian entrances to buildings are:</p> <ul style="list-style-type: none"> <li>(a) easily identifiable from the street and directly accessible from the car parking areas;</li> <li>(b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway.</li> </ul> <p><b>AO3.2</b> Ancillary office or sales space is orientated toward the street frontage and is provided with human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).</p> <p><b>AO3.3</b> Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry.</p> <p><b>AO3.4</b> Outdoor storage areas are not located forward of the building line.</p> <p>Note – Outdoor storage does not include the display of goods for sale associated with the following land uses; agricultural supplies store, bulk landscape supplies, hardware and trade supplies or outdoor sales.</p> <p><b>AO3.5</b> Illumination is provided within parking and pedestrian areas during night time hours of operation.</p> <p><b>AO3.6</b> Development provides clear and legible street numbering for the benefit of motorists.</p> <p><b>AO3.7</b> Gates to a road frontage are sliding or open inwardly into the site.</p> <p><b>AO3.8</b></p>



Performance outcomes	Acceptable outcomes
	<p>Development provides staff amenity areas that incorporate:</p> <ul style="list-style-type: none"> <li>(a) seating and tables;</li> <li>(b) weather protection.</li> </ul>
<b>Safety</b>	
<p><b>PO4</b> Design actively contributes to the safety of users of the development.</p> <p>Note – Guidance to demonstrating compliance with the Performance Outcome is outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).</p>	<p><b>AO4.1</b> Crime prevention through environmental design principles are integrated into the form and design of the development.</p>
<b>Landscaping</b>	
<p><b>PO5</b> Landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and amenity of the development;</li> <li>(b) contribute positively to the appearance of the streetscape.</li> </ul>	<p><b>AO5.1</b> At least 5% of the site is landscaped.</p> <p><b>AO5.2</b> A landscape strip not less than 2 metres is provided within the site along the road frontage.</p> <p><b>AO5.3</b> Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.</p> <p><b>AO5.4</b> Planting is to consist of a combination of hardy tropical trees and spreading ground cover species in accordance with Planning scheme policy - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines.</p> <p><b>AO5.5</b> Hardy tropical shrubs are provided in accordance with Planning scheme policy - Landscaping to screen bin storage and service areas.</p> <p><b>AO5.6</b> Fencing along street frontages is more than 50% transparent.</p>
<b>Services</b>	
<p><b>PO6</b> Development adequately takes into account the functional requirements of infrastructure needs and service of the use.</p>	<p><b>AO6.1</b> Design takes into account the potential need to provide:</p> <ul style="list-style-type: none"> <li>(a) space and access for trade waste connections to the sewer network;</li> <li>(b) waste and recyclable material storage areas;</li> <li>(c) storage tanks;</li> <li>(d) fire fighting booster pumps;</li> <li>(e) electrical infrastructure;</li> <li>(f) car parking, manoeuvring areas including loading facilities.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Access and loading/unloading of goods</b>	
<p><b>PO7</b> The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site.</p>	<p><b>AO7.1</b> All vehicles are contained within the site when loading and unloading.</p> <p><b>AO7.2</b> Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear.</p> <p><b>AO7.3</b> Site access is limited to one access point to each frontage.</p> <p><b>AO7.4</b> Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres.</p>
<b>Air and noise pollution</b>	
<p><b>PO8</b> Development should not result in sensitive land uses being exposed to air, noise and odour emissions from industrial uses, major sport, recreation and entertainment facilities or other noisy sport and recreation activities that have the potential to adversely impact on human health, amenity and wellbeing.</p> <p>Editor's note – Noisy sport and recreation activities include shooting and motor sport facilities.</p>	<p><b>AO8.1</b> The use is designed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met;</li> <li>(b) the air quality objectives in the Environmental Protection (Air) Policy 2008, and any relevant national or international standard (for example the World Health Organisation Guidelines for Air Quality 2000) are met;</li> <li>(c) noxious and offensive odours are not experienced at the location of sensitive land uses.</li> </ul> <p>Editor's note – The Queensland odour impact assessment guideline, available from the Department of Environment and Heritage Protection website, provides a methodology for assessing odour impacts. <a href="http://www.ehp.qld.gov.au">www.ehp.qld.gov.au</a>.</p> <p>Note – Design measures may include:</p> <ul style="list-style-type: none"> <li>(1) landscape buffers and physical barriers such as fences and that set appropriate setback/separation distances</li> <li>(2) adequate allotment design that reduces impacts of emissions</li> <li>(3) adequate construction materials and positioning of rooms and windows to mitigate impact of emissions.</li> </ul>
<b>Protection of medium impact, high impact, extractive and noxious and hazardous industries</b>	
<p><b>PO9</b> Industrial land uses are protected from encroaching incompatible land uses.</p>	<p><b>AO9.1</b> Sensitive land uses:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the viability of existing or future industrial development, including industrial land within an SDA, or an enterprise opportunity area or employment opportunity area identified in a regional plan;</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(b) do not compromise the viability of major sport, recreation and entertainment facilities;</li> <li>(c) do not compromise the operation of major hazard facilities, intensive animal industries or explosive facilities and reserves;</li> <li>(d) are not located within close proximity to waste and sewage treatment plants.</li> </ul>
<b>Storage and handling of hazardous chemicals</b>	
<p><b>PO10</b> Development involving the use, storage or generation of hazardous chemicals minimises off-site hazards and associated risks.</p> <p>Note – If development does not comply with AO10.1, in addition to PO10 development will be required to be assessed against PO12, PO13, PO14 and PO15.</p> <p>Note – To assist in demonstrating compliance with the performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p> <p>Note- Terms used in this section are defined in <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	<p><b>AO10.1</b> Development that involves the storage or handling of hazardous chemicals:</p> <ul style="list-style-type: none"> <li>(a) complies within the self-assessable thresholds contained within Table 9.4.5.3b Self-assessable development thresholds and complies with the self-assessable criteria contained within Table 9.4.5.3d Self-assessable criteria for Hazardous chemicals;</li> <li>(b) does not involve identified assessable thresholds contained within Table 9.4.5.3c Assessable development thresholds;</li> </ul> <p>Note – Terms used in this section are defined in <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>
<b>Contaminated land</b>	
<p><b>PO11</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p>	<p><b>AO11.1</b> Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>
<b>For assessable development</b>	
<p><b>Hazardous chemicals</b> Note – Terms used in this section are defined in <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	
<p><b>PO12</b> Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</p> <p>Note – To assist in demonstrating compliance with the performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	<p><b>AO12.1</b> Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below:</p> <p><u>Dangerous dose:</u></p> <ul style="list-style-type: none"> <li>(a) for any hazard scenario involving the release of gases or vapours:             <ul style="list-style-type: none"> <li>(i) AEGL2 (60 minutes) or if not available ERPG2;</li> <li>(ii) An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> </li> <li>b) for any hazard scenario involving fire or explosion:</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(i) 7 kPa overpressure; (ii) 4.7 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If criteria AO12.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>0.5 \times 10^{-6}</math>/year.</p> <hr/> <p><b>AO12.2</b> Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:</p> <p><u>Dangerous dose:</u></p> <p>(a) for any hazard scenario involving the release of gases or vapours: (i) AEGL2 (60 minutes) or if not available ERPG2; (ii) An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</p> <p>(b) for any hazard scenario involving fire or explosion: (i) 7 kPa overpressure; (ii) 4.7 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If criteria AO12.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>5 \times 10^{-6}</math>/year.</p> <hr/> <p><b>AO12.3</b> Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p><u>Dangerous dose:</u></p> <p>(a) for any hazard scenario involving the release of gases or vapours: (i) AEGL2 (60minutes) or if not available ERPG2 (ii) An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</p> <p>(b) for any hazard scenario involving fire or explosion: (i) 14 kPa overpressure (ii) 12.6 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If criteria AO12.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>50 \times 10^{-6}</math>/year.</p>
<p><b>PO13</b> Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p> <p>Note – To assist in demonstrating compliance with the performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably</p>	<p><b>AO13.1</b> Buildings and package stores containing fire-risk hazardous chemicals are provided with a 24 hour monitored fire detection system for early detection of a fire event.</p>

Performance outcomes	Acceptable outcomes
<p>qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	
<p><b>PO14</b> Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including firefighting media.</p> <p>Note – To assist in demonstrating compliance with the performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	<p><b>AO14.1</b> Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p><b>PO15</b> Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500 L or kg within a Local Government “flood hazard area” are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p> <p>Note – To assist in demonstrating compliance with the performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	<p><b>AO15.1</b> The base of any tank with a WC &gt;2,500 L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively: (a) bulk tanks are anchored so they cannot float if submerged or inundated by water; and (b) tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.</p> <p><b>AO15.2</b> The lowest point of any storage area for packages &gt;2,500 L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>

Table 9.4.4.3.b – Self-assessable development thresholds

Hazardous chemical	PG or type	Applicable storage and handling type	Threshold quantity	Exclusions
Flammable gases – DG class 2.1	N/A	Cylinder stores with natural ventilation	> 1,000 – ≤ 5,000 L	(a) Gases connected to a consuming device, fuel burning appliance or within a refrigeration system (b) Tanks with a WC > 500 L (c) Aerosols with a WC < 1 L (d) Cylinder exchange facilities that comply with AS1596, (e) Cylinders stores with any of the following attributes: <ul style="list-style-type: none"> <li>• within or attached to a building,</li> <li>• mechanically ventilated.</li> </ul>
Oxidising gases – DG class 2.2, sub risk 5.1	N/A	Cylinder stores with natural ventilation	> 1,000 – ≤ 20,000 L	
Non-toxic, non-flammable gases – DG class 2.2	N/A	Cylinder stores with natural ventilation	> 2,000 – ≤ 200,000 L	
Flammable liquids – DG class 3	PGII or PGIII	Aboveground tanks and package stores with natural ventilation	> 10,000 – ≤ 60,000 L	(a) Flammable or combustible liquids co-located with DG classes 2, 3, 4, 5 or 6.1 above minor storage (b) Any tank other than a static storage tank located outdoors (c) Tanks with a diameter > 6 m, (d) Package stores with any of the following attributes: <ul style="list-style-type: none"> <li>• within or attached to a building,</li> <li>• mechanically ventilated.</li> </ul>
		Underground tanks	> 10,000 – ≤ 500,000 L	
Combustible liquids with a flashpoint ≤ 93°C	N/A	Package stores with natural ventilation	> 10,000 – ≤ 100,000 L	
		Aboveground or underground tanks	> 10,000 – ≤ 500,000 L	
Oxidising substances – DG class 5.1	PG II	Aboveground tanks containing liquids	> 10,000 – ≤ 20,000 L/kg	(a) Ammonium Nitrate (b) Any tank other than a static storage tank located outdoors (c) Solids in silos, bunkers or stockpiles, (d) Package stores with any of the following attributes: <ul style="list-style-type: none"> <li>• constructed with combustible materials</li> <li>• within or attached to a building</li> <li>• mechanically ventilated,</li> <li>• floor area &gt; 200 m<sup>2</sup>.</li> </ul>
		Package stores with natural ventilation		
	PG III	Aboveground tanks containing liquids	> 10,000 – ≤ 250,000 L/kg	
		Package stores with natural ventilation		

<p>Toxic substances – DG class 6.1</p>	<p>PGII or PGIII</p>	<p>Aboveground tanks and package stores with natural ventilation</p>	<p>&gt; 10,000 – ≤ 500,000 L/kg</p>	<p>(a) Any tank other than a static storage tank                  (b) A Major Hazard Facility under Schedule 3 of the <i>Sustainable Planning Regulation 2009</i>,                  (c) Toxic substances co-located with DG classes 2, 3, 4 or 5 above minor storage.</p>
<p>Corrosive substances – DG class 8</p>	<p>PGII or PGIII</p>	<p>Aboveground tanks and package stores with natural ventilation</p>	<p>&gt; 10,000 – ≤ 200,000 L/kg</p>	<p>(a) Any tank other than a static storage tank,                  (b) A Major Hazard Facility under Schedule 3 of the <i>Sustainable Planning Regulation 2009</i>.</p>
<p>Substances hazardous to the environment – DG class 9</p>	<p>PGII</p>	<p>Any storage in a local government flood hazard area</p>	<p>&gt; 2,500 L/kg</p>	<p>No exclusions</p>
	<p>PGIII</p>	<p>Any storage in a local government flood hazard area</p>	<p>&gt; 10,000 L/kg</p>	

Notes –

- L/kg = Litres for liquids and kilograms for solids;
- Gases and liquids are calculated based on the water capacity (WC) of each storage container;
- Section 14 of a hazardous chemical's Safety Data Sheet (SDS) will identify any applicable Dangerous Goods (DG) class and Packing Group (PG) and section 9 will identify any applicable flashpoint;
- Co-located means stored within a common spill compound or storage compound.

Table 9.4.4.3.c – assessable development thresholds

Hazardous chemical	PG or type	Storage and handling type	Threshold quantity	Exclusions (MHF Quantities)
GTDTBT	N/A	Any	> 500 L/kg	A Major Hazard Facility under Schedule 3 of the Sustainable Planning Regulation 2009
Toxic gases – DG class 2.3	N/A	Any	> 500 L	
Flammable gases – DG class 2.1	N/A	Cylinder store with any of the following attributes: <ul style="list-style-type: none"> <li>contains aerosols with a WC &lt; 1 L</li> <li>co-located with other fire-risk hazardous chemicals that exceed minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 1,000 L	
		Any other aboveground storage or handling	> 5,000 L	
Oxidising gases – DG class 2.2, sub risk 5.1	N/A	Cylinder store with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with fire-risk hazardous chemicals above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 1,000 L	
		Any other cylinder store	> 20,000 L	
		Aboveground tank(s)	> 10,000 L	
Non-toxic, non-flammable gases – DG class 2.2	N/A	Any	>200,000 L	
Flammable liquids – DG class 3	PG I	Any	> 500 L	
	PG II or PG III	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 L	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with fire-risk hazardous chemicals or toxic substances above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 10,000 L	
		Any other aboveground storage or handling	> 60,000 L	
Combustible liquids with a flashpoint ≤ 93°C	N/A	Aboveground tank(s) within a multi-story building	> 1,000 L	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with fire-risk hazardous chemicals or toxic substances above minor storage</li> <li>mechanically ventilated</li> <li>located within or attached to a building, or</li> <li>tanks &gt; 6m in diameter.</li> </ul>	> 10,000 L	



Hazardous chemical	PG or type	Storage and handling type	Threshold quantity	Exclusions (MHF Quantities)
		Any other package store	> 100,000 L	
		Any other aboveground storage or handling	> 500,000 L	
Flammable and reactive solids – DG classes 4.1, 4.2 or 4.3	PG I	All	> 500 kg	
	PG II or PG III	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 kg	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with fire-risk hazardous chemicals above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 2,500 kg	
		Any other aboveground storage or handling	> 10,000 kg	
Oxidising substances – DG class 5.1	PG I	All	> 500 L/kg	
	PG II	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 L/kg	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>constructed of combustible materials</li> <li>a floor area &gt; 500 m<sup>2</sup></li> <li>co-located with fire-risk hazardous chemicals or corrosive substances above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 10,000 L/kg	
		Solids stored in silos, bunkers or stock piles	> 20,000 L/kg	
		Any other aboveground storage or handling	> 50,000 L/kg	
	PG III	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 L/kg	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>constructed of combustible materials</li> <li>a floor area &gt; 500 m<sup>2</sup></li> <li>co-located with fire-risk hazardous chemicals or corrosive substances above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 20,000 L/kg	
		Solids stored in silos, bunkers or stock piles	> 20,000 L/kg	

Hazardous chemical	PG or type	Storage and handling type	Threshold quantity	Exclusions (MHF Quantities)
		Any other aboveground storage or handling	> 250,000 L/kg	
Organic Peroxides – DG class 5.2	All	Any	> 500 L/kg	
Toxic substances – DG class 6.1	PG I	Any	> 500 L/kg	
	PG II or PG III	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 L/kg	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with fire-risk hazardous chemicals above minor storage</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 10,000 L/kg	
		Any other aboveground storage or handling	> 500,000 L/kg	
Corrosive substances	PGI	Any	> 500 L/kg	
	PG II or PG III	Activities that involve: <ul style="list-style-type: none"> <li>elevated temperature or pressure, or</li> <li>chemical reactions that cause a temperature rise or generate a gas.</li> </ul>	> 1,000 L/kg	
		Storage areas with any of the following attributes: <ul style="list-style-type: none"> <li>co-located with oxidising substances above minor storage</li> <li>spill compounds that contain two or more corrosive substances that may react dangerously with each other</li> <li>mechanically ventilated, or</li> <li>located within or attached to a building.</li> </ul>	> 10,000 L/kg	
		Any other aboveground storage or handling	> 200,000 L/kg	

Notes –

- L/kg = Litres for liquids and kilograms for solids;
- Gases and liquids are calculated based on the water capacity (WC) of each storage container;
- Section 14 of a hazardous chemical's Safety Data Sheet (SDS) will identify any applicable Dangerous Goods (DG) class and Packing Group (PG) and section 9 will identify any applicable flashpoint; Co-located means stored within a common spill compound or storage compound.

