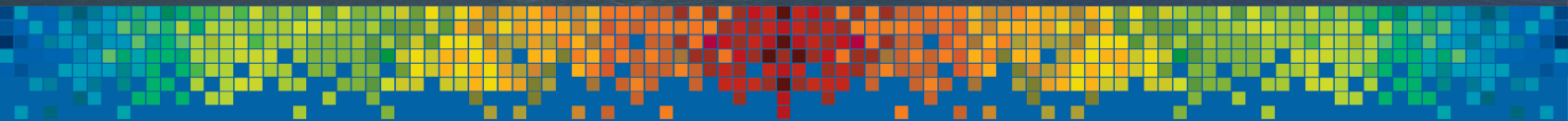
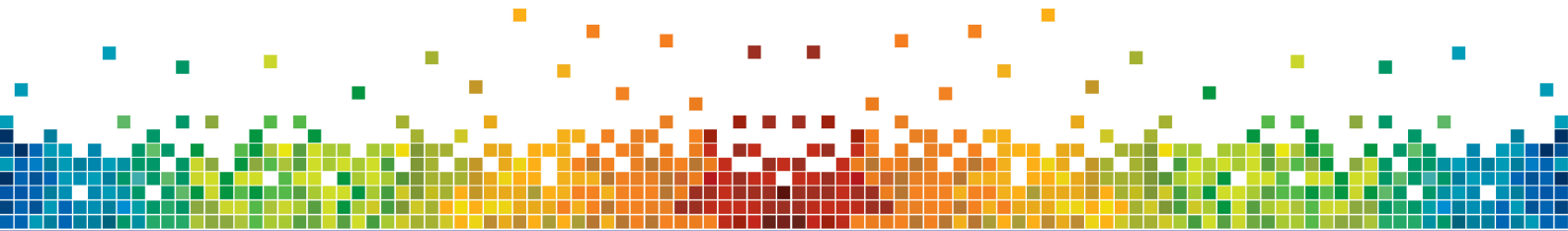


# CAIRNS PLAN 2016

*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 3.0.

CairnsPlan 2016 Version 3.0 was adopted on 13 October 2021 and commenced on 26 October 2021. A notice was published in the Government Gazette on 22 October 2021 for the planning scheme for the Cairns Regional Council local government area.

Amendments to the planning scheme are included at Appendix 2.

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## Part 1 About the planning scheme

### 1.1 Introduction

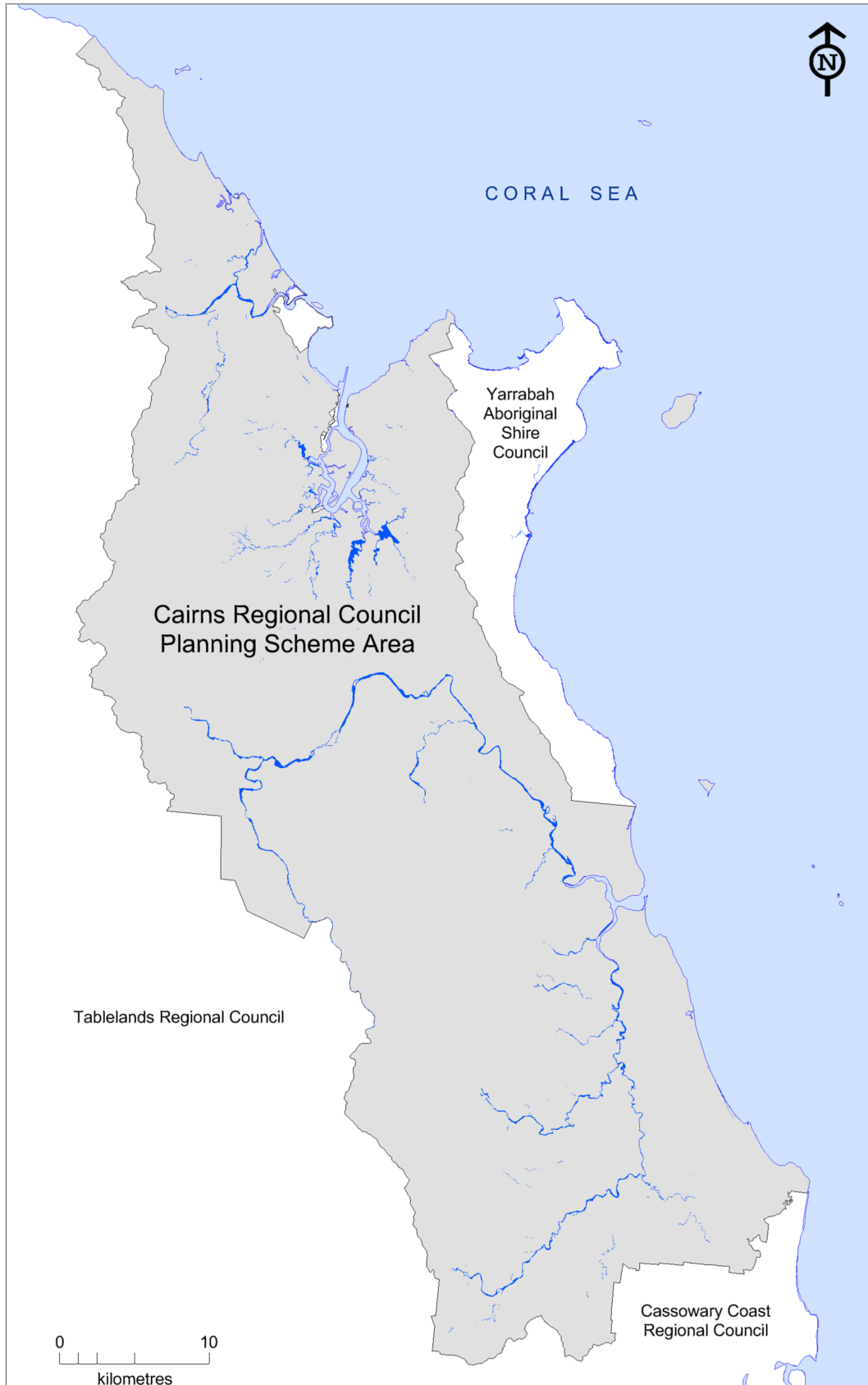
- (1) The CairnsPlan 2016 (planning scheme) was prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) as part of Amendment 1 of 2021 – Major adopted on 13 October 2021.
- (3) 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.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) 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.
- (6) 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 1.1.a.

