

## Hillslopes Overlay

The Hillslopes are natural features which make the City attractive to both residents and tourists and which contribute in distinguishing Cairns from other cities. Hillslopes are also important habitat areas and form a link between the coastal lowlands and mountain ranges. The Hillslopes Overlay is used to ensure:

- Development is serviceable and maintains the safety of people, property and the environment;
- The ecological values, landscape character and visual quality of the Hillslopes are protected to retain the scenic backdrop to the City;
- Development on Hillslopes is appropriate, having regard to the topographic and environmental characteristics of the land.

CATEGORY	DESIRED DEVELOPMENT OUTCOMES
Category 1 (Urban)	Land included in this category may have opportunities for limited forms of development. Development should respond to the constraints of the site (including gradient and slope stability) and protect visual amenity and landscape character; be serviceable and accessible.
Category 2 (Urban)	Land included in this category is generally so constrained for development that it is considered to be unsuitable for development. The desired development outcomes for this land is to retain the land in a natural state or where possible to rehabilitate the land. Development on this land is not a desired outcome because of slope instability, gradient, visual prominence and difficulty in servicing the development.
Category 1 (Rural)	Land included in this category is included within a Rural Planning Area. This category of land includes land that has: <ul style="list-style-type: none"> <li>• the characteristics of Category 1 (Urban). The desired development outcomes for this land are the outcomes described for land included in the Category 1 (Urban) above; or</li> <li>• the characteristics of Category 2 (Urban). The desired development outcomes for this land are the outcomes described for land included in the Category 2 (Urban) above.</li> </ul>

### Development Envelope

For development within Hillslopes, the Development Envelope is the area of at least 1000m<sup>2</sup> containing land with slope less than 1 in 3 and may be shown as a diagram drawn on a lot. This area is to contain the dwelling and all ancillary uses including outbuildings, swimming pools and on site effluent disposal areas. Development is not permitted outside the development envelope.

# 7

## Hillslopes Overlay

This guide is one of a series of guides which has been prepared to assist people interpret CairnsPlan.



For further enquiries:

Please contact the  
Customer Service  
Centre on  
07 4044 3044

# Requirements for Development in the Hillslopes\*

\* This is a guide only. Please consult the Hillslopes Code for the full details of the Code, Purpose and Applicability Statements and Performance Criteria and Acceptable Measures.

## Minimum Lot Size

Residential 1 Where included in Hillslopes Overlay	1000m <sup>2</sup> exclusive of land with slopes greater than 1 in 3.
Low Density Residential	4000m <sup>2</sup> with a minimum of 1000m <sup>2</sup> exclusive of land with slopes greater than 1 in 3.

## Colours

The CairnsPlan Hillslopes Code contains the following Acceptable Measure for ensuring that the landscape character and visual amenity quality of the Hillslopes are retained and remain the scenic backdrop to our city:

### A1.16 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 well with the colour and hues of the surrounding vegetation and landscape; and*
- 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; and*
  - ii) *Reflective surfaces; and*

### A1.17 Roofs on buildings or structures are:

- a) *Non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape; and*
- b) *Not finished in terracotta colours, reds, yellows, shades of white, beige or grey; and*

### A1.18 Exterior colour schemes:

- a) *Do not result in the use of a single colour on large surface areas or broad expanses; and*
- b) *Limit the use of white or other light colours to exterior trim and the highlighting of architectural features*

The appropriateness of each proposed colour scheme is assessed independently. Factors which Council Officers consider include:

- The visibility of the finished building work;
- Screening provided by vegetation, verandas or other dwellings;
- Exposure of proposed colours to direct sunlight; and
- Reflectivity of colours.

This guide is one of a series of guides which has been prepared to assist people interpret CairnsPlan.



For further enquiries:

Please contact the  
Customer Service  
Centre on  
07 4044 3044

To assist in your choice of colour, the following are examples of common colours, which are regularly proposed for use on houses in Hillslopes areas.

APPROVED	REFUSED
Jasper (Colorbond)	Classic Cream (Colorbond)
Plantation (Colorbond)	Shale Grey (Colorbond)
Pale Eucalypt (Colorbond)	Paperbark (Colorbond)
Wilderness (Colorbond)	Surfmist (Colorbond)
Bushland (Colorbond)	Shale Grey (Colorbond)
Cottage Green (Colorbond)	Dune (Colorbond)
Woodland Grey (Colorbond)	Manor Red (Colorbond)
Blue Ridge (Colorbond)	
Jasper Colorbond	
Deep Ocean (Colorbond)	
Night Sky (Colorbond)	

### Vegetation

The clearing or disturbance of vegetation is limited to clearing or disturbance that:

- is necessary for the construction of a necessary proposed road and access ways (including paths, waterway crossings and footbridges) or driveways;
- minimises canopy clearing or disturbance, riparian clearing or disturbance.

### Skyline

Hillslope development should not alter the skyline (i.e. buildings and structures should not protrude above the top of the hill).

### Earthworks

Minimum earthworks are permitted within hillslopes areas (refer to the Overlay Code 4.6.6 Hillslopes Code and General Code 4.8.2 Excavation and Filling).

### Slope Stability

A site specific geo-technical analysis prepared by a registered professional engineer may be required to demonstrate that the site is not subject to landslide hazard.

# 7

## Hillslopes Overlay

This guide is one of a series of guides which has been prepared to assist people interpret CairnsPlan.



For further enquiries:

Please contact the  
Customer Service  
Centre on  
07 4044 3044

# **Material Change of Use (Code Assessable) - House; OR Preliminary Approval for Building Work (Code Assessable)- Retaining Walls, Extensions to Dwellings, Sheds, etc.**

The following documentation must be provided when submitting an application. Applications that do not contain the information listed below will be delayed and may be returned if the contents are insufficient to permit a full assessment.

**Forms:**

PRELIMINARY APPROVAL FOR BUILDING WORK (E.g. Carport, Shed, Veranda, Retaining Wall):

Form 1 Part A – Common Details; and

Form 1 Part B – Building Work.

MATERIAL CHANGE OF USE (E.g. Building a House on a Vacant Lot):

Form 1 Part A – Common Details; and

Form 1 Part D – Material Change of Use; and

IDAS Assessment Checklist

**Proof of payment of application fee**

**Plans:**

Site Plan

Elevation Plan

Floor plan

Excavation and Filling Plan (where excavation or filling is proposed)

**Statement of compliance with all relevant CairnsPlan Codes:**

Hillslopes Code

Excavation and Filling Code

House Code

Planning Area Code

Vegetation Conservation and Waterway Significance Code (if property is affected by the overlay)

**Samples of proposed external colours**

The CairnsPlan Hillslopes Code requires that all building work be finished in exterior building colours and materials that are non-reflective and blend with the natural colours of the surrounding environment. Roofs and external walls must be of moderately dark to darker shades of green, grey, blue or brown. Colours such as white, beige, red, terracotta, yellow or light grey are **not** acceptable.

**Other documentation which *may* be required in some situations:**

If your property requires on-site sewerage disposal, please provide evidence of approval from Cairns Water for an On-site Sewerage Disposal System.

If your proposal requires excavation and filling which does not meet the Acceptable Measures of the Hillslopes Code or the Excavation and Filling Code, a qualified Geotechnical Engineer must certify the proposed work. This includes all earthwork batters steeper than 1 in 2 and/ or higher than 1.8 metres and all retaining walls or structures used for supporting filled or excavated areas which exceed 1.8 metres in height.

If your property has a designated Building Envelope, please provide a plan demonstrating that all building work is contained within that envelope.

If your property contains an easement, please provide a plan demonstrating that no building work encroaches upon that easement.