**Table 9.4.4.3.d – Self-assessable criteria for Hazardous chemicals**

Gases in cylinders				
General requirements – Cylinder				
(1) All separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development; (2) Separation distances shall be measured laterally from the outermost cylinder to any area to be protected. Cylinder stores (areas of stored cylinders) shall be located outdoors and used to store closed cylinders only. Toxic gases are not permitted within a cylinder store; (3) LPG decanting cylinders are not permitted in cylinder stores; (4) Gas cylinders shall be stored in the upright position only unless specified by the cylinder’s manufacturer. Nominally empty cylinders shall be separated in the same manner as those which are full.				
Construction requirements				
(1) Cylinder stores shall be constructed from non-combustible materials that are compatible with the gases to be stored. Hardwood frames or floors are not considered combustible materials for the purposes of this code, however, hardwood cladding is; (2) Where there is a space between the floor of a cylinder store and the ground (i.e. cylinders are stored on a platform), such a space shall be either completely filled with a non-combustible solid material or shall be empty, open on at least three sides and free of any combustible materials; (3) The floor of a cylinder store shall not be capable of pooling liquid; (4) Any doors in a cylinder store shall open outwards or be of a ventilated roller type. Any door shall also be able to be opened from inside the store;				
Siting and separation – Cylinder stores				
(1) Where no minimum separation distance between a cylinder store and an on-site protected place is specified, the cylinder store shall be located $\geq 1$ m from building openings. For cylinder stores with mixed divisions of gases separation distances shall be based on the aggregate of all gas cylinders within in the store with the greatest separation distance of Tables CS1-3 applying to the store; (2) Any two cylinder stores can be considered separate stores if they are separated from each other by $\geq 3$ m or the same distance required between the largest store and a property boundary, whichever is greater; (3) Cylinder stores shall be separated from UN1075 (LPG) decanting cylinders or filling points by $\geq 6.5$ m; (4) Cylinder stores shall be separated from property boundaries by $\geq$ Table CS1; (5) Cylinder stores shall be separated from on-site protected places by $\geq$ Table CS2; (6) Cylinder stores shall be separated from aboveground accumulations of combustible materials or storage and handling areas of other DG classes or combustible liquids >Minor Storage by $\geq$ Table CS3; (7) Gas cylinders shall be segregated by $\geq 3$ m from any incompatible gases or substances. Division 2.2 gases are not considered to be incompatible with flammable gases, oxidising gases or toxic gases and can be used to segregate incompatible gases; (8) Gases shall be segregated from any other substance they may react dangerously with by $\geq 5$ m.				
Table CS1				
Aggregate capacity	UN1075 only	Class 2.1, other than UN1075	Class 2.2, sub-risk 5.1	Class 2.2, no sub-risk
1000-2000L	3m	3m	3m	1m
2000-2500L	3m	6m	5m	5m
2500-5000L	4.5m	6m	5m	5m
5000-20,000L			5m	5m

>20,000L	Not self-assessable	Not self-assessable	Not self-assessable	5m
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**Table CS2**

Aggregate capacity	UN1075 only	Class 2.1, other than UN1075	Class 2.2, sub-risk 5.1	Class 2.2, no sub-risk
1000-2000L	3m	3m	3m	not specified
2000-2500L	3m	3m	3m	not specified
2500-5000L	4.5m	3m	3m	3m
5000-20,000L	Not self-assessable	Not self-assessable	3m	3m
>20,000L			Not self-assessable	3m

**Table CS3**

Aggregate capacity	UN1075 only	Class 2.1, other than UN1075	Class 2.2, sub-risk 5.1	Class 2.2, no sub-risk
1000-2000L	3m	3m	3m	3m
2000-2500L	3m	5m	5m	3m
2500-5000L	3m	5m	5m	3m
5000-20,000L	Not self-assessable	Not self-assessable	5m	3m
>20,000L			Not self-assessable	3m

**Siting and separation – LPG decanting cylinders**

- (1) LPG decanting cylinders shall be located outdoors on the ground in a static position only, with the outlet and safety relief valves directed away from any above ground LPG storage tank, dangerous goods storage area or fuel dispenser for flammable or combustible materials;
- (2) LPG decanting cylinders shall be segregated by  $\geq 3$  m from any incompatible gases or substances and any other substance they may react dangerously with by  $\geq 5$  m;
- (3) The centre point of any LPG decanting cylinder shall be a located to achieve the following minimum separation distances:
  - (a) 6.5 m to any boundary
  - (b) 6.5 m to any on-site protected place
  - (c) 6.5 m to any aboveground LPG storage tank
  - (d) 6.5 m to any fire-risk dangerous goods or combustible materials stored above ground
  - (e) 4.5 m to any fuel dispenser for a flammable or combustible material
  - (f) 4.5 m to any non fire-risk dangerous goods stored above ground
  - (g) 4.5 m to any entrance to any drain, pit or basement
  - (h) 3.5 m to any opening into a building
  - (i) 3.5 m to any structure that limits egress past the cylinder
  - (j) 2.5 m to any fill or dip cap of any underground storage tank

Note – these separation distances are inclusive of a maximum hose length of 1.5m.

**Ventilation**

- (1) Cylinder stores shall be provided with a ventilation system capable of providing sufficient fresh air to dilute and remove gases and allow any flammable vapours to dissipate and reduce any risk of asphyxiation, fire or explosion. Where lighter-than-air gases are to be

- stored high-level ventilation shall be provided in the roof ridge or at the highest point(s) of any roof. Ceilings are not permitted in any roof;
- (2) Ventilation shall be in the form of an open wall or vents;
  - (3) An open wall means a completely open external wall or wall of fixed louvers, chequered brickwork, slotted bricks, slotted roller doors or wire mesh from floor to ceiling with a minimum of 50 per cent of its area as openings;
  - (4) A vent means an opening in an external wall with a minimum free surface area of  $\geq 0.1 \text{ m}^2$ . Where vents are used, they shall be provided at both high and low levels relative to the floor and roof and ventilate directly to outdoor areas away from building entrances, doors, windows, air conditioning intakes, sources of ignition, areas people are not likely to congregate or other areas that allow free air movement. Vents that pass through cavity walls must be lined to prevent vapours from escaping into a wall cavity;
  - (5) Cylinder stores shall be provided with at least one of the following ventilation systems:
    - (a) Two opposing external sides that are open; or
    - (b) One external side that is open, provided at a minimum it is twice as long as it is wide; or
    - (c) Vents in at least one pair of opposing external sides, provided that:
      - (i) the distance between the opposing external walls does not exceed 10 m; and
      - (ii) in every 2 m length of external opposing walls, there are at least two vents evenly distributed; and
      - (iii) the total area of vents per meter length of wall.

#### Impact avoidance – Cylinder stores

- (1) Cylinders within a cylinder store shall be secured to restrict their movement by railings, chains or barriers;
- (2) Cylinder stores serviced by motor vehicles (including forklifts) or in vehicle manoeuvring areas (e.g. car parks or hard stands) shall be provided with impact protection in accordance with at least one of the following:
  - (a) Fully enclosed metal cage, not including the floor or roof of the store;
  - (b) Platform  $\geq 900$  mm above the ground level where motor vehicles can operate/manoeuvre;
  - (c) 1.2 m high x 75 mm wide core filled metal bollard buried a minimum of 500 mm deep and located either side of any point a motor vehicle can access or exit the store;
  - (d) Concrete kerb a minimum of 190 mm high located a minimum of 2 m from the cylinder store.

#### Impact avoidance – Decanting cylinders

- (1) Decanting cylinders located in or adjacent to vehicle manoeuvring area shall be provided with impact protection in accordance with at least one of the following:
  - (a) Core-filled metal bollards:
    - (iv) minimum of 1.2 m high x 75 mm wide; and
    - (v) buried a minimum of 500 mm deep below ground; and
    - (vi) spaced at a maximum of 1.3 m between any 2 posts or bollards required to separate a cylinder from a vehicle access area; and
    - (vii) a minimum of 1.5 m away from the side of the cylinder; or
  - (b) Metal guardrail a minimum of 700 mm high with posts buried a minimum of 500 mm deep and located a minimum of 1.5 m from any cylinder; or
  - (c) A chain-wire metal fence a minimum of 1.8 m high with a minimum of 50 mm steel posts buried a minimum of 600 mm deep and located a minimum of 3 m from the cylinder; or
  - (d) A concrete or masonry kerb a minimum of 190 mm high located a minimum of 5 m from a cylinder.

#### Fire safety

- (1) Cylinder stores shall have  $>1$  x hose reel and  $>1$  x 9 kg ABE extinguisher within 10 m but not closer than 3 m;
- (2) Decanting cylinders shall have  $>1$  x 9 kg ABE extinguisher within 10 m but not closer than 3 m. Where  $>2$  decanting cylinders are stored  $<6.5$  m from each other, a hose reel shall also be provided within 10 m but not closer than 3 m from each cylinder;

- (3) Any hose reel shall be capable of reaching all sides of the package store or decanting cylinder it is protecting.

**Access restriction**

- (1) Cylinder stores shall be kept under lock and key.

**Flammable and combustible liquids in packages and IBCs**

**General requirements**

- (1) Package stores (areas of stored packages and IBCs) shall be located outdoors only and used for the storage of closed packages and/or IBCs only;
- (2) All separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (3) Separation distances shall be measured from the inside edge of any bund wall or natural vent opening to any areas to be protected;
- (4) Package stores shall be constructed from non-combustible materials that are compatible with the flammable and combustible liquids to be stored. Hardwood frames are not considered combustible materials for the purposes of this Code, however, hardwood cladding is;
- (5) The lowest point of any package store containing >2,500 L of PGII or >10,000 L of PGIII shall be higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.

**Siting and separation – package store**

- (1) Package stores shall be separated from property boundaries and on-site protected places by  $\geq$ Table FL1;
- (2) Flammable and combustible liquids shall be segregated from any other substance that it may react dangerously with by  $\geq$ 5 m and stored in separate spill compounds;
- (3) Package stores shall be separated from any decanting area for flammable or combustible liquids by  $\geq$ 6 m;
- (4) Package stores shall be separated from aboveground tanks containing flammable liquids by  $\geq$ 6 m or the diameter of the tank up to a maximum of 15 m, whichever is greatest;
- (5) Package stores shall be separated from aboveground tanks containing combustible liquids by  $\geq$ 3 m or the diameter of the tank up to a maximum of 7 m, whichever is greatest.

**Table FL1**

PGII with or without PGIII, C1 or C2	PGIII with or without C1 or C2	C1 with or without C2	Minimum separation distance
1 000L	2 500L	10 000L	3m
2 000L	8 000L	20 000L	4m
4 000L	16 000L	40 000L	5m
7 000L	28 000L	70 000L	6m
10 000L	40 000L	100 000L	7m
14 000L	60 000L		8m
20 000L			9m
26 000L			10m
34 000L			11m
42 000L			12m
52 000L			13m

60 000L		14m
<p>Note – Flammable or combustible liquids with differing flashpoints stored within the same package store, shall all be treated as an aggregate of the liquid with the lowest flashpoint.</p>		
<p><b>Spill containment</b></p>		
<p>(1) Spill containment systems shall not bring together two or more hazardous chemicals that are not compatible (including common drains);</p> <p>(2) Package stores shall be provided with a spill compound (e.g. bund) that complies with all of the following:</p> <ul style="list-style-type: none"> <li>(a) is impervious;</li> <li>(b) constructed of a fire resistant material(s);</li> <li>(c) capable of holding liquid when full;</li> <li>(d) sloped to a low point or sump;</li> <li>(e) provided with a means of being emptied;</li> <li>(f) free from any other dangerous goods;</li> <li>(g) provided with restraints or barriers to prevent packages falling outside of the bund if packages are positioned closer than 600 mm from a bund wall;</li> <li>(h) has a minimum internal volume as per Table FL2.</li> </ul>		
<p><b>Table FL2</b></p>		
Aggregate volume of packages/IBCs	Minimum volume of spill compound	
2 000L	2 100L	
4 000L	2 600L	
7 000L	3 350L	
8 000L	3 600L	
10 000L	4 100L	
14 000L	4 500L	
16 000L	4 700L	
20 000L	5 100L	
26 000L	5 700L	
28 000L	5 900L	
34 000L	6 500L	
40 000L	7 100L	
42 000L	7 300L	
52 000L	8 300L	
60 000L	9 100L	
70 000L	10 100L	
100 000L	13 100L	
<p><b>Ventilation</b></p>		
<p>(1) Package stores shall be provided with ventilation to allow for flammable vapours to dissipate. Ventilation shall be in the form of an open wall or vent;</p> <p>(2) An open wall means any external wall that is completely open above the top of the bund wall or a wall of fixed louvers or wire mesh having a minimum of 50 per cent of its area are openings;</p>		

- (3) A vent means 2 x openings in an external wall with a minimum free surface area of 0.15 m<sup>2</sup> with one located directly above the top of a bund wall and the other above the highest package. For package stores storing combustible liquids only, the opening above the highest package is not mandatory;
- (4) Any vent that passes through a cavity wall must be lined to prevent vapours from escaping into a wall cavity. Package stores shall be provided with at least one of the following ventilation systems:
  - (a) Two or more open walls; or
  - (b) One open wall, provided it is longer than it is wide; or
  - (c) One open wall and vents in the opposite or adjacent wall at a minimum of every 3 m; or
  - (d) A minimum of two opposite walls provided with vents a minimum of every 3 m; or
  - (e) For package stores longer than 6m but no wider than 5m, vents in the longest wall minimum of every 1.4 m.

**Impact avoidance**

- (1) Impact damage caused by fork-lift trucks or other moving equipment against racking uprights shall be avoided by the protection of corner uprights as follows:
  - (a) An upright protector with a height of not less than 400 mm shall be positioned at the end upright of each run of racking between cross-aisles;
  - (b) An upright protector shall be positioned at all those uprights positioned at aisle and gangway intersections;
  - (c) The upright protector shall be designed for energy absorption of  $\geq 400$  Nm in any direction at any height between 0.1 m and 0.4 m;
  - (d) The upright protector shall be positioned in such a way that, after its deformation by absorbing an impact, the upright will not be damaged.

Note – As an alternative to use of upright protectors, the installation may be designed to survive the complete removal of a section at the bottom of an upright.

**Fire safety**

- (1) Package stores shall be provided with a 24 hr monitored fire detection system and fire protection equipment  $\geq$  Table FL3.

**Table FL3**

Storage type	Fire protection
Unroofed package store containing flammable liquids only.	4 x 9 kg ABE extinguishers, 2 x 9 kg foam extinguishers and 1 x hose reel able to reach all areas of the package store with a branch pipe.
Roofed package store containing flammable liquids only.	1 x 9 kg ABE extinguisher located at each doorway(s), 1 x 9kg ABE extinguisher located internally every 15m and 1 x hose reel able to reach all areas of the package store with a branch pipe, pick up and a supply of foam concentrate*.
Unroofed package store containing combustible liquids only.	1 x 9 kg ABE extinguisher and 2 x 9kg foam extinguishers.
Roofed package store containing combustible liquids only.	1 x 9 kg ABE extinguisher located at each doorway(s) with a total no less than 2 and 1 x 9kg foam extinguisher located at each doorway(s) also with a total of no less than 2.
Unroofed package store containing flammable and combustible liquids.	4 x 9 kg ABE extinguishers, 2 x 9 kg foam extinguishers and 1 x hose reel able to reach all areas of the package store with a branch pipe.
Roofed package store containing flammable and combustible liquids.	1 x 9 kg ABE extinguisher located at each doorway(s), 1 x 9 kg ABE extinguisher located internally every 15m and 1 x



	hose reel able to reach all areas of the package store with a branch pipe, pick up and a supply of foam concentrate*.
* A supply of foam concentrate shall be consistent with the quantity identified in a site's emergency plan required under the <i>Work Health and Safety Act 2011</i> .	
<b>Access restriction</b>	
(1) Package stores shall be kept under lock and key.	
<b>Flammable and combustible liquids in tanks</b>	
<b>General requirements for tanks</b>	
<ol style="list-style-type: none"> <li>(1) Aboveground tanks, vents, fill points and dispensers shall be located outdoors only;</li> <li>(2) Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;</li> <li>(3) Separation distances for any tank, dispenser, pump, vent or fill point shall be measured from the outermost external surface;</li> <li>(4) Separation distances for any spill compound (bund) containing a flammable liquid tank shall be measured from the inside edge of the bund walls;</li> <li>(5) Aboveground tanks shall be made of steel only. The outer shell of any fire-rated double walled tank can be made of heat resistance materials required to achieve a 240/240/240 fire resistance level;</li> <li>(6) Underground tanks shall be double walled with the outer wall constructed of corrosion resistant materials. Separation distances for spill compounds (bund) shall be measured from the inside edge of the bund walls. Tanks shall be located <math>\geq 1</math> m from any wall to allow access for inspection and maintenance;</li> <li>(7) Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;</li> <li>(8) ADG Code compliant isotainers and intermodal tanks are considered tanks for the purposes of this code. Aboveground tanks, including isotainers or intermodal tanks shall not be stacked on top of each other. Where the base of any tank containing <math>&gt;2,500</math> L of PGII or <math>&gt;10,000</math> L of PGIII is lower than a relevant flood height level identified in a local government's flood hazard area such a tank shall be anchored so it cannot float if submerged or inundated by water; and, any opening not provided with a liquid tight seal, i.e. an atmospheric vent, shall be extended above the relevant flood height level.</li> </ol>	
<b>Siting and separation – tanks not including fire-rated tanks</b>	
<ol style="list-style-type: none"> <li>(1) Aboveground tanks shall be separated from property boundaries by <math>\geq</math>Table FL4;</li> <li>(2) Aboveground flammable liquid tanks shall be separated from on-site protect places by <math>\geq</math>Table FL4;</li> <li>(3) Aboveground combustible liquid tanks shall be separated from on-site protect places by <math>\geq 50</math> per cent of Table FL4 or 7.5 m, whichever is less;</li> <li>(4) Spill compounds containing flammable liquid tanks shall be separated from property boundaries by <math>\geq 50</math> per cent of Table FL4;</li> <li>(5) Any two aboveground flammable and/or combustible liquid tanks shall be separated from each other by <math>\geq</math>Table FL5;</li> <li>(6) Flammable and/or combustible liquid tanks shall be segregated from substances they may react dangerously with by <math>\geq 5</math> m and be stored in separate spill compounds;</li> <li>(7) Aboveground flammable liquid tanks shall be separated from package stores and decanting areas for flammable or combustible liquids by <math>\geq 6</math> m;</li> <li>(8) Aboveground combustible liquid tanks shall be separated from package stores containing flammable or combustible liquids by <math>\geq 3</math> m or the diameter of the tank, whichever is greater.</li> <li>(9) Underground tanks shall be separated from property boundaries by <math>\geq 2</math> m.</li> </ol>	
<b>Siting and separation – fire-rated double walled tanks</b>	
(1) Aboveground fire-rated self-bunded tanks shall be separated from property boundaries and on-site protected places by $\geq 50$ per cent of Table FL4.	
<b>Siting and separation – tank openings, vents and fill points</b>	

