

Chapter 3 Planning for Districts

3.1 Overview

The Planning for Districts establishes the detailed framework for land use and development within the City.

The City is divided into 12 Districts. Each District is the subject of a District Plan which provides detailed information on the preferred pattern of development for the District and on the constraints which may be applicable to particular areas within the District.

The City is further divided into Planning Areas. The Planning Areas identify the dominant land uses preferred in each District.

CairnsPlan establishes a number of Overlays. The Overlays provide information on special attributes of areas, places or sites; factors which may constrain development; and on elements of development infrastructure.

3.2 Districts

The City is divided into 12 Districts. The boundaries of these Districts are based on a number of factors, including geographic features, existing land use and communities of interest.

Each District is the subject of a District Plan which provides detailed information on:-

- The preferred pattern of development; and
- The Overlays applicable to the District.

There are Assessment Tables for each District. The tables identify the level of assessment for the components of development. The tables also provide a guide to the Codes applicable to the components of development.

The Districts are:

- Cairns Beaches
- Barron – Smithfield
- Redlynch Valley
- Freshwater – Stratford – Aeroglen
- CBD – North Cairns
- Portsmouth – Woree Industrial

- Inner Suburbs
- White Rock – Edmonton
- Gordonvale - Goldsborough
- Babinda
- The Islands
- Rural Lands.

The location of the Districts is shown on the Key Map.

3.3 Planning Areas

The City is divided into 19 Planning Areas.

Planning Areas identify areas of similar or compatible land use and identify the dominant land use preferred in each Planning Area.

Overall outcomes for each of the Planning Areas are set out in the Planning Area Codes, with any specific outcomes for a Planning Area which are particular to a District being identified.

The Planning Areas are:

- Rural 1
- Rural 2
- Low Density Residential
- Residential 1
- Residential 2
- Residential 3
- Tourist and Residential
- City Centre
- Sub-Regional Centre
- District Centre
- Local Centre
- Cityport North
- Cityport South

- Commercial
- Industry
- Community Facilities
- Sport and Recreation
- Open Space
- Conservation.

The District Plans identify the particular Planning Areas within a District in order to establish the preferred pattern of development or the preferred locations of land uses within each District.

The Planning Areas are the key element in illustrating the land use strategy for the City.

An Assessment Table for each District indicates the nature of assessment required in each Planning Area for the components of development regulated by CairnsPlan.

3.4 Overlays

The CairnsPlan establishes Overlays.

The Overlays are the secondary layer in the Planning Scheme for organising measures of the Planning Scheme based on:

- Areas, places or sites having special attributes that may :
 - make those areas, places or sites sensitive to the effects of development, or
 - constrain development due to an environmental hazard or the value of a resource;
- The identification of constraints to development to ensure the efficient operation of major infrastructure; and on
- The identification and the timely provision of elements of development infrastructure.

These Overlays are:

- Hillslopes;
- Vegetation Conservation / Waterways Significance;
- Connectivity;
- Cultural Heritage Areas;

- Height and Impact of Buildings;
- Potential or Actual Acid Sulfate Soil Material;
- Bushfire Risk Analysis;
- Flood Inundation (ARI 100 year);
- Operational Aspects of the Cairns International Airport:
 - Obstacle Limitation Surfaces;
 - Australian Noise Exposure Forecasts 2005;
 - Primary Light Control / Bird and Bat Strike Hazard;
 - Airport Public Safety Zone;
- Road Hierarchy;
- Pedestrian and Cycle Movement;
- Possible Public Transport Corridors.

The Overlays applicable to a particular District are shown on the Overlay Maps for that District.

The Overlays relating to Potential or Actual Acid Sulfate Soil Material, Bushfire Risk Analysis, and the Operational Aspects of the Cairns International Airport are also mapped at a City wide scale to provide a legible overview of the areas affected by these Overlays.

3.5 Community Infrastructure Designations

The *Integrated Planning Act* establishes a mechanism for the designation of land for community infrastructure which exists on the land or which the State, the local government or another entity intends to supply on the land.

Land may be designated by a Minister of the State or by local government. A number of sites throughout the City are the subject of a designation by a Minister of the State.

The sites which have been designated are identified on the Planning Area Map of the respective District Plans. A Schedule describing the details of the sites and the designations is included after the Assessment Tables in the respective District Plans.

In accordance with the *Integrated Planning Act*, development under a designation is, to the extent the development is self-assessable or assessable development under this Planning Scheme, exempt development.