* + 1. Principal centre zone code

# 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.

Note – Development within 150 metres of Strategic Port Land, as identified on the maps contained within Schedule 2, may be referred to Ports North for third party advice.

# Purpose

1. The purpose of the Principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—
   1. form the core of an urban area; and
   2. service the local government 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:
   1. the widest range of retail, commercial, administrative, community, cultural, tourism, recreation and entertainment activities are provided;
   2. development is well-designed and incorporates appropriately scaled art and cultural infrastructure;
   3. accommodation activities are provided at an appropriate scale and integrate with and enhance the vibrancy of the centre;
   4. development provides a high level of amenity, with a tropical design incorporating appropriate architectural elements and building features;
   5. public open space areas including malls, plazas, parks and gardens are provided;
   6. landscaping is of a high quality and contributes to the visual dominance of tropical vegetation in the streetscape;
   7. development maximises public transport accessibility and use, and encourages walking and cycling;
   8. development contributes to a vibrant, engaging and active city centre that is safe comfortable and enjoyable for pedestrians;
   9. development reflects and responds to the natural features and constraints of the land;
   10. development does not affect the operational aspects of the Port of Cairns.

Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.

Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6.

# Assessment benchmarks and requirements

**Table** [**6.2.17.3**](#_bookmark0)**.a – Principal centre zone code – assessment benchmarks for assessable development**

|  |  |  |
| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO1**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO1.1**  No acceptable outcomes are provided. |  |
| **Role and function of the Principal centre** | | |
| **PO2**  Development reinforces the role and function of the Principal centre within the hierarchy of centres.  Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.  Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6.  Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome. | **AO2.1**  No acceptable outcomes are provided. |  |