- (1) Fill points for flammable liquid tanks shall be located outside in open air  $\geq 4$  m from property boundaries and building openings;
- (2) Fill points for combustible liquid tanks shall be located outside in open air  $\geq 2$  m from building openings;
- (3) Tank fill points shall also be adequately located to ensure delivery vehicles:
  - (a) can park entirely inside the property boundaries;
  - (b) are not required to enter a tank bund;
  - (c) are capable of exiting the fill point area without reversing.
- (4) Any vent discharge point of a flammable liquid tank shall be located a minimum of:
  - (d) 4 m aboveground or a minimum of 150 mm above the top of the tank or above the highest point of a refuelling vehicle, whichever is greater; and
  - (e) 4 m from any opening into a building (i.e. window, mechanical vent intake etc) for flammable liquids; 1.5 m from a property boundary for underground tanks and self-bunded tanks; or
  - (f) 3m from a property boundary for an aboveground tank.
- (5) Any vent discharge point for a combustible tank shall be located a minimum of:
  - (g) 4m above ground or a minimum of 150 mm above the top of the tank or above the highest point of a refuelling vehicle, whichever is greater; and
  - (h) 2 m from any opening into a building.

**Siting and separation – Dispensers**

- (1) Flammable liquid dispensers shall be separated from property boundaries by  $\geq 4$  m;
- (2) Flammable liquid dispensers shall be separated from aboveground non fire-rated tanks by  $\geq 8$  m.

**Table FL4**

PGII	PGIII	C1	Minimum separation distance
1 000L	2 500	10 000	3m
2 000L	8 000	20 000	4m
4 000L	16 000	40 000	5m
7 000L	28 000	70 000	6m
10 000L	40 000	100 000	7m
14 000L	60 000	140 000	8m
20 000L		200 000	9m
26 000L		260 000	10m
34 000L		340 000	11m
42 000L		420 000	12m
52 000 L		500 000	13m
60 000L			14m

**Table FL5**

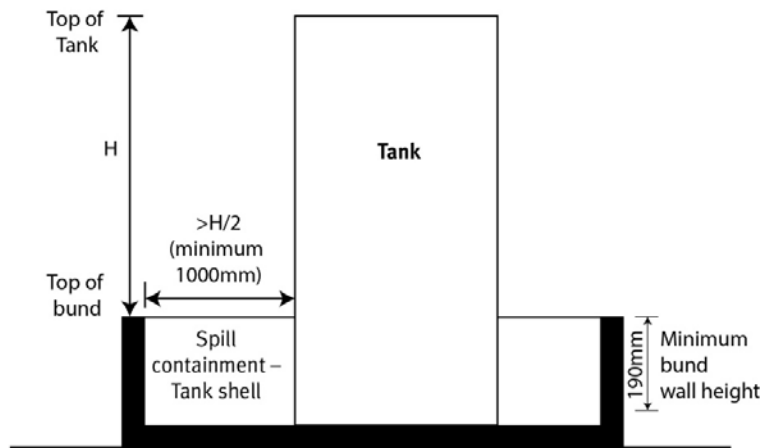
Liquid type	Vertical type	Horizontal tanks	Vertical and horizontal
Flammable liquid tanks only $\geq 60,000$ L	$\geq 1$ m or 1/3 of the larger tank's diameter, whichever is greater.	$\geq 600$ mm and side to side, (not end-to-end).	$\geq 1$ m or 1/3 of the larger tank's diameter, whichever is greater, and horizontal tank ends shall not face vertical tanks.

Combustible liquid tanks only <60,000 L	≥1 m	≥600 mm and side to side, (not end-to-end)	All tanks shall be separated from each other by 1 m and horizontal tanks cannot face vertical tanks
A mix of flammable and combustible tanks <60,000 L	≥1m or 1/3 of the diameter of the largest flammable liquid tank, whichever is greater.	≥600 mm side to side, (not end-to-end).	≥1 m or 1/3 of the diameter of the largest flammable liquid tank, whichever is greater, and horizontal tank ends cannot face vertical tanks.
A mix of flammable and combustible tanks >60,000 L	Not self-assessable	Not self-assessable	Not self-assessable

**Spill containment – Aboveground tanks, not including double walled self-bunded tanks**

- (1) Spill containment systems shall not bring together two or more hazardous chemicals that are not compatible (including common drains);
- (2) Aboveground tanks, other than self-bunded aboveground tanks, shall be located inside a spill compound (e.g. bund) that complies with all of the following:
  - (a) is impervious;
  - (b) free from pipe work penetrating through any wall of the bund;
  - (c) constructed of fire resistant material(s);
  - (d) able to hold liquid when full;
  - (e) sloped to a low point or sump;
  - (f) provided with a means of being emptied;
  - (g) the distance between a bund wall and the nearest tank is a minimum of half the distance between the top of the tank and the top of the bund wall or 1 m whichever is greater; (see figure T1.1 for guidance);
  - (h) has an internal volume ≥110 per cent of the largest tank within the compound. (Includes 10 per cent for fire water);

**Figure T1.1 An illustration of minimum bund wall height relative to tank height**



**Impact avoidance – above ground tanks**

- (1) Aboveground tanks, not including fire-rated self-bunded tanks or those with a bund wall >190mm high shall be provided with impact protection in accordance with at least one of the following:
  - (a) core-filled metal bollards:
    - (i) minimum of 1.2 m high x 75 mm wide; and

<ul style="list-style-type: none"> <li>(ii) buried a minimum of 500 mm deep below ground; and</li> <li>(iii) spaced at a maximum of 1.3 m between any 2 posts or bollards required to separate a tank from a vehicle access area; and</li> <li>(iv) a minimum of 1.5 m away from the side of the tank; or</li> </ul> <ul style="list-style-type: none"> <li>(b) metal guardrail a minimum of 700 mm high with posts buried a minimum of 500 mm deep and located a minimum of 1.5 m from the tank; or</li> <li>(c) a chain-wire metal fence a minimum of 1.8 m high with a minimum of 50 mm steel posts buried a minimum of 600 mm deep and located a minimum of 3 m from the tank; or</li> <li>(d) a concrete or masonry kerb a minimum of 190 mm high located a minimum of 5 m from the tank.</li> </ul>
<p><b>Impact avoidance – underground tanks</b></p>
<p>(1) Underground tanks shall be buried a minimum of 300 mm belowground and provided with a reinforced concrete slab a minimum of 150 mm thick covering the tank storage area.</p>
<p><b>Impact avoidance – fill points</b></p>
<p>(1) Fill points shall be positioned below ground and provided with a metal cover or located inside an above ground tank bund or provided with impact protection as required for above ground tanks.</p>
<p><b>Impact avoidance – vent pipes</b></p>
<p>(1) Vent pipes shall be located inside an above ground tank bund or provided with impact protection as required for above ground tanks.</p>
<p><b>Impact avoidance – vehicle dispensers</b></p>
<p>(1) Dispensers for road vehicles shall be provided with metal bollards in accordance with all of the following:</p> <ul style="list-style-type: none"> <li>(a) core-filled with concrete;</li> <li>(b) minimum of 1.2 m high x 75 mm wide; buried a minimum of 500 mm deep;</li> <li>(c) located at all 4 corners of a dispenser at a distance as wide as or wider than the dispenser;</li> <li>(d) located a minimum of 500 mm from any side of a dispenser.</li> </ul> <p>Note – Multiple dispensers in a row <math>\leq 2</math> m apart may be grouped together and considered as one individual dispenser.</p>
<p><b>Fire safety – storage tanks</b></p>
<p>(1) Tanks shall be provided with fire protection equipment in accordance with Table T3 and all firefighting equipment shall be located outside of spill compounds and within 10 m.</p>
<p><b>Fire safety – dispensers</b></p>
<p>(1) Dispenser shall have access to <math>\geq 2</math> x 9 kg ABE extinguishers within 10 m and one no closer than 3 m.</p>
<p><b>Fire safety – Tank fill points</b></p>
<p>(1) Fill points shall have access to <math>\geq 2</math> x 9 kg ABE extinguishers with one extinguisher <math>&gt; 3</math> m from the fill point.</p>
<p><b>Fire safety – transfer pumps</b></p>
<p>(1) Transfer pumps shall have access to <math>\geq 1</math> x 9 kg ABE extinguisher within 10 m but not closer than 3 m.</p>
<p><b>Table T3</b></p>

Storage type	Storage capacity	Fire protection
Aboveground flammable liquid tanks	<30 000L	1 x 9 kg ABE extinguisher and 1 x 9 kg foam extinguisher.
	30 000 – 60 000L	1 x 9 kg ABE extinguisher and 1 x hose reel able to reach all sides of the storage tank(s) with a branch pipe, pick up and a supply of foam concentrate*.
Aboveground combustible liquid tanks	<60 000L	1 x 9kg ABE extinguisher in a single tank; or 2 x 9kg ABE extinguishers if multiple tanks
	60 000 – 500 000 L	1 x 9 kg ABE extinguisher and 1 x hose reel able to reach all sides of the storage tank(s) with a branch pipe, pick up and a supply of foam concentrate*.
Aboveground flammable and combustible liquid tanks stored within a common spill compound	<30 000L	1 x 9 kg ABE extinguisher and 1 x 9 kg foam extinguisher.
	30 000 – 60 000L	1 x 9 kg ABE extinguisher and 1 x hose reel able to reach all sides of the storage tank(s) with a branch pipe, pick up and a supply of foam concentrate*.
Underground flammable or combustible liquid tanks	Any	Nil

\* A supply of foam concentrate shall be consistent with the quantity identified in a site's emergency plan required under the *Work Health and Safety Act 2011*.

**Access restriction**

- (1) Above ground tanks shall be kept under lock and key.

**Oxidising substances in packages and IBCs**

**General requirements**

- (1) Package stores (areas of stored packages and IBCs) shall be located outdoors only and used for the store closed packages and/or IBCs only;
- (2) Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (3) Separation distances shall be measured from the inside edge of any bund wall or natural vent opening to any areas to be protected;
- (4) Package stores shall be constructed from non-combustible materials that are compatible with the oxidising substances to be stored. Hardwood frames are not considered combustible materials for the purposes of this Code, however, hardwood cladding is;
- (5) Package stores with a spill compound >250 m<sup>2</sup> shall have a minimum of 2 egress points;
- (6) The lowest point of any package store containing >2,500 L of PGII or >10,000 L of PGIII shall be higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.

**Siting and separation**

- (1) Package stores shall be separated from property boundaries and on-site protected places by  $\geq$ Table OS1;
- (2) Oxidising substances shall be segregated from any other substance that it may react dangerously with by a minimum of 5 m and stored in separate spill compounds.

**Table OS1**

Maximum aggregate quantity of store	PGII with or without PGIII	PGIII only
-------------------------------------	----------------------------	------------

2 500 – 10 000L or kg	5m	3m
10 000 – 20 000L or kg	8m	5m
20 000 – 50 000L or kg	Not self-assessable	5m
50 000 – 250 000L or kg		8m

**Storage in stacks**

- (1) Oxidising substances stacked  $\geq 2$  high and not in a pallet racking system, shall comply with the following:
- (a) not exceed 3 m in height;
  - (b) separated a minimum of 1.2 m from any perimeter wall of a package store;
  - (c) multiple stacks within the same package store are separated from each other by  $\geq 3$  m; IV. each stack shall not exceed table OS2:

**Table OS2**

Stack size	PGII with or without PGIII	PGIII only
Involving combustible pallets	20 000 kg	20 000 kg
No combustible pallets	20 000 kg	50 000kg

**Spill containment**

- (1) Spill containment systems shall not bring together two or more hazardous chemicals that are not compatible (including common drains);
- (2) Package stores, containing liquids shall be provided with a spill compound that achieves the following:
- (a) is impervious;
  - (b) constructed or lined with material(s) compatible with the oxidising substance(s) kept;
  - (c) capable of holding liquid when full;
  - (d) sloped to a low point or sump;
  - (e) provided with a means of being emptied;
  - (f) internal volume  $\geq 35$  per cent of aggregate storage volume (includes provision for fire water);
  - (g) Where liquid IBCs are stored, the distance between a bund wall and the nearest IBC shall be  $\geq 50$  per cent;
  - (h) the distance between the top of the highest IBC tank and the top of the closest bund wall; (See figure OS1.1 in section 4.5 for guidance. Impervious shields can be used to extend bund walls);
  - (i) provided with restraints or barriers to prevent packages falling outside of the bund if packages are positioned  $\leq 1$  m from a bund wall.

**Ventilation**

- (1) Package stores shall be provided with ventilation to allow for any vapours to dissipate. Ventilation shall be in the form of an open wall or vent;
- (2) An open wall means any external wall that is completely open above the top of the bund wall or a wall of fixed louvers or wire mesh having a minimum of 50 per cent of its area are openings;
- (3) A vent means 2 x openings in an external wall that are completely open each with a minimum surface area of 0.1 m<sup>2</sup> with one located directly above the top of a bund wall and the other above the highest package;
- (4) Any vent that passes through a cavity wall must be lined to prevent vapours from escaping into a wall cavity. Package stores shall be provided with at least one of the following ventilation systems:
- (a) Two or more open walls; or
  - (b) One open wall, provided it is longer than it is wide; or

- (c) One open wall and vents in the opposite or adjacent wall at a minimum of every 3 m; or
- (d) Two opposite walls provided with vents a minimum of every 3 m; or
- (e) For package stores >6 m long and <5 m wide, vents in the longest wall  $\geq$  every 1.4 m.

#### Impact avoidance

- (1) Impact damage caused by fork-lift trucks or other moving equipment against racking uprights shall be avoided by the protection of corner uprights as follows:
  - (a) An upright protector with a height of not less than 400 mm shall be positioned at the end upright of each run of racking between cross-aisles;
  - (b) An upright protector shall be positioned at all uprights positioned at aisle and gangway intersections;
  - (c) The upright protector shall be designed for energy absorption of  $\geq 400$  Nm in any direction at any height between 0.1 m and 0.4 m;
  - (d) The upright protector shall be positioned in such a way that, after its deformation by absorbing an impact, the upright will not be damaged.

Note – As an alternative to the use of upright protectors, the installation may be designed to survive the complete removal of a section at the bottom of an upright.

#### Fire safety

- (1) Package stores shall be provided with a 24 hr monitored fire detection system and  $\geq 1$  x 9 kg ABE fire extinguisher, within 10 m but no closer than 3 m and  $\geq 1$  x hose reel capable of reaching all areas of the store.

#### Security

- (1) Package stores shall be kept under lock and key.