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*, defence land under the *Commonwealth Defence Act 1903* or State development areas under the *State Development and Public Works Organisation Act 1971*.

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

Note – The Wet Tropics Management Plan 1998 applies to all development within the Wet Tropics of Queensland World Heritage Area as shown on the Part 10 Other plans contained within Schedule 2. Refer to Part 10 Other plans.

Figure 1.1.a – 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) Earlville local plan code;
      - (A) Precinct 1 – Earlville 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) 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 house code (Secondary dwelling);
  - (L) Dwelling unit code;
  - (M) Extractive industry code;
  - (N) Forestry for wood production code;
  - (O) Home based business code;
  - (P) Market code;
  - (Q) Multiple dwelling and short-term accommodation code;
  - (R) Parking station code;
  - (S) Relocatable home park and tourist park code;
  - (T) Retirement facility and residential care facility code;
  - (U) Roadside stall code;
  - (V) Rooming accommodation code;
  - (W) Sales office code;
  - (X) Service station and car wash code;
  - (Y) Sport and recreation activities code;
  - (Z) Telecommunications facility code;
  - (AA) Veterinary services code.
- (ii) 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 *Planning Act 2016* (the Act);
  - (b) the *Planning Regulation 2017* (the Regulation), other than the regulated requirements;
  - (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 any of the above.
- (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.

Editor's 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) accepted development

Note – accepted development may be subject to requirements. The requirements for accepted development are identified within Part 5.

Editor's note - a development approval is not required for development that is accepted development under section 44(6) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 6 of the Regulation also prescribes accepted development.

- (b) assessable development:
  - (i) code assessment;
  - (ii) impact assessment.

Editor's note - a development approval is required for assessable development. Schedule 9 and 10 of the Regulation also prescribe assessable development.

- (c) prohibited development

Editor's note - a development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note – Section 43 of the Act identifies that a categorising instrument categories development and specifies categories of assessment and may be a regulated or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

## 1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
- (a) Relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency.
  - (b) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
  - (c) overlay codes prevail over all other components (other than the matters mentioned in (a) and (b)) 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 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in, 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 assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (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*.

Note – Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The following tables provide detail in relation to the building assessment provisions that are prescribed under the Building Regulation or alternative provisions to the Queensland Development Code:

**Table 1.6.a – Designation of bushfire prone areas and land liable to flooding**

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks
1	Designation of bushfire prone areas.	Section 32(a) BA and section 12 BR	The bushfire prone areas are the areas shown on the Bushfire hazard overlay maps contained in Schedule 2 as: <ul style="list-style-type: none"> <li>• Very high potential bushfire intensity;</li> <li>• High potential bushfire intensity;</li> <li>• Medium potential bushfire intensity;</li> <li>• Potential impact buffer.</li> </ul>
2	Designation of a flood hazard area.	Section 32(a) BA and section 13(1)(a) BR	The designated flood hazard area is the areas shown on the Flood and inundation hazard overlay maps contained in Schedule 2 as: <ul style="list-style-type: none"> <li>• Designated flood hazard area - flood inundