

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 700m² 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
For assessable development	
<p>PO1 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"> (a) land uses that contribute to the creation of the place; (b) active frontages to streets, pedestrian and cycle connections, public transport and other public spaces; (c) architectural features that create a distinct or varied built form from buildings around it. 	<p>AO1.1 Development on gateway sites:</p> <ul style="list-style-type: none"> (a) contain land uses that contribute to the precinct intent and outcomes; (b) contain active frontages and facades to public spaces and public transport facilities; (c) are finished with architectural features such as articulated roof profiles, parapets, awnings and balconies, tropical landscaping, and a range of building materials. <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>PO2 Buildings establish a positive urban form and identity for the Edmonton Major centre.</p>	<p>AO2.1 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>PO3 Development within 100m of the future public transport station:</p>	<p>AO3.1 No acceptable outcomes are provided.</p>

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

Performance outcomes	Acceptable outcomes
<p>PO7 Development in Precinct 1 – Edmonton centre core provides for a mix of land uses and ensures:</p> <ul style="list-style-type: none"> (a) convenient access to community facilities; (b) diverse employment opportunities; (c) opportunity for social interaction; (d) urban vitality and street life; (e) increased synergy and compatibility of proposed uses; (f) potential conflict between land uses is minimised; (g) the provision of mixed housing types; (h) mixed use activities are located on public transport stops; (i) civic buildings and community facilities are provided in visible locations; (j) retail development with a GFA of greater than 2,500m² is located at the edge of the precinct. 	<p>AO7.1 No acceptable outcomes are provided.</p>
<p>PO8 The height of buildings or structures:</p> <ul style="list-style-type: none"> (a) reinforces Precinct 1 - Edmonton centre core as the area accommodating the highest intensity of development; (b) ensures that there is a transition of building form from the Edmonton centre core to the surrounding areas; (c) ensures there is variation in vertical rhythm, scale and architectural detail; (d) buildings located on gateway sites are designed to express and emphasise the importance of their location. <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>AO8.1 Buildings or structures are not more than 20 metres and 5 storeys in height.</p> <p>or</p> <p>AO8.2 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>AO8.3 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"> (a) horizontal forms, such as roof heights, plinths, verandahs, parapets and eaves; (b) dominant and accentuated vertical patterning; (c) the scale and patterning of openings and associated shades and awnings; (d) the colour, texture and scale of building materials and trims; (e) other dominant features of adjacent development.
<p>PO9 Development:</p> <ul style="list-style-type: none"> (a) defines the linear space of the street; (b) does not dominate the streetscape; (c) ensures that there is separation between towers; (d) ensures that the availability of light and ventilation to towers and adjoining premises is maximised. 	<p>AO9.1 Site cover and setbacks for buildings as set out in Table 7.2.4.4.b are achieved.</p>
<p>PO10 Development is designed to:</p>	<p>AO10.1 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>AO10.2 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>AO10.3 Development incorporates active frontages and predominantly consists of land uses such as offices, shops or food and drink outlets.</p> <p>AO10.4 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>PO11 Development provides a mix of uses vertically within multi-storey buildings with active frontages on the ground floor.</p>	<p>AO11.1 No acceptable outcomes are provided.</p>

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

Performance outcomes	Acceptable outcomes
<p>PO16 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"> (a) taller buildings are constructed to prevent horizontal sprawl and maximising opportunities for public spaces; (b) there is a transition of building form from the precinct to the surrounding areas; (c) variation in vertical rhythm, scale and architectural detail. 	<p>AO16.1 No acceptable outcomes are provided.</p>
Additional requirements for Precinct 4 – Urban consolidation	
<p>PO17 The establishment of higher residential densities occurs through consolidation of low density residential land and activities.</p>	<p>AO17.1 No acceptable outcomes are provided.</p>
<p>PO18 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>AO18.1 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

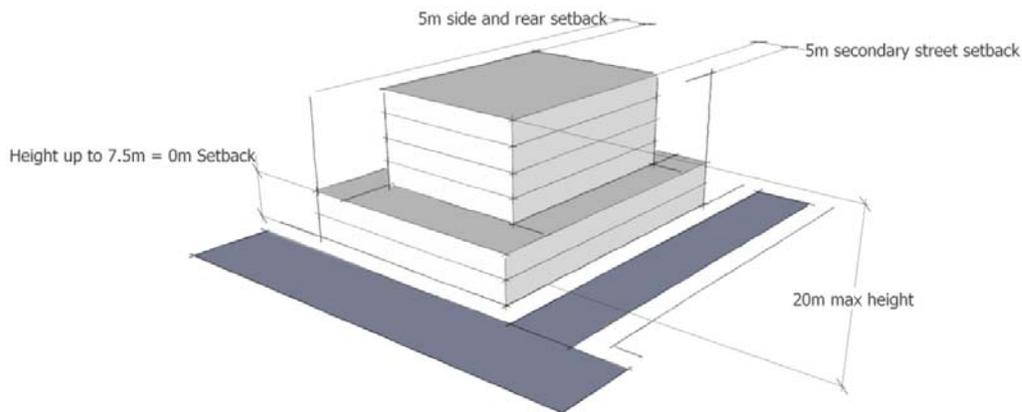


Figure 7.2.4.4.a – Height, setbacks and site cover for buildings in Precinct 1 – Edmonton Centre Core