#### Oxidising substances in tanks

#### General requirements

- (1) Aboveground tanks, vents, fill points and dispensers shall be located outdoors only. Underground tanks are not permitted;
- (2) Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (3) Separation distances shall be measured from the outermost external surface of a tank, fill point or dispenser. Separation distances for spill compounds (bund) shall be measured from the inside edge of the bund walls;
- (4) Tanks shall be located  $\geq 1$  m from any wall to allow access for inspection and maintenance;
- (5) Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;
- (6) ADG Code compliant isotainers and intermodal tanks are considered tanks for the purposes of this code. Aboveground tanks shall not be stacked on top of each other;
- (7) Hydrogen Peroxide tanks  $\geq 5,000$  L shall be fitted with an externally visible temperature measuring device;
- (8) Where the base of any tank containing >2,500 L of PGII or >10,000 L of PGIII is lower than a relevant flood height level identified in a local government's flood hazard area such a tank shall be anchored so it cannot float if submerged or inundated by water; and, any opening not provided with a liquid tight seal, i.e. an atmospheric vent, shall be extended above the relevant flood height level.

#### Siting and separation

- (1) Tanks shall be separated from property boundaries and on-site protected places by  $\geq$  Table OS3;
- (2) Tank bunds shall be separated from property boundaries and on-site protected place  $\geq 3$  m;
- (3) Tanks containing oxidising substances that are compatible with each other shall be separated by  $\geq 1$  m;



- (4) Oxidising substances shall be separated from any other substance that it may react dangerously with, including any another oxidising substance, by a minimum of 5 m and stored in separate spill compounds;
- (5) Tank fill points shall also be adequately located to ensure delivery vehicles:
  - (a) can park entirely inside the property boundaries;
  - (b) are not required to enter a tank bund;
  - (c) are capable of exiting the fill point area without reversing.
- (6) Fill or dispensing points shall be located  $\geq 3$  m from property boundaries or on-site protected places. Separation distances may be measured around an intervening screen wall provided it is  $\geq 1$  m above the transfer point, impervious to liquid and vapour, immune to attack by the oxidising substance(s) kept and acts as a shield or deflection barrier.

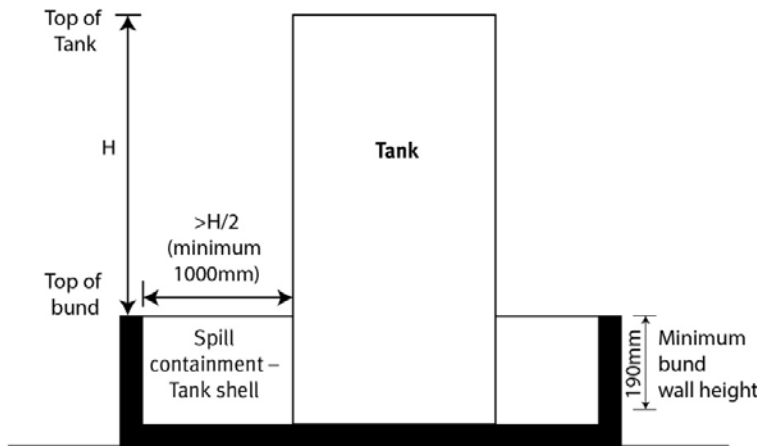
**Table OS3**

Tank size	PGII	PGIII
2 500 – 10 000L	8m	5m
10 000 – 20 000L	8m	5m
20 000 – 50 000L	Not self-assessable	5m
50 000 – 250 000L		8m

**Spill containment – tank shell**

- (1) No two spill compounds containing incompatible substances or substances that may react dangerously with each other shall be connected to a common drain;
- (2) Tanks containing liquids shall be located inside a spill compound that achieves the following:
  - (a) is impervious;
  - (b) compatible with the oxidising substance(s) kept and fire-resistant;
  - (c) capable of holding liquid when full;
  - (d) sloped to a low point or sump;
  - (e) provided with a means of being emptied;
  - (f) free from pipe work penetrating through any bund walls;
  - (g) the distance between a bund wall and the nearest tank shall be  $\geq 50$  per cent the distance between the top of the tank and the top of the bund wall or 1m whichever is greater; (See figure OS1.1 for guidance. Impervious shields may be used to extend bund wall heights);
  - (h) has an internal volume  $\geq 110$  per cent of the largest tank stored within the compound.

**Figure OS1.1 An illustration of minimum bund wall height relative to tank height**





**Impact avoidance**

- (1) Tanks, other than those provided with masonry bunds >190mm high or self bunded fire-rated tanks shall be provided with impact protection in accordance with at least one of the following:
  - (a) core-filled metal bollards:
    - (i) minimum of 1.2 m high x 75 mm wide; and
    - (ii) buried a minimum of 500 mm deep below ground; and
    - (iii) spaced at <1.3 m between any 2 posts or bollards required to separate a tank from a vehicle access area
    - (iv) a minimum of 1.5 m away from the side of the tank.
  - (a) metal guardrail a minimum of 700 mm high with posts buried a minimum of 500 mm deep and located a minimum of 1.5 m from the tank; or
  - (b) a chain-wire metal fence a minimum of 1.8 m high with a minimum of 50 mm steel posts buried a minimum of 600 mm deep and located a minimum of 3 m from the tank; or
  - (c) a concrete or masonry kerb a minimum of 190 mm high and a minimum of 5 m from the tank.

**Fire Safety**

- (1) Tanks shall be provided with  $\geq 1$  x 9 kg dry chemical fire extinguisher, within 10 m but no closer than 3 m and  $\geq 1$  x hose reel capable of reaching all sides of the tank(s).

**Security**

- (1) Tanks shall be kept under lock and key.

**Toxic substances in packages and IBC's****General requirements**

- (1) Package stores (areas of stored packages and IBCs) shall be free standing and used for the storage of closed packages and/or IBCs only;
- (2) Package stores within buildings shall be located on a floor with immediate access outside the building;
- (3) All separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (4) Separation distances shall be measured from the inside edge of any bund wall or natural vent opening to any areas to be protected;
- (5) Package stores shall be constructed from materials compatible with the toxic substances to be stored. Package stores with a spill compound >25 m<sup>2</sup> shall have a minimum of 2 access points;
- (6) Toxic substances with a flammable liquid subsidiary risk or vice versa shall not be stored with toxic substances that do not have a flammability (class 3) risk.
- (7) Decanting, blending or filling packages is not permitted in package stores containing toxic substances. The lowest point of any package store containing >2,500 L of PGII or >10,000 L of PGIII shall be higher than any relevant flood height level identified in an area's flood hazard area;
- (8) Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level

**Siting and separation**

- (1) Separation distances between a package store and a property boundary shall be  $\geq$ Table TS1;
- (2) Separation distances between a package store and an on-site protected place shall be >50 per cent Table TS1;
- (3) Toxic substances shall be separated from any other substance that it may react dangerously with by a minimum of 5 m and stored in separate spill compounds.

**Table TS1**

Package store volume (L/kg)	PGII with or without PGIII	PGIII only
2 500 – 10 000	5m	3m
10 000 – 20 000	6m	4m
20 000 – 50 000	8m	5m
50 000 – 100 000	10m	8m
100 000 – 200 000	15m	10m
200 000 – 500 000	17.5m	15m

### Spill containment

- (1) Spill containment systems shall not bring together two or more hazardous chemicals that are not compatible (including common drains);
- (2) Package stores, including those storing solids only, shall be provided with a bund that complies with all of the following:
  - (a) is impervious;
  - (b) constructed or lined with a material compatible with the toxic substance(s) kept; and capable of holding liquid when full;
  - (c) sloped to a low point or sump;
  - (d) provided with a means of being emptied;
  - (e) free from any other dangerous goods, incompatible materials or materials that may react violently with the toxic substances;
  - (f) has a minimum internal volume  $\geq 25$  per cent of the aggregate storage capacity;
  - (g) Where liquid IBCs are stored, the distance between a bund wall and the nearest IBC shall be  $\geq 50$  per cent the distance between the top of the highest IBC tank and the top of the closest bund wall. (See figure TS1.1 in section 4.7 for guidance. Impervious shields may be used to extend bund walls);
  - (h) provided with restraints or barriers to prevent packages falling outside of the bund if packages are positioned  $< 1$ m from a bund wall.

### Ventilation

- (1) Package stores shall be provided with ventilation to allow for corrosive vapours to dissipate. Ventilation shall be in the form of an open wall or vent;
- (2) An open wall means any external wall that is completely open above the top of the bund wall or a wall of fixed louvers or wire mesh having a minimum of 50 per cent of its area are openings;
- (3) A vent means 2 x openings in an external wall with a minimum free surface area of  $0.1 \text{ m}^2$  with one located directly above the top of a bund wall and the other above the highest package;
- (4) Any vent that passes through a cavity wall must be lined to prevent vapours from escaping into a wall cavity. Package stores shall be provided with at least one of the following ventilation systems:
  - (a) Two or more open walls; or
  - (b) One open wall, provided it is longer than it is wide; or
  - (c) One open wall and vents in the opposite or an adjacent wall at a minimum of every 3 m; or
  - (d) Two opposite walls  $< 10$  m apart provided with vents a minimum of every 3 m; or
  - (e) For package stores  $\geq 6$  m long and  $\leq 5$  m wide, vents in the longest wall  $\leq$  every 1.4 m.

### Impact avoidance

- (1) Impact damage caused by fork-lift trucks or other moving equipment against racking uprights shall be avoided by the protection of corner uprights as follows:
  - a. An upright protector with a height of not less than 400 mm shall be positioned at the end upright of each run of racking between cross-aisles;
  - b. Upright protectors shall be positioned at uprights positioned at aisle and gangway intersections;

- c. The upright protector shall be designed for energy absorption of  $\geq 400$  Nm in any direction at any height between 0.1 m and 0.4 m;
- d. The upright protector shall be positioned in such a way that, after its deformation by absorbing an impact, the upright will not be damaged.

Note – As an alternative to the use of upright protectors, the installation may be designed to survive the complete removal of a section at the bottom of an upright.

**Fire safety**

- (1) Package stores shall be provided with a 24 hr monitored fire detection system and  $\geq 1$  x 9 kg ABE fire extinguisher, within 10m but no closer than 3 m.

**Security**

- (1) A package store shall be kept under lock-and-key.

**Toxic substances in tanks**

**General requirements**

- (1) Underground tanks are not permitted;
- (2) Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (3) Separation distances shall be measured from the outermost external surface of a tank, fill point or dispenser. Separation distances for spill compounds (bund) shall be measured from the inside edge of the bund walls;
- (4) Tanks shall be located  $\geq 1$  m from any wall to allow access for inspection and maintenance;
- (5) Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;
- (6) ADG code compliant isotainers and intermodal tanks are considered tanks for the purposes of this code. Tanks shall not be stacked on top of each other;
- (7) Where the base of any tank containing  $>2,500$  L of PGII or  $>10,000$  L of PGIII is lower than a relevant flood height level identified in a local government’s flood hazard area such a tank shall be anchored so it cannot float if submerged or inundated by water; and, any opening not provided with a liquid tight seal, i.e. an atmospheric vent, shall be extended above the relevant flood height level;

**Siting and separation**

- (1) Separation distances between tanks and property boundaries shall be  $\geq$ Table TS2;
- (2) Separation distances between tanks and on-site protected places shall be  $\geq 50$  per cent Table TS2;
- (3) Any two tanks containing toxic substances compatible with each other shall be separated by  $\geq 1$  m;
- (4) Toxic substances shall be separated from any other substance that it may react dangerously with by a minimum of 5 m and stored in separate spill compounds;
- (5) Tank fill points shall also be adequately located to ensure filling vehicles:
  - (a) can park entirely inside the property boundaries;
  - (b) are not required to enter a tank bund;
  - (c) are capable of exiting the fill point area without reversing.

**Table TS2**

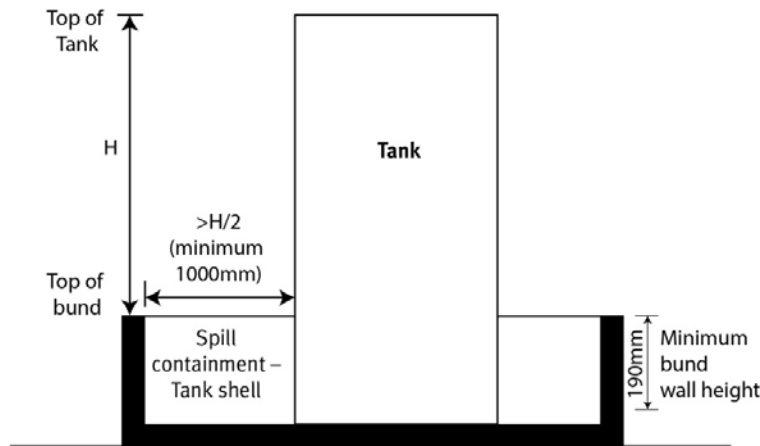
Volume of tank (L/kg)	PGII		PGIII	
	Inhalation hazard	No inhalation hazard	Inhalation hazard	No inhalation hazard
2 500 – 10 000	10m	5m	6m	3m
10 000 – 20 000	12m	6m	8m	4m
20 000 – 50 000	16m	8m	10m	5m

50 000 – 100 000	20m	10m	16m	8m
100 000 – 200 000	30m	15m	20m	10m
200 000 – 500 000	35m	17.5m	30m	15m

**Spill containment – tanks**

- (1) No two spill compounds containing incompatible substances or substances that may react dangerously with each other shall be connected to a common drain;
- (2) Tanks shall be within an impervious spill compound/bund that achieves the following:
  - (a) is constructed of material(s) compatible with the toxic substance(s) kept;
  - (b) capable of holding liquid when full;
  - (c) sloped to a low point or sump;
  - (d) provided with a means of being emptied;
  - (e) free from any other dangerous goods, incompatible materials or materials that will react violently with the toxic substance(s) kept;
  - (f) free from pipe work penetrating through any bund walls;
  - (g) the distance between a bund wall and the nearest tank shall be a  $\geq 50$  per cent the distance between the top of the tank and the top of the bund wall or 1m whichever is greater (see figure TS1.1 for guidance. Impervious shields can be used to extend bund wall heights);
  - (h) has an internal volume  $\geq 110$  per cent of the largest tank within the compound. (includes 500 L of fire water).

**Figure TS1.1 An illustration of minimum bund wall height relative to tank height.**



**Impact avoidance**

- (1) Tanks, other than those provided with masonry bunds >190 mm high, self-bunded fire-rated tanks or tanks located inside a building not accessible by motor vehicles shall be provided with impact protection in accordance with at least one of the following:
  - (a) core-filled metal bollards:
    - (i) minimum of 1.2 m high x 75 mm wide; and
    - (ii) buried a minimum of 500 mm deep below ground; and
    - (iii) spaced at a maximum of 1.3 m between any 2 posts or bollards required to separate a tank from a vehicle access area; and
    - (iv) a minimum of 1.5 m away from the side of the tank; or
  - (b) metal guardrail a minimum of 700 mm high with posts buried a minimum of 500 mm deep and located a minimum of 1.5 m from the tank; or
  - (c) a chain-wire metal fence a minimum of 1.8 m high with a minimum of 50 mm steel posts buried a minimum of 600 mm deep and located a minimum of 3 m from the tank; or
  - (d) a concrete or masonry kerb a minimum of 190 mm high and a minimum of 5 m from the tank.

<b>Fire safety</b>		
(1) Tank shall have access to $\geq 1 \times 9$ kg ABE fire extinguisher, within 10 m but no closer than 3 m.		
<b>Security</b>		
(1) Aboveground tanks shall be kept under lock and key.		
<b>Corrosive substances in packages and IBCs</b>		
<b>General requirements</b>		
<p>(1) Package stores (areas of stored, closed packages and IBCs) shall be free standing and used for the storage of closed packages and/or IBCs only;</p> <p>(2) Package stores within a building shall be located on a floor that has immediate access from outside the building;</p> <p>(3) All separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;</p> <p>(4) Separation distances shall be measured from the inside edge of any bund wall or natural vent opening to any areas to be protected;</p> <p>(5) Package stores shall be constructed from materials compatible with the corrosive substances to be stored. Package stores with a spill compound <math>&gt;25 \text{ m}^2</math> shall have a minimum of 2 access points;</p> <p>(6) The lowest point of any package store containing <math>&gt;2,500 \text{ L}</math> of PGII or <math>&gt;10,000 \text{ L}</math> of PGIII shall be higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>		
<b>Siting and separation</b>		
<p>(1) Package store shall be separated from property boundaries and on-site protected places by <math>\geq</math> Table CPS1;</p> <p>(2) Corrosive substances shall be separated from any other substance that it may react dangerously with by a minimum of 5 m and stored in separate spill compounds.</p>		
<b>Table CPS1</b>		
PGII with or without PGIII		PGIII only
Open containers	Closed containers	Open or closed containers
5m	3m	3m
<b>Spill containment</b>		
<p>(1) Spill containment systems shall not bring together two or more hazardous chemicals (including any two incompatible substances of the same class) that are not compatible (including common drains);</p> <p>(2) Package stores including those storing solids only shall be provided with a bund that complies with all of the following:</p> <ul style="list-style-type: none"> <li>(a) is impervious;</li> <li>(b) constructed or lined with a material that is compatible with the corrosive substance(s) to be stored;</li> <li>(c) capable of holding liquid when full;</li> <li>(d) sloped to a low point or sump;</li> <li>(e) provided with a means of being emptied;</li> <li>(f) has an internal volume <math>\geq 35</math> per cent of the aggregate storage capacity but need not exceed 5,500 L;</li> <li>(g) Where liquid IBCs are stored, the distance between a bund wall and the nearest IBC shall be <math>\geq 50</math> per cent the distance between the top of the highest IBC tank and the top of the closest bund wall. (See figure CS1.1 in section 4.9 for guidance. Impervious shields may be used to extend bund wall heights);</li> </ul>		

- (h) is provided with restraints or barriers to prevent packages falling outside of the bund if packages are positioned closer than 1m from a bund wall.

#### Ventilation

- (1) Package stores shall be provided with ventilation to allow for corrosive vapours to dissipate. Ventilation shall be in the form of an open wall or vent;
- (2) An open wall means any external wall that is completely open above the top of the bund wall or a wall of fixed louvers or wire mesh having a minimum of 50 per cent of its area are openings;
- (3) A vent means 2 x openings in an external wall with a minimum free surface area of 0.1 m<sup>2</sup> with one located directly above the top of a bund wall and the other above the highest package;
- (4) Any vent that passes through a cavity wall must be lined to prevent vapours from escaping into a wall cavity. Package stores shall be provided with at least one of the following ventilation systems:
  - (a) two or more open walls; or
  - (b) one open wall, provided it is longer than it is wide; or
  - (c) one open wall and vents in the opposite or adjacent wall at a minimum of every 3 m; or
  - (d) two opposite walls provided with vents a minimum of every 3m; or
  - (e) for package stores >6 m long and <5 m wide, vents in the longest wall  $\leq$  every 1.4 m.

#### Impact avoidance

- (1) Impact damage caused by fork-lift trucks or other moving equipment against racking uprights shall be avoided by the protection of corner uprights as follows:
  - (a) An upright protector with a height of not less than 400 mm shall be positioned at the end upright of each run of racking between cross-aisles;
  - (b) An upright protector shall be positioned at all those uprights positioned at aisle and gangway intersections;
  - (c) The upright protector shall be designed for energy absorption of  $\geq 400$  Nm in any direction at any height between 0.1 m and 0.4 m;
  - (d) The upright protector shall be positioned in such a way that, after its deformation by absorbing an impact, the upright will not be damaged.

Note – As an alternative to the use of upright protectors, the installation may be designed to survive the complete removal of a section at the bottom of an upright.

#### Fire safety

- (1) Package stores shall be provided with a 24 hr monitored fire detection system and  $\geq 1 \times 9$  kg ABE fire extinguisher, within 10m but no closer than 3 m.

#### Security

- (1) A package store shall be kept under lock-and-key.

#### Corrosive substances in tanks

#### General requirements

- (1) Underground tanks are not permitted;
- (2) Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for self-assessable development;
- (3) Separation distances shall be measured from the outermost external surface of a tank, fill point or dispenser. Separation distances for spill compounds (bund) shall be measured from the inside edge of the bund walls. Tanks shall be located  $\geq 1$  m from any wall to allow access for inspection and maintenance;
- (4) Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;
- (5) ADG Code compliant isotainers and intermodal tanks are considered tanks for the purposes of this code. Aboveground tanks shall not be stacked on top of each other;

- (6) Where the base of any tank containing >10,000 L of PGIII is lower than a relevant flood height level identified in a local government's flood hazard area such a tank shall be anchored so it cannot float if submerged or inundated by water; and, any opening not provided with a liquid tight seal, i.e. an atmospheric vent, shall be extended above the relevant flood height level.

**Siting and separation**

- (1) Tanks, not including fire-rated double walled tanks, shall be separated from property boundaries and on-site protected places by  $\geq$  Table CS2;
- (2) Fire-rated self banded tanks shall be separated from property boundaries and on-site protected places by  $\geq$ 50 per cent Table CS2;
- (3) Tank bunds shall be separated from property boundaries and on-site protected places by  $\geq$ 3 m;
- (4) Any two tanks containing corrosive substances compatible with each other shall be separated by  $\geq$ 600 mm;
- (5) Corrosive substances shall be segregated from any other substance that it may react dangerously with, including another corrosive substance, by a minimum of 5 m and stored in separate spill compounds;
- (6) Any fill or dispensing point for a corrosive tank containing PGII shall be located  $\geq$ 5 m from property boundaries and on-site protected places;
- (7) Fill and dispensing points for corrosive tanks containing PGIII shall be located >3 m from property boundaries and on-site protected places;
- (8) Tank fill points shall be adequately located to ensure delivery vehicles:
  - (a) can park entirely inside the property boundaries;
  - (b) are not required to enter a tank bund;
  - (c) are capable of exiting the fill point area without reversing.
- (9) Separation distances from fill or dispensing points may be measured around an intervening screen wall if it is a minimum of 1m higher than the fill or dispensing points, impervious to liquid and vapour, immune to attack by the corrosive substances kept and acts as a shield/deflection barrier.

**Table CS2**

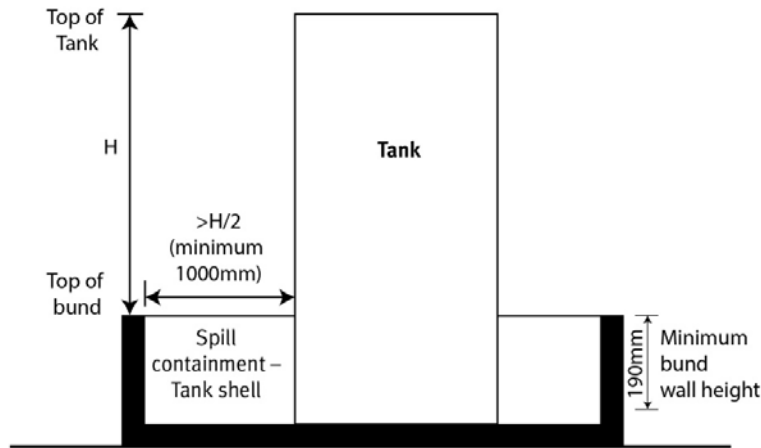
Tank size	PGII or PGIII	
	Solid	Liquid
2 500 – 3000L	3m	3m
3 000 – 50 000L	3m	5m
>50 000L	5m	8m

**Spill containment – tank shell**

- (1) No two spill compounds containing incompatible substances or substances that may react dangerously with each other shall be connected to a common drain;
- (2) Tanks other than self banded fire-rated tanks, shall be located inside a secondary spill compound/bund that complies with all of the following:
  - (a) is impervious;
  - (b) constructed or lined with a material compatible with the corrosive substance(s) kept;
  - (c) capable of holding liquid when full;
  - (d) sloped to a low point or sump;
  - (e) provided with a means of being emptied;
  - (f) free from pipe work penetrating through any bund walls;
  - (g) the distance between a bund wall and the nearest tank shall be  $\geq$ the distance between the top of the tank and the top of the bund wall or 1m, whichever is greater. (See figure CS1.1 for guidance. Impervious shields may be used to extend bund wall heights);
  - (h) has an internal volume equal to or greater than 110 per cent of the largest tank within the compound.

**Figure CS1.1 An illustration of minimum bund wall height relative to tank height.**





### Impact avoidance

- (1) Tanks, other than those provided with masonry bunds >190 mm high or self-bunded fire-rated tanks shall be provided with impact protection in accordance with at least one of the following;
  - (a) core-filled metal bollards:
    - (i) minimum of 1.2 m high x 75 mm wide; and
    - (ii) buried a minimum of 500 mm deep below ground; and
    - (iii) spaced at a maximum of 1.3 m between any two posts or bollards required to separate a tank from a vehicle access area; and
    - (iv) a minimum of 1.5 m away from the side of the tank; or
  - (b) metal guardrail a minimum of 700 mm high with posts buried a minimum of 500 mm deep and located a minimum of 1.5 m from the tank; or
  - (c) a chain-wire metal fence a minimum of 1.8m high with a minimum of 50 mm steel posts buried a minimum of 600 mm deep and located a minimum of 3 m from the tank; or
  - (d) a concrete or masonry kerb a minimum of 190 mm high and a minimum of 5 m from the tank.

### Security

- (1) Aboveground tanks shall be kept under lock and key.

### Environmentally hazardous substances in package stores or tanks

#### General requirements

- (1) The lowest point of any package store containing >2,500 L of PGII or >10,000 L of PGIII environmentally hazardous substances shall be higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level;
- (2) Where the base of any tank containing >2,500 L of PGII or >10,000 L of PGIII environmentally hazardous substances is lower than a relevant flood height level identified in a local government's flood hazard area, such a tank shall be anchored so it cannot float if submerged or inundated by water; and, any opening not provided with a liquid tight seal, i.e. an atmospheric vent, shall be extended above the relevant flood height level.



**9.4.5 Infrastructure works code**

**9.4.5.1 Application**

- (1) This code applies to development identified as requiring assessment against the Infrastructure works code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

**9.4.5.2 Purpose**

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by and connected to infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  - (b) development maintains high environmental standards;
  - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
  - (d) the integrity of existing infrastructure is maintained;
  - (e) development does not detract from environmental values or the desired character and amenity of an area.

**9.4.5.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.5.3.a – Infrastructure works code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Works on a local government road</b>	
<p><b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p><b>AO1.1</b> Footpaths/Pathways are located in the road verge and are provided for the hierarchy of road and located, designed and constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.</p>
	<p><b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.</p>
	<p><b>AO1.3</b> New pipes, cables, conduits or other required to cross existing footpaths;                      (a) are installed via trenchless methods; or                      (b) where footpath is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy – FNQROC Regional Development Manual and is not less than a 1.2 metre section.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> <li>(a) similar surface finishes are used;</li> <li>(b) there is no change in level at joins of new and existing sections;</li> <li>(c) new sections are matched to existing in terms of dimension and reinforcement.</li> </ul> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p><b>AO1.5</b> Decks, verandahs stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>
<b>Accessibility structures</b>	
<p><b>PO2</b> Development is designed to ensure they are accessible for people of all abilities and accessibility features do not impact on efficient and safe use of footpaths.</p>	<p><b>AO2.1</b> Accessibility structures are not located within the road reserve.</p> <p><b>AO2.2</b> Accessibility structures are designed in accordance with Australian Standard AS1428.3.</p> <p><b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes of grade are contained within the boundaries of the lot and not within the road reserve.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifting devices.</p>
<b>Water supply</b>	
<p><b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p><b>AO3.1</b> The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO3.2</b> Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 30,000 litres and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>
<b>Treatment and disposal of effluent</b>	

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p><b>AO4.1</b> The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).</p>
<b>Stormwater quality</b>	
<p><b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>AO5.1</b> A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p><b>AO5.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy – FNQROC Regional Development Manual.</p> <p><b>AO5.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul> <p><b>AO5.4</b> An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the it is exceeded by addressing design objectives listed in Table 9.4.2.3.b for:</p> <ul style="list-style-type: none"> <li>(a) drainage control;</li> <li>(b) erosion controls;</li> <li>(c) sediment control;</li> <li>(d) water quality outcomes.</li> </ul> <p><b>AO5.5</b></p>

Performance outcomes	Acceptable outcomes
	<p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.</p> <p><b>AO5.6</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.2.3.b and Table 9.4.2.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>
<b>Non-tidal artificial waterways</b>	
<p><b>PO6</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(b) be compatible with existing tidal and non-tidal waterways;</li> <li>(c) perform a function in addition to stormwater management;</li> <li>(d) achieve water quality objectives.</li> </ul>	<p><b>AO6.1</b> Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any groundwater recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> <li>(d) existing areas of ponded water are included.</li> </ul> <p><b>AO6.2</b> Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> <li>(a) outside natural wetlands and any associated buffer areas;</li> <li>(b) to minimise disturbing soils or sediments;</li> <li>(c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.</li> </ul> <p><b>AO6.3</b> Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <ul style="list-style-type: none"> <li>(a) there is sufficient flushing or a tidal range of &gt;0.3m; or</li> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</li> <li>(c) there is no introduction of salt water into freshwater environments.</li> </ul> <p><b>AO6.4</b> Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p> <p><b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p><b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p><b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>
<b>Wastewater discharge</b>	
<p><b>PO7</b> Discharge of wastewater to waterways, or off site:</p> <p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p> <p>(ii) avoid adverse impact on ecosystem health or waterway health;</p> <p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p>	<p><b>AO7.1</b> A wastewater management plan is prepared and addresses:</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p> <p><b>AO7.2</b> The wastewater management plan is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> <p><b>AO7.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO7.4</b> Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> <li>(a) avoids lowering groundwater levels where potential or actual acid sulphate soils are present;</li> <li>(b) manages wastewaters so that:               <ul style="list-style-type: none"> <li>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and metals;</li> <li>(ii) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release;</li> <li>(iii) visible iron floc is not present in any discharge;</li> <li>(iv) precipitated iron floc is contained and disposed of;</li> <li>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</li> </ul> </li> </ul>
<b>Electricity supply</b>	
<p><b>PO8</b> Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b> A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b> The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>
<p><b>PO9</b> Development incorporating padmount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p><b>AO9.1</b> Padmount electricity infrastructure is:</p> <ul style="list-style-type: none"> <li>(a) not located on land for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping or fencing;</li> <li>(c) accessible for maintenance.</li> </ul> <p><b>AO9.2</b> Padmount electricity infrastructure within a building in an activity centre and is designed and located to enable an active street frontage.</p> <p>Note – Padmounts in buildings in activity centres should not be located on the street frontage.</p>
<b>Telecommunications</b>	
<b>PO10</b>	<b>AO10.1</b>

Performance outcomes	Acceptable outcomes
Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
<p><b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p><b>AO11.1</b> Conduits are provided in accordance with Planning scheme policy – FNQROC Regional Development Manual.</p>
<b>Road construction</b>	
<p><b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> <li>(a) pedestrians and cyclists to and from the site;</li> <li>(b) pedestrians and cyclists adjacent to the site;</li> <li>(c) vehicles on the road adjacent to the site;</li> <li>(d) vehicles to and from the site.</li> <li>(e) emergency vehicles.</li> </ul>	<p><b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy – FNQROC Regional Development Manual, for the particular hierarchy of road.</p> <p><b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.</p> <p><b>AO12.3</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>
<b>Alternations and repairs to public utility services</b>	
<p><b>PO13</b> Infrastructure is integrated with and efficiently extends existing networks.</p>	<p><b>AO13.1</b> Development is designed to allow for efficient connection to existing infrastructure networks.</p>
<p><b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p><b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy – FNQROC Regional Development Manual.</p>
<b>Construction management</b>	
<p><b>PO15</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO15.1</b> Works include, at a minimum:</p> <ul style="list-style-type: none"> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</li> <li>(d) removal from the site of all declared noxious weeds.</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO16</b> Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO16.1</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.</p>
<b>For assessable development</b>	
<b>High speed telecommunication infrastructure</b>	
<p><b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p><b>AO17.1</b> No acceptable outcomes are provided.</p>
<b>Trade waste</b>	
<p><b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> <li>(a) off-site releases of contaminants do not occur;</li> <li>(b) the health and safety of people and the environment are protected;</li> <li>(c) the performance of the wastewater system is not put at risk.</li> </ul>	<p><b>AO18.1</b> No acceptable outcomes are provided.</p>
<b>Fire services in developments accessed by common private title</b>	
<p><b>PO19</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO19.1</b> Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p><b>AO19.2</b> Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>
<p><b>PO20</b> Hydrants are suitably identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p><b>AO20.1</b> No acceptable outcomes are provided.</p>

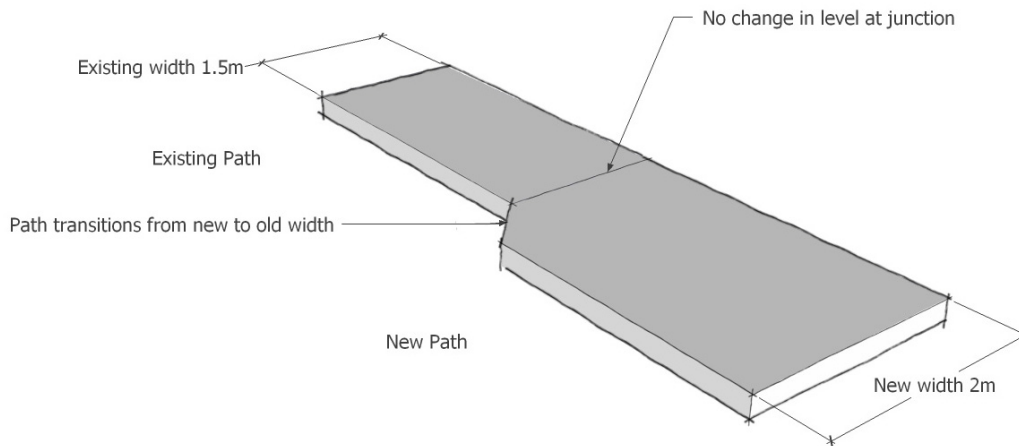


Table 9.4.5.3.b – Stormwater management design objectives (Construction phase)

Issue	Design objectives
<p><b>Drainage control</b> (Temporary drainage works)</p>	<ul style="list-style-type: none"> <li>(1) Design life and design storm for temporary drainage works:               <ul style="list-style-type: none"> <li>(a) Disturbed area open for &lt;12 months—1 in 2-year ARI event;</li> <li>(b) Disturbed area open for 12–24 months—1 in 5-year ARI event;</li> <li>(c) Disturbed area open for &gt; 24 months—1 in 10-year ARI event.</li> </ul> </li> <li>(2) Design capacity excludes minimum 150 mm freeboard.</li> <li>(3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</li> </ul>
<p><b>Erosion control</b> (Erosion control measures)</p>	<ul style="list-style-type: none"> <li>(1) Minimise exposure of disturbed soils at any time.</li> <li>(2) Divert water run-off from undisturbed areas around disturbed areas.</li> <li>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>(4) Implement erosion control methods corresponding to identified erosion risk rating.</li> </ul>
<p><b>Sediment control</b> (Sediment control measures, Design storm for sediment control basins, Sediment basin dewatering)</p>	<ul style="list-style-type: none"> <li>(1) Determine appropriate sediment control measures using:               <ul style="list-style-type: none"> <li>(a) potential soil loss rate; or</li> <li>(b) monthly erosivity; or</li> <li>(c) average monthly rainfall.</li> </ul> </li> <li>(2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:               <ul style="list-style-type: none"> <li>(a) design storm for sediment basin sizing is 80th% five-day event or similar.</li> </ul> </li> <li>(3) Site discharge during sediment basin dewatering:               <ul style="list-style-type: none"> <li>(a) TSS &lt; 50 mg/L TSS;</li> <li>(b) Turbidity not &gt;10% receiving waters turbidity;</li> <li>(c) pH 6.5–8.5.</li> </ul> </li> </ul>
<p><b>Water quality</b> (Litter and other waste, hydrocarbons and other contaminants)</p>	<ul style="list-style-type: none"> <li>(1) Avoid wind-blown litter; remove gross pollutants.</li> <li>(2) Ensure there is no visible oil or grease sheen on released waters.</li> <li>(3) Dispose of waste containing contaminants at authorised facilities.</li> </ul>
<p><b>Waterway stability and flood flow management</b> (Changes to the natural waterway hydraulics and hydrology)</p>	<ul style="list-style-type: none"> <li>(1) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site</li> </ul>

**Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)**

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5 mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% impervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of the contributing catchment area.</p>
<p>Waterway stability management</p> <p>(1) Limit the peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use collocated storages to attenuate site discharge rate of stormwater.</p>



**Figure 9.4.5.3.a – New footpath sections**

**9.4.6 Landscaping code**

**9.4.6.1 Application**

- (1) This code applies to development identified as requiring assessment against the Landscaping code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

**9.4.6.2 Purpose**

- (1) The purpose of the Landscaping code is to ensure that landscaping is provided to enhance the tropical amenity and character of the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the landscape character of the region is retained, promoted and enhanced through high quality landscape works;
  - (b) the natural environment of the region is enhanced;
  - (c) the visual quality, amenity and identity of the region is enhanced;
  - (d) attractive streetscapes and public places are created through landscape design;
  - (e) as far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
  - (f) landscaping is provided to enhance the tropical landscape character of development and the region;
  - (g) landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
  - (h) landscaping takes into account utility service protection;
  - (i) weed species and invasive species are eliminated from development sites;
  - (j) landscape design enhances personal safety and incorporates CPTED principles.

**9.4.6.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.6.3.a – Landscaping code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Landscape design</b>	
<p><b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the region by:</p> <ul style="list-style-type: none"> <li>(a) promoting the region’s character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive</li> </ul>	<p><b>AO1.1</b> Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes.</p> <p>or</p> <p><b>AO1.2</b> A minimum of 10% of the site is landscaped.</p>

Performance outcomes	Acceptable outcomes
<p>contribution to the streetscape;</p> <p>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>	<p><b>AO1.3</b> Development provides landscaping:</p> <p>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping.</p> <p>Note – Planning scheme policy – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning scheme policy is one way to achieve this outcome.</p>
<b>For assessable development</b>	
<b>Landscape character, streetscape and planting</b>	
<p><b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings, enhances the streetscape and visual appearance of the development and reflects the concept of a ‘city in a rainforest’.</p> <p>Note – Landscaping is in accordance with the requirements specified in Planning scheme policy – Landscaping.</p> <p>Note – Planning scheme policy- Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p><b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible.</p> <p><b>AO3.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p><b>AO3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p><b>AO3.4</b> Street trees are species which enhance the landscape character of the streetscape, with</p>

Performance outcomes	Acceptable outcomes
	species chosen from the Planning scheme policy – Landscaping.
<p><b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p><b>AO4.1</b> Species are selected in accordance with Planning scheme policy – Landscaping.</p>
<p><b>PO5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p><b>AO5.1</b> Species are selected in accordance with Planning scheme policy – Landscaping.</p>
<b>Maintenance and drainage</b>	
<p><b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p><b>AO6.1</b> A maintenance program is undertaken in accordance with Planning scheme policy – Landscaping.</p>
<b>Podium planting</b>	
<p><b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p><b>AO7.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>
	<p><b>AO7.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>
<b>Weeds and invasive species</b>	
<p><b>PO8</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p><b>AO8.1</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>
<b>Safety</b>	
<p><b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<b>Utilities and services</b>	
<p><b>PO10</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p><b>AO10.1</b> Species are selected in accordance with Planning scheme policy – Landscaping.</p>

**9.4.7 Parking and access code**

**9.4.7.1 Application**

- (1) This code applies to development identified as requiring assessment against the Parking and access code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

**9.4.7.2 Purpose**

- (1) The purpose of the code is to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) on-site vehicle and bicycle parking facilities are provided to accommodate the demand generated by the development.
  - (b) parking and access facilities are designed and constructed:
    - (i) in accordance with relevant standards;
    - (ii) to be convenient and accessible;
    - (iii) so that they do not adversely impact on the safety and efficiency of the surrounding road network;
    - (iv) so that they do not disrupt the on-street parking arrangements in the surrounding area.

**9.4.7.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.7.3.a – Parking and access code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Parking rates</b>	
<p><b>PO1</b> On-site vehicle and bicycle parking is provided to accommodate the demand generated by the development.</p>	<p><b>AO1.1</b> Development provides on-site car parking spaces not less than the minimum rates outlined in Table 9.4.7.3.b.</p> <p>Note – Where a conflict exists between the rates specified in Table 9.4.7.3.b and those proposed, a Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is required to demonstrate that sufficient vehicle parking is provided for the development.</p> <p><b>AO1.2</b> Development provides accessible vehicle parking spaces on-site not less than the minimum rates outlined in Table 9.4.7.3.c.</p> <p>Note – Accessible parking spaces are not required where less than five (5) vehicle parking spaces are required for the proposed development.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.3</b> Development provides on-site bicycle parking spaces not less than the minimum rates outlined in Table 9.4.7.3.d.</p> <p>Note – Variations to the rates contained in Table 9.4.7.3.b, 9.4.7.3.c and 9.4.7.3.d may be included in Part 7 Local Plans</p>
<b>Parking space design</b>	
<p><b>PO2</b> Vehicle parking spaces are designed and constructed in accordance with relevant standards.</p>	<p><b>AO2.1</b> Vehicle parking spaces are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> <li>(a) AS2890.1;</li> <li>(b) AS2890.3;</li> <li>(c) AS2890.6.</li> </ul>
<b>Access requirements</b>	
<p><b>PO3</b> Access points are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) to operate safely and efficiently;</li> <li>(b) to accommodate the anticipated type and volume of vehicles;</li> <li>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</li> <li>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</li> <li>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</li> <li>(f) so that they do not adversely impact current and future on-street parking arrangements.</li> <li>(g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site</li> </ul>	<p><b>AO3.1</b> Access is limited to one access crossover per site and is:</p> <ul style="list-style-type: none"> <li>(a) An existing access point; or</li> <li>(b) an access point located, designed and constructed in accordance with: <ul style="list-style-type: none"> <li>(i) Australian Standard AS2890.1;</li> <li>(ii) Planning scheme policy – FNQROC Regional Development Manual - access crossovers.</li> </ul> </li> </ul> <p>Note – Where development is for Dual occupancy, AO7.1 of the Dual occupancy code prevails over the number crossovers stated above.</p>
	<p><b>AO3.2</b> Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> <li>(a) are not placed over an existing: <ul style="list-style-type: none"> <li>(i) telecommunications pit;</li> <li>(ii) stormwater kerb inlet;</li> <li>(iii) sewer manhole;</li> <li>(iv) water valve or hydrant.</li> </ul> </li> <li>(b) are designed to accommodate any adjacent footpath;</li> <li>(c) adhere to minimum sight distance in accordance with Australian Standard AS2890.1</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b>                      Driveways are:</p> <ul style="list-style-type: none"> <li>(a) designed to follow as close as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy – FNQROC Regional Development Manual;</li> <li>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres. On gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure that the crossfall of the driveway is one-way and directed into the hill, for vehicle safety and drainage purposes.</li> <li>(c) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve.</li> <li>(d) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, storm water drainage system.</li> </ul>
<b>For assessable development</b>	
<b>Parking area design</b>	
<p><b>PO4</b>                      On-site parking areas are designed and constructed to:</p> <ul style="list-style-type: none"> <li>(a) provide for shared vehicle (including cyclists) and pedestrian use;</li> <li>(b) provide for the desired character and amenity of the area in the vicinity of the development.</li> </ul>	<p><b>AO4.1</b>                      No acceptable outcomes are provided.</p>
<p><b>PO5</b>                      Vehicle, cyclist and pedestrian pathways are:</p> <ul style="list-style-type: none"> <li>(a) delineated and identified with clear way-finding and awareness signage and markings;</li> <li>(b) establish clear and practical routes around the parking area;</li> <li>(c) separate users in high conflict areas;</li> <li>(d) discourage high speeds;</li> <li>(e) connected to the external transport network, including external existing and future bicycle paths in a safe and practical way.</li> </ul>	<p><b>AO5.1</b>                      Vehicle, cyclist and pedestrian pathways are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> <li>(a) AS2890.1;</li> <li>(b) AS2890.3.</li> </ul>
<b>On street works</b>	
<p><b>PO6</b>                      On-street parking may be provided in lieu of on-site parking where:</p> <ul style="list-style-type: none"> <li>(a) development involves the re-use of an existing building; or</li> <li>(b) development does not front a major transport corridor as identified on the</li> </ul>	<p><b>AO6.1</b>                      No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<p>Transport network overlay maps contained in Schedule 2;</p> <p>(c) located within the immediate frontage of the site</p> <p>(d) designed and constructed in accordance with the relevant standards;</p> <p>(e) designed and constructed so as not to detract from the character and amenity of the surrounding streetscape.</p> <p>Note – A Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is one way to demonstrate achievement of the Performance Outcome.</p> <p>Note – PO6 only applies to undertaking new on-street works. Existing on-street car parking spaces will not be considered as on-street works in lieu of on-site car parking.</p>	
<b>End of trip facilities</b>	
<p><b>PO7</b></p> <p>On-site end of trip facilities are incorporated into the design for the following developments:</p> <p>(a) office development with GFA greater than 2000m<sup>2</sup>; or</p> <p>(b) shop or shopping centre with a GFA greater than 2000m<sup>2</sup>; or</p> <p>(c) educational establishment with a GFA greater than 2000m<sup>2</sup>; or</p> <p>(d) hospital with a GFA greater than 2000m<sup>2</sup>.</p>	<p><b>AO7.1</b></p> <p>End of trip facilities are provided, designed and constructed in accordance with:</p> <p>(a) Australian Standard AS2890.3;</p> <p>(b) The Queensland Development Code MP4.1.</p>
<b>Service vehicle requirements</b>	
<p><b>PO8</b></p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles on the site.</p>	<p><b>AO8.1</b></p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with Australian Standard AS 2890.1 and AS 2890.2.</p>
	<p><b>AO8.2</b></p> <p>Service and loading areas are contained wholly within the site.</p>
	<p><b>AO8.3</b></p> <p>The movement of service vehicles and service operations are designed so that they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>
<b>Vehicle queuing requirements</b>	
<p><b>PO9</b></p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO9.1</b></p> <p>Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including but not limited to the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p>

Performance outcomes	Acceptable outcomes
	(c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where involving a drive-through facility; (f) hotel, where involving a drive-through facility; (g) service station.
	<b>AO9.2</b> Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.

**Table 9.4.7.3.b – Car parking requirements**

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

Note - Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of spaces
Adult store	1 space per 25m <sup>2</sup> of GFA
Agricultural supplies store	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Brothel	1 space per bedroom
Bulk landscape supplies	1 space per 25m <sup>2</sup> of GFA of Office
Caretaker's accommodation	A minimum of 1 space
Cemetery	A minimum of 30 spaces
Child care centre	(a) 1 space per 10 children; and (b) 1 space per employee.  Note – space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.
Club and Club (small scale)	1 space per 25m <sup>2</sup> of GFA
Community care centre	1 space per 20m <sup>2</sup> of GFA
Community residence	A minimum of 2 spaces
Community use	1 space per 15m <sup>2</sup> of GFA
Crematorium	1 space per 15m <sup>2</sup> of GFA
Dual occupancy	(a) A minimum of 2 spaces per dwelling, which may be in tandem, with a minimum of 1 covered space per dwelling; or (b) A maximum of one space per dwelling, where an existing house on the site is retained in a Neighbourhood character area.

Land use	Minimum number of spaces
Dwelling house	<p>(a) 2 car parking spaces per dwelling house.</p> <p>Where involving a secondary dwelling:</p> <p>(a) The 2 car parking spaces per dwelling house;</p> <p>(b) 1 space for the secondary dwelling.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Dwelling unit	<p>(a) 1.5 spaces per one or 2 bedroom unit; or</p> <p>(b) 2 spaces per 3 bedroom unit</p>
Educational establishment	<p>(a) 1 space per employee; plus</p> <p>Where for a secondary school, college, university or technical institute:</p> <p>(a) 1 space per 10 students.</p> <p>Note - space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.</p> <p>Note – where the type of Educational establishment is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Food and drink outlet	<p>1 space per 25m<sup>2</sup> GFA and outdoor dining area</p> <p>Note - space for queuing of vehicles for drive through facilities is provided in accordance with the vehicle queuing requirements detailed in this code.</p>
Function facility	1 space per 15m <sup>2</sup> of GFA
Funeral parlour	1 space per 15m <sup>2</sup> of GFA
Garden centre	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Hardware and trade supplies	1 space per 50m <sup>2</sup> of GFA and outdoor display area
Health care services	1 space per 20m <sup>2</sup> of GFA
High impact industry	1 space per 100m <sup>2</sup> of GFA
Home based business	<p>Where for a bed and breakfast:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per bed and breakfast bedroom.</p> <p>Where for any other Home based business:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per non-resident employee;</p> <p>(c) 1 space per 25m<sup>2</sup> of GFA.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Hospital	<p>(a) 1 space per 4 beds;</p> <p>(b) 2 spaces per consulting room;</p> <p>(c) 0.5 spaces per employee.</p>
Hotel	<p>(a) 1 space per 15m<sup>2</sup> of GFA and licensed outdoor area; and</p> <p>(b) 1 space per 50m<sup>2</sup> of GFA for liquor barn or bulk liquor sales area.</p>
Indoor sport and recreation	<p>Where for Squash courts:</p> <p>(a) 4 spaces per court.</p>

Land use	Minimum number of spaces
	<p>Where for Indoor sports (e.g. basketball, netball, soccer, cricket):                      (a) 20 spaces per court / pitch.</p> <p>Where for Ten pin bowling:                      (a) 3 spaces per bowling lane.</p> <p>Where for a Gymnasium:                      (a) 1 space per 15m<sup>2</sup> of GFA; or                      (b) 1 space per 25m<sup>2</sup> GFA where located in a Centre zone.</p> <p>Note – Where the type of Indoor sport and recreation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p> <p>Note – Centre zones are defined in Schedule 1.2.</p>
Low impact industry	<p>(a) 1 space per 100m<sup>2</sup> of GFA; or</p> <p>Where for motor vehicle repair workshop:                      (b) 1 space per 50m<sup>2</sup> GFA.</p>
Marine industry	1 space per 100m <sup>2</sup> of GFA
Medium impact industry	<p>(a) 1 space per 100m<sup>2</sup> of GFA; or</p> <p>Where for motor vehicle repair workshop:                      (b) 1 space per 50m<sup>2</sup> GFA.</p>
Multiple dwelling	<p>(a) 1.25 spaces per one or 2 bedroom unit; or                      (b) 1.75 spaces per 3 or more bedroom unit; and                      (c) 0.25 spaces per unit for visitors.</p> <p>or</p> <p>Where the site is located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:                      (a) 1 space per one or 2 bedroom unit; or                      (b) 1.5 spaces per 3 or more bedroom unit; and                      (c) 1 spaces per 10 units for visitors.</p>
Nature based tourism	<p>(a) 1 space per lodge, hut, tent site or cabin;                      (b) 0.1 space per lodge, hut, tent site or cabin for visitor parking;                      (c) 1 space for an on-site manager.</p>
Office	1 space per 25m <sup>2</sup> of GFA
Outdoor sales	1 space per 25m <sup>2</sup> GFA of Office
Outdoor sport and recreation	<p>Where for Football fields:                      (a) 50 spaces per field.</p> <p>Where for Lawn bowls:                      (a) 30 spaces per green.</p> <p>Where for a Swimming pool:                      (a) 15 spaces.</p> <p>Where for Tennis courts:                      (a) 4 spaces per court.</p> <p>Where for Netball courts:</p>

Land use	Minimum number of spaces
	<p>(a) 20 spaces per court.</p> <p>Where for a Golf course:</p> <p>(a) 4 spaces per tee on the course.</p> <p>Where for a Driving or Firing Range:</p> <p>(a) 1 space per tee or firing station</p> <p>Note – where the type of Outdoor sport and recreation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Place of worship	1 space per 15m <sup>2</sup> of GFA
Relocatable home park	<p>(a) 1 space per relocatable home site;</p> <p>(b) 0.1 space per relocatable home site for visitor parking;</p> <p>(c) 1 space for on-site management.</p>
Research and technology industry	1 space per 100m <sup>2</sup> of GFA.
Residential care facility	<p>(a) 1 space per 10 beds;</p> <p>(b) 0.5 spaces per bed for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p>
Resort complex	<p>Use the minimum number of spaces for each land use component of the Resort complex.</p> <p>Note – For example, where the development involves a Short-term accommodation and a Food and drink outlet, the minimum number of spaces for the Resort complex will be calculated using the minimum number of spaces specified for Short-term accommodation and Food and drink outlet.</p>
Retirement facility	<p>Where for self-contained accommodation units:</p> <p>(a) 1 space per accommodation unit;</p> <p>(b) 0.25 spaces per unit for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p> <p>Where for all other accommodation units:</p> <p>(a) 1 space per 5 accommodation units;</p> <p>(b) 0.25 spaces per unit for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p>
Rooming accommodation	<p>(a) The greater of 1 space per 2 bedrooms or 1 space per 4 beds;</p> <p>(b) 1 space for on-site management (where applicable).</p>
Sales office	A minimum of 1 space
Service industry	1 space per 100m <sup>2</sup> of GFA
Service station	1 space per 25m <sup>2</sup> of GFA
Shop	1 space per 25m <sup>2</sup> of GFA
Shopping centre	<p>(a) 1 space per 25m<sup>2</sup> GFA;</p> <p>(b) 1 space per 100m<sup>2</sup> of internal storage and loading.</p> <p>Note – Internal storage and loading areas are those areas used by shops or tenancies within the shopping centre for storage and loading of products or goods.</p>
Short-term accommodation	<p>Where for self-contained accommodation units:</p> <p>(a) 1.25 spaces per one or 2 bedroom accommodation unit;</p> <p>(b) 1.75 spaces per 3 or more bedroom accommodation unit;</p>

Land use	Minimum number of spaces
	<p>(c) 0.25 spaces per accommodation unit for visitors, staff and service vehicles;</p> <p>Where for non-self-contained accommodation units:</p> <p>(a) 0.5 spaces per accommodation unit;</p> <p>(b) 0.25 spaces per accommodation unit for visitors, staff and service vehicles;</p> <p>Where for self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <p>(a) 1 space per one or 2 bedroom accommodation unit; or</p> <p>(b) 1.5 spaces per 3 or more bedroom accommodation unit; and</p> <p>(c) 1 spaces per 10 accommodation units for visitors, staff and service vehicles;</p> <p>Where for non-self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <p>(a) 0.25 spaces per accommodation unit;</p> <p>(b) 1 space per 10 accommodation units for visitors, staff and service vehicles;</p> <p>Where for Backpackers accommodation:</p> <p>(a) 1 space per 10 beds.</p> <p>Note – Where developments include 'dual key' units, each unit is counted as one accommodation unit for the purposes of calculating car parking spaces.</p> <p>Note – where the type of Short-term accommodation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Showroom	<p>(a) 1 space per 50m<sup>2</sup> of GFA;</p> <p>(b) 1 space per 50m<sup>2</sup> GFA and outdoor display area for any Outdoor sales component.</p>
Special industry	1 space per 100m <sup>2</sup> of GFA
Theatre	1 space per 15m <sup>2</sup> of GFA
Veterinary services	1 space per 25m <sup>2</sup> of GFA
Warehouse	1 space per 100m <sup>2</sup> of GFA
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

**Table 9.4.7.3.c – Accessible parking requirement**

Land use	Minimum number of spaces
Resort complex Retirement facility Rooming accommodation Short term accommodation	<p>Calculated by multiplying the total number of car parking spaces by the percentage of:</p> <p>(a) accessible self-contained units to the total number of sole occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms.</p> <p>Note – For the purposes of calculating parking spaces required above – An accessible self-contained unit or bedroom means a self-contained unit or bedroom that has features to enable use by people with a disability.</p>

Land use	Minimum number of spaces
Community care centre Residential care facility	1 space for every 100 car parking spaces or part thereof.
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies High impact industry Low impact industry Marine industry Medium impact industry Office Outdoor sales Sales office Service industry Showroom Warehouse	1 space for every 100 car parking spaces or part thereof.
Adult Store Brothel Car Wash Food and Drink Outlet Home Based Business Hotel Market Service Station Shop Shopping Centre Veterinary Services	(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Health care services	1 space for every 50 car parking spaces or part thereof.
Hospital	Where for any non-outpatient area: (a) 1 space for every 100 car parking spaces or part thereof.  Where for any outpatient area: (a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Child care centre Club Community use Crematorium Function facility Funeral parlour Indoor sport and recreation Major sport, recreation and entertainment facility Nightclub entertainment facility Outdoor sport and recreation Place of worship Theatre Tourist attraction	(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Educational establishment	1 space for every 100 car parking spaces or part thereof.

Note – Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number. **Table 9.4.7.3.d – Bicycle parking requirements**

Land use	Minimum number of spaces
Club	1 space per 200m <sup>2</sup> of GFA
Community use	1 space per 200m <sup>2</sup> of GFA
Educational establishment	<p><u>Where for a Primary educational establishment:</u>                      (a) 1 per 10 students over year 4.</p> <p><u>Where for a Secondary educational establishment:</u>                      (a) 1 per 10 students.</p> <p><u>Where for a Tertiary educational establishment:</u>                      (a) 1 per 50 students.</p>
Food and drink outlet	1 space per 250m <sup>2</sup> of GFA
Function facility	1 space per 500m <sup>2</sup> of GFA
Hardware and trade supplies	1 space per 500m <sup>2</sup> of GFA
Health care services	1 space per 250m <sup>2</sup> of GFA
Hospital	1 space per 500m <sup>2</sup> of GFA
Hotel	1 space per 250m <sup>2</sup> of GFA
Indoor sport and recreation	<p>Where for Squash courts:                      (a) 1 space per court.</p> <p>Where for Indoor sports (e.g. soccer, cricket, basketball, netball):                      (a) 2 spaces per court.</p> <p>Where for Ten pin bowling:                      (a) 1 space per bowling lane.</p> <p>Where for a Gymnasium:                      (a) 1 space per 200m<sup>2</sup> of GFA.</p>
Multiple dwelling	1 space per dwelling unit which may be provided as internal storage areas for the multiple dwelling.
Office	1 space per 250m <sup>2</sup> of GFA
Outdoor sport and recreation	<p>Where for Football fields:                      (a) 3 spaces per field.</p> <p>Where for Lawn bowls:                      (a) 5 space per green</p> <p>Where for a Swimming pool:                      (a) 1 space per swimming lane</p> <p>Where for Tennis courts:</p>



Land use	Minimum number of spaces
	(a) 1 space per court  Where for Netball Courts: (a) 3 spaces per court  Where for a Golf Course: (a) 1 space per 15m <sup>2</sup> of GFA for Club for clubhouse component  Where for a Driving or Firing Range: (a) 1 space per 4 tees or firing stations.
Place of worship	1 space per 250m <sup>2</sup> of GFA
Service station	1 space per 250m <sup>2</sup> of GFA
Shop	1 space per 250m <sup>2</sup> of GFA
Shopping centre	(a) 0m <sup>2</sup> GFA – 5,000m <sup>2</sup> GFA - 1 space per 250m <sup>2</sup> of GFA; or (b) Greater than 5,001m <sup>2</sup> GFA – 1 space per 500m <sup>2</sup> GFA
Showroom	1 space per 500m <sup>2</sup> of GFA
Theatre	1 space per 250m <sup>2</sup> of GFA

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

## 9.4.8 Reconfiguring a lot code

### 9.4.8.1 Application

- (1) This code applies to assessing a development application for Reconfiguring a lot.
- (2) When using this code, reference should be made to Part 5.

### 9.4.8.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that development:
  - (a) contributes to a high standard of amenity;
  - (b) results in lots that are suitable for their intended use;
  - (c) results in lots that are orientated to respond to local climatic conditions;
  - (d) is responsive to land constraints;
  - (e) provides lawful and practical access arrangements;
  - (f) provides infrastructure and services to new lots and communities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development results in a well-designed pattern of streets supporting walkable communities;
  - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use, taking into account environmental features and site constraints;
  - (c) lot configuration and orientation facilitates climate responsive design;
  - (d) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
  - (e) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
  - (f) development does not diminish environmental and scenic values;
  - (g) people and property are not placed at risk from natural hazards;
  - (h) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
  - (i) the appropriate standard of infrastructure is provided and the potential safety and amenity impacts associated with infrastructure provision are minimised.

### 9.4.8.3 Criteria for assessment

Part A - Criteria for assessable development

**Table 9.4.8.3.a – Reconfiguring a lot code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Lot areas and dimensions</b>	
<b>PO1</b> Lots have areas and dimensions that: (a) are consistent with the purpose and overall outcomes of the applicable zones or zone;	<b>AO1.1</b> Lots comply with the lot reconfiguration outcomes in Table 9.4.8.3.b.
	<b>AO1.2</b> Lots align with zone boundaries.
	<b>AO1.3</b>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>(b) can accommodate land uses that are consistent with the purpose and overall outcomes of the applicable zone or zones;</li> <li>(b) are generally rectangular in shape.</li> </ul>	<p>New lots are generally rectangular in shape with functional areas for land uses intended by the zone.</p> <p><b>AO1.4</b> Boundary angles are not less than 45 degrees.</p>
<b>Climate and site responsive design</b>	
<p><b>PO2</b> The street design and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions by:</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north;</li> <li>(b) minimising the extent of external walls facing to the east and west.</li> <li>(c) proportioning lots and building envelopes to accommodate energy efficient building orientation;</li> <li>(d) maximising access to prevailing winds to allow for air-permeability.</li> </ul>	<p><b>AO2.1</b> The lot design maximises the number of lots where the longest axis of the lot has a general east-west orientation.</p> <p><b>AO2.2</b> The street pattern maximises the number of streets running in a general north-south direction.</p>
<p><b>PO3</b> Development responds appropriately to its local context, natural systems and site features.</p>	<p><b>AO3.1</b> Existing site features such as:</p> <ul style="list-style-type: none"> <li>(a) significant vegetation and trees;</li> <li>(b) waterways and drainage paths;</li> <li>(c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.</li> </ul>
<b>Access</b>	
<p><b>PO4</b> Lots have safe, legal and practical access to a public road.</p>	<p><b>AO4.1</b> Each lot is provided with:</p> <ul style="list-style-type: none"> <li>(a) direct access to a gazetted road reserve; or</li> <li>(b) access to a gazetted road via a formal access arrangement registered on the title.</li> </ul>
<b>Safety</b>	
<p><b>PO5</b> Safety of users of the development and the surrounding community is considered and incorporated into the design of the reconfiguration.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for lots that are capable of further reconfiguration</b>	
<p><b>PO6</b> New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:</p> <ul style="list-style-type: none"> <li>(a) sufficient area and dimensions to accommodate the appropriate intended land use;</li> <li>(b) the provision of a safe, efficient and effective infrastructure network;</li> </ul>	<p><b>AO6.1</b> The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets requirements for the applicable zone.</p>

Performance outcomes	Acceptable outcomes
(c) limited proportions of rear allotments.	
<b>Additional requirements for the retention of existing buildings and structures</b>	
<p><b>PO7</b> Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> <li>(a) boundaries that offer rectangular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> </ul> <p>Note – This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p><b>AO7.1</b> Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.</p>
<b>Additional requirements for the creation of rear lots</b>	
<p><b>PO8</b> Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</li> <li>(b) positively contributes to the character of adjoining properties and the area;</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Where rear lots are proposed:</p> <ul style="list-style-type: none"> <li>(a) the minimum area of the rear lot, exclusive of any access strip, complies with the lot reconfiguration outcomes in Table 9.4.8.3.b;</li> <li>(b) no more than 2 rear lots are located at the end of a cul-de-sac street;</li> <li>(c) rear lots are generally rectangular in shape;</li> <li>(d) no more than one rear lot is created behind any lot with a road frontage;</li> <li>(e) access strips to the rear lot are located on only one side of the front lot;</li> <li>(f) not more than 2 access strips to rear lots directly adjoin one another.</li> </ul> <p>Note – Figure 9.4.8.3.a provides guidance on meeting the outcomes.</p> <p><b>AO8.2</b> Access strips are a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4.0 metres in a Residential zone;</li> <li>(b) not less than 8.0 metres in all other zones.</li> </ul> <p>Note – Rear lots are generally not appropriate in non-Residential or non-Rural zones.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<b>Additional requirements for development within a Centre zone</b>	
<p><b>PO9</b> Lot reconfiguration within a Centre zone results in a layout of lots that reinforce:</p> <ul style="list-style-type: none"> <li>(a) a mix of adaptive buildings and continued centre activity uses;</li> <li>(b) large, rectangular shaped lots;</li> <li>(c) accessibility across land within the zone to key public transport and public places on adjacent roads and land.</li> </ul> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for development involving cane rail infrastructure</b>	
<p><b>PO10</b> Development protects the cane rail network to support the on-going operation of the agricultural industry.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p> <p>Note – The cane rail network is shown on the Strategic framework maps and Transport network overlay maps contained in Schedule 2.</p>
<b>Additional requirements for development on or adjacent to land within the rural zone</b>	
<p><b>PO11</b> Lot reconfiguration on or adjacent to land within the Rural zone, provides an appropriate separation area on site to buffer development from impacts arising from uses which may occur on the land within the Rural zone.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for rear laneways</b>	
<p><b>PO12</b> Rear laneways in residential subdivisions are designed to:</p> <ul style="list-style-type: none"> <li>(a) limit vehicular access to the lot via the laneway;</li> <li>(b) provide good passive surveillance along and across the rear laneway;</li> <li>(c) avoid continuous lines of garages and carports along the length of the rear laneway;</li> <li>(d) establish appropriately orientated lots;</li> <li>(e) discourage non-resident vehicular access.</li> </ul>	<p><b>AO12.1</b> Where rear laneways are used in residential subdivisions, they are designed to:</p> <ul style="list-style-type: none"> <li>(a) be on a general north-south axis to avoid producing lots that have a long axis on an east-west orientation thereby minimising excessive heat from afternoon sun;</li> <li>(b) are no longer than 100 metres in length;</li> <li>(c) are not the primary access point for emergency vehicles;</li> <li>(d) include design treatments at either end to design a low speed environment;</li> <li>(e) maintain straight sightlines.</li> </ul>
<b>Additional requirements for the creation of small residential lots</b>	
<p><b>PO13</b> Small residential lots are designed to a high standard of amenity for future communities and residents and the provision of a range of housing types.</p>	<p><b>AO13.1</b> Small residential lots are designed with a road frontage not less than 12 metres.</p>
	<p><b>AO13.2</b> Small lots are located and designed to ensure:</p> <ul style="list-style-type: none"> <li>(a) vehicle parking areas are not a dominant feature of the future dwelling house and streetscape;</li> <li>(b) they are located adjacent to high amenity features of neighbourhoods (such as public open space or natural areas);</li> <li>(c) they are not the dominant lot type in neighbourhoods;</li> <li>(d) they avoid being located in clusters of more than 8 having the frontage to the same street.</li> </ul>
	<p><b>AO13.3</b> Small lots are generally not less than 350m<sup>2</sup> except where design conditions can ensure that small lots meet AO13.2 and can also:</p> <ul style="list-style-type: none"> <li>(a) provide for consistently designed and managed attached housing on individual lots; or</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(b) ensure dwelling houses can be managed through building envelopes; or</li> <li>(c) provide access to the rear of the lot by a laneway.</li> </ul>
<p><b>Additional neighbourhood design requirements for:</b></p> <ul style="list-style-type: none"> <li>a) a site included within the Emerging community zone; or</li> <li>(b) a site which is more than 5,000m<sup>2</sup> in any of the Residential zones; or</li> <li>(c) development involving the creation of new roads and/or public use land.</li> </ul> <p>This part also applies to any application made under Section 242 of the <i>Sustainable Planning Act</i> which will involve, or enable future, lot reconfiguration.</p> <p>Note – This part is to be read in conjunction with the other parts of the code            Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>	
<p><b>PO14</b>            Development establishes a structured neighbourhood that provides for:</p> <ul style="list-style-type: none"> <li>(a) integration with existing urban areas;</li> <li>(b) the growth of new communities with different lot layouts and neighbourhood blocks that provide for different land use intents over time;</li> <li>(c) a range of community infrastructure, including linear open space links, local open space which is adaptable to a variety of uses;</li> <li>(d) a network of interconnected roads and pathways which convey and connect local and wider vehicular traffic, public transport and active transport with activity centres, employment areas and focal points within communities;</li> <li>(e) a network of essential infrastructure including water, sewerage, electricity and telecommunications.</li> </ul> <p>Note – A detailed structure plan prepared in accordance with Planning scheme policy – Structure planning is one way of demonstrating compliance with the performance outcomes.</p>	<p><b>AO14.1</b>            No acceptable outcomes are provided.</p>
<p><b>PO15</b>            Neighbourhood design results in a safe and connected network of walkable neighbourhoods.</p>	<p><b>AO15.1</b>            Neighbourhood street networks provide an easy choice of routes within and to surrounding neighbourhoods, and connect to public transport, employment, open space and services.</p> <p><b>AO15.2</b>            Development does not establish cul de sac streets unless:</p> <ul style="list-style-type: none"> <li>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</li> <li>(b) there is a physical feature or incompatible zone change that dictates the need to use cul de sac streets.</li> </ul> <p><b>AO15.3</b>            Where a cul de sac street is used, it:</p> <ul style="list-style-type: none"> <li>(a) is designed to be no longer than 150 metres in length;</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(b) is designed so that the end of the cul de sac is visible from its entrance;</li> <li>(c) provides connections from the top of the cul de sac to other streets for pedestrians and cyclists with a minimum width of 6 metres.</li> </ul>
<p><b>PO16</b> Neighbourhood design supports diverse housing choices through block sizes and lot design.</p>	<p><b>PO16.1</b> Changes in lot size and frontage widths are established to facilitate a mix of housing choice.</p>
<p><b>PO17</b> Neighbourhood design provides for non-residential uses appropriate to the respective zone and are focussed around local or neighbourhood activity centres, open space, community supportive uses and/or public transport.</p>	<p><b>AO17.1</b> Development provides opportunities for community facilities, services, public transport stops and parks to establish neighbourhood focal points.</p> <p><b>AO17.2</b> Neighbourhood focal points are located within 400m (measured according to the shortest route that reasonably may be used in travelling) of 90% of the proposed residences in the catchments that they are intended to service.</p>
<p><b>PO18</b> Lots surrounding neighbourhood focal points and activity centres are of a size that enables higher residential densities to support the facilities and/or public transport service.</p>	<p><b>AO18.1</b> No acceptable outcomes are provided.</p>
<p><b>PO19</b> Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.</p>	<p><b>AO19.1</b> No acceptable outcomes are provided.</p>
<p><b>PO20</b> Development provides land to:</p> <ul style="list-style-type: none"> <li>(a) meet the recreation needs of the community;</li> <li>(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity and adjacent to open space areas;</li> <li>(c) provide for green corridors and linkages.</li> </ul>	<p><b>AO20.1</b> No acceptable outcomes are provided.</p>
<p><b>PO21</b> Lot reconfiguration integrates major electricity infrastructure and substations within the overall neighbourhood layout. In particular, the neighbourhood design:</p> <ul style="list-style-type: none"> <li>(a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future electricity infrastructure network;</li> <li>(b) as far as possible, minimises the likely visual prominence of electricity infrastructure;</li> <li>(c) provides for an interface or relationship with surrounding uses that minimises the</li> </ul>	<p><b>AO21.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
potential for nuisance, health and safety concerns.	
<p><b>PO22</b> Major electricity infrastructure on private land is contained within an easement that satisfies the electricity provider's requirements.</p>	<p><b>AO22.1</b> Existing easements for major electricity infrastructure are retained.</p> <p>or</p> <p><b>AO22.2</b> Where major electricity infrastructure is not contained within an easement, new easements are created that satisfy the electricity provider's requirements.</p>
<p><b>PO23</b> Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to open space.</p>	<p><b>AO23.1</b> Open space is regular in shape.</p> <p><b>AO23.2</b> At least 50% of the open space's frontage is provided as road.</p> <p><b>AO23.3</b> Open space areas are positioned to be capable of being overlooked by surrounding development.</p> <p>Note – Figure 9.4.8.3.b provides guidance on meeting the outcomes.</p> <p><b>AO23.4</b> Surrounding lots are orientated so that facades will front and overlook the urban parkland and other open space.</p> <p>Note – Figure 9.4.8.3.b provides guidance on meeting the outcomes.</p> <p><b>AO23.5</b> The number of lots that back onto the urban parkland and other open space is minimised.</p> <p>Note – Figure 9.4.8.3.b provides guidance on meeting the outcomes.</p>
<p><b>PO24</b> Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down facilities.</p>	<p><b>AO24.1</b> No acceptable outcomes are provided.</p>
<p><b>PO25</b> Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.</p>	<p><b>PO25.1</b> No acceptable outcomes are provided.</p>
<p><b>PO26</b> The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.</p> <p>Note – The design and construction standards are set out in Planning scheme policy – FNQROC Regional</p>	<p><b>AO26.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
Development Manual, with reference to the specifications set out in Sections D1 and D3.	
<p><b>PO27</b> Street design supports an urban form that creates walkable neighbourhoods and the design:</p> <ul style="list-style-type: none"> <li>(a) is appropriate to the function(s) of the street;</li> <li>(b) meets the needs of users and gives priority to the needs of vulnerable users.</li> </ul>	<p><b>AO27.1</b> No acceptable outcomes are provided.</p>

Table 9.4.8.3.b – Lot reconfiguration outcomes

Zone	Minimum lot sizes	Minimum width and dimension <sup>2</sup>
Community facilities	No minimum lot size or road frontage is provided.	
Conservation	No minimum lot size or road frontage is provided.  Note – Lot reconfiguration in the Conservation zone results in no additional lots, except where associated with a lease exceeding 10 years and associated with an existing or approved Telecommunications facility. The Conservation zone code contains additional lot reconfiguration outcomes.	
District centre	No minimum lot size or road frontage is provided.  Note – The District centre zone code contains additional lot reconfiguration outcomes.	
Emerging community	40ha  or  As identified within an approved structure plan.	250m  or  As identified within an approved structure plan.
Environmental management	No minimum lot size or road frontage is provided.  Note – Lot reconfiguration in the Environmental management zone results in no additional lots, except where associated with a lease exceeding 10 years and associated with an existing or approved Telecommunications facility. The Environmental management zone code contains additional lot reconfiguration outcomes.	
High impact industry	2000m <sup>2</sup>	40m
Local centre	No minimum lot size or road frontage is provided.  Note – The Local centre zone code contains additional lot reconfiguration outcomes.	
Low density residential	600m <sup>2</sup>	15m
Low impact industry	800m <sup>2</sup>	20m
Low-medium residential	450m <sup>2</sup>  or  350m <sup>2</sup> (where compliant with the small residential lot provisions of this code)	12m
Major centre	No minimum lot size or road frontage is provided.	
Medium density residential	600m <sup>2</sup>	15m
Medium impact industry	1000m <sup>2</sup>	20m
Mixed use	800m <sup>2</sup>	20m
Neighbourhood centre	No minimum lot size or road frontage is provided.  Note – The Neighbourhood centre zone code contains additional lot reconfiguration outcomes	
Open space	No minimum lot size or road frontage is provided.	

<sup>2</sup> This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes access strips.

Zone	Minimum lot sizes	Minimum width and dimension <sup>2</sup>
Principal centre	No minimum lot size or road frontage is provided.	
Rural residential	<p>4,000m<sup>2</sup>, incorporating:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 2000m<sup>2</sup> which is exclusive of land with slopes exceeding 1 in 4 (25%);</li> <li>(b) a minimum dimension of 30 metres;</li> <li>(c) sufficient area to cater for on-site waste water management systems.</li> </ul> <p>or</p> <p>2,000m<sup>2</sup> (where serviced by reticulated sewerage infrastructure and adjoining land within a Residential zone.</p> <p>Note – refer to the definition of Residential zones contained in Schedule 1.2.</p>	30m
Rural	<p>40ha, unless:</p> <ul style="list-style-type: none"> <li>(a) the reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or</li> <li>(b) the reconfiguration is limited to one additional lot created to accommodate: <ul style="list-style-type: none"> <li>(i) an emergency services facility; or</li> <li>(ii) water cycle management infrastructure; or</li> <li>(iii) waste management facility; or</li> <li>(iv) telecommunications infrastructure.</li> </ul> </li> </ul>	250m
Special purpose	No minimum lot size or road frontage is provided.	
Specialised centre	No minimum lot size or road frontage is provided.	
Sport and recreation	No minimum lot size or road frontage is provided.	
Tourism	No minimum lot size or road frontage is provided.	
Tourist accommodation	800m <sup>2</sup>	20m
Township	600m <sup>2</sup>	15m
Waterfront and marine industry	1000m <sup>2</sup>	20m

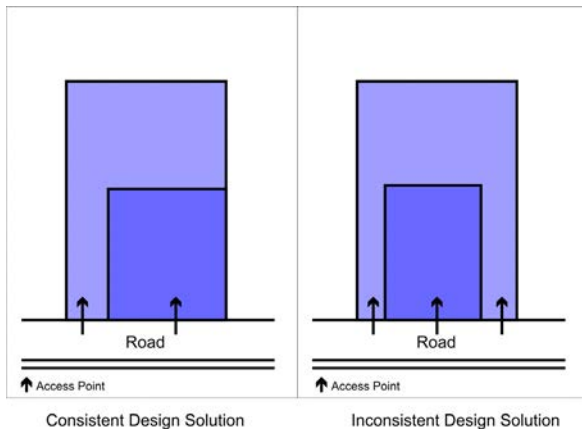


Figure 9.4.8.3.a – Design solutions for access





 Lots orientated to front and overlook park to provide casual surveillance.

Figure 9.4.8.3.b – Consistent design solution for the orientation of lots surrounding open space and parkland

**9.4.9 Vegetation management code**

**9.4.9.1 Application**

(1) This code applies to assessing development for or involving Vegetation damage.

Note – Refer to the definition of Vegetation damage contained in Schedule 1.3.

(2) When using this code, reference should be made to Part 5.

**9.4.9.2 Purpose**

(1) The purpose of the Vegetation management code is to ensure that vegetation damage occurs in an appropriate and sustainable manner.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) vegetation is protected from inappropriate damage;
  - (b) where vegetation damage does occur it is undertaken in a sustainable manner;
  - (c) significant trees are maintained and protected;
  - (d) biodiversity and ecological values are protected and maintained;
  - (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
  - (f) landscape character and scenic amenity is protected and maintained;
  - (g) heritage values are protected and maintained.

**9.4.9.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 9.4.9.3.a – Vegetation management – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Vegetation damage</b>	
<p><b>PO1</b> Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the character and amenity of the local area is maintained;</li> <li>(b) vegetation damage does not result in fragmentation of habitats;</li> <li>(c) vegetation damage is undertaken in a sustainable manner;</li> <li>(d) the regions biodiversity and ecological values are maintained and protected;</li> <li>(e) vegetation of historical, cultural and / or visual significance is retained;</li> <li>(f) vegetation is retained for erosion prevention and slope stabilisation.</li> </ul>	<p><b>AO1.1</b> Vegetation damage is undertaken by a statutory authority land that the statutory authority has control over;</p> <p>or</p> <p><b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>or</p> <p><b>AO1.3</b> Vegetation damage other than referenced to in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> <li>(a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or</li> <li>(b) vegetation identified within the local governments register of declared plants pursuant to the local governments local laws; or</li> <li>(c) vegetation which is an exotic species; or</li> <li>(d) vegetation on a lot less than 800m<sup>2</sup>; or</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(e) vegetation is located within an urban area or the Rural residential zone and the trunk is located within six metres of an existing or approved building or structure or within 3 metres of a boundary fence; or</p> <p>(f) vegetation is located within the Rural zone and the trunk is located within ten metres of an existing or approved building or structure or within 3 metres of a boundary fence; or</p> <p>(g) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within 3 metres of an existing or approved structure, not including a boundary fence; or</p> <p>(h) vegetation which was planted for landscaping purposes; and</p> <p>(i) The damage is not the removal of a significant tree located on a site:</p> <ul style="list-style-type: none"> <li>(i) identified the potential landslip hazard area identified on the Potential landslip hazard overlay maps contained in Schedule 2; or</li> <li>(ii) identified within the coastal scenery zone on the Landscape values overlay maps contained in Schedule 2; or</li> <li>(iii) identified as a place of local significance on the Places of significance overlay maps contained in Schedule 2.</li> </ul> <p>or</p> <p><b>AO1.4</b> Vegetation damage that is reasonably necessary for carrying out work that is:</p> <ul style="list-style-type: none"> <li>(a) authorised or required under legislation or a local law;</li> <li>(b) specified in a notice served by the local government or another regulatory authority;</li> </ul> <p>or</p> <p><b>AO1.5</b> Vegetation damage for development where the damage is on land the subject of a valid development approval; and is necessary to give effect to the development approval;</p> <p>or</p> <p><b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i> or current permit for the removal of vegetation granted under a local law;</p> <p>or</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.7</b> Vegetation damage is undertaken on a lot within the Rural zone or Rural residential zone and the damage is for routine management, essential management or for property maintenance activities undertaken in accordance with a regular maintenance program;</p> <p>or</p> <p><b>AO1.8</b> Vegetation damage is essential for the survey of a property boundary by a licensed cadastral surveyor;</p> <p>or</p> <p><b>AO1.9</b> Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or</p> <p><b>AO1.10</b> Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p><b>AO1.11</b> Vegetation damage is part of a regular maintenance program for pruning to remove a portion of a tree that does not result in the removal of more than 15%, by volume, in any 12 month period;</p> <p>or</p> <p><b>AO1.12</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p><b>AO1.13</b> Vegetation damage is for a traditional Aboriginal or Torres Strait Islander cultural activity, other than a commercial activity;</p> <p>or</p> <p><b>AO1.14</b> Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p>
PO2	AO2.1

Performance outcomes	Acceptable outcomes
<p>Vegetation damaged on a lot does not result in a nuisance</p>	<p>Damaged vegetation is removed and disposed of at an approved site;</p> <p>or</p> <p><b>AO2.2</b> Damaged vegetation is mulched or chipped and used onsite.</p>
<p><b>PO3</b> Vegetation damage does not result in the removal of a healthy, significant tree from the streetscape.</p>	<p><b>AO3.1</b> Vegetation damage does not result in the removal of a significant tree from whichever is the greater of:</p> <ul style="list-style-type: none"> <li>(a) the setback between a building and the street front boundary; or</li> <li>(b) the area within six metres of the street front boundary.</li> </ul> <p>or</p> <p><b>AO3.2</b> Vegetation damage is undertaken by a statutory authority on land that the statutory authority has control over.</p>
<p><b>PO4</b> Vegetation damage on a lot identified on the Neighbourhood Character Overlay does not result in a negative impact on or detract from the streetscape.</p>	<p><b>AO4.1</b> Vegetation damage results in the removal of vegetation other than a significant tree.</p> <p>or</p> <p><b>AO4.2</b> Vegetation damage is undertaken by a statutory authority on land that the statutory authority has control over.</p>
<p><b>PO5</b> Vegetation damage on a lot identified on Places of significance does not result in a negative impact on the sites heritage values.</p>	<p><b>AO5.1</b> Vegetation damage results in the removal of vegetation other than a significant tree.</p> <p>or</p> <p><b>AO5.2</b> Vegetation damage is undertaken by a statutory authority on land that the statutory authority has control over.</p>



## Part 10 Other plans

### 10.1 Ports North Land Use Plan

Section 285 of the Transport Infrastructure Act 1994 requires each Port Authority to prepare a Land Use Plan. The Far North Queensland Ports Corporation Limited (Ports North) has prepared a [Land Use Plan](#) for all strategic port land under its control.

All development applications within strategic port land are assessed against the Land Use Plan, with Ports North as the assessment manager.

If land ceases to be strategic port land, the Land Use Plan, current at the date this planning scheme commenced, will continue to apply with Cairns Regional Council as the assessment manager.

### 10.2 Cairns Airport Land Use Plan

The [Cairns Airport Land Use Plan](#) has been prepared to satisfy the requirements of the *Airport Assets (Restructuring and Disposal) Act 2008*.

All development applications within airport land are assessed against the Land Use Plan with the Department of State Development, Infrastructure and Planning (DSDIP) as the assessment manager.

If land ceases to be airport land, the Land Use Plan, current at the date this planning scheme commenced, will continue to apply with Cairns Regional Council as the assessment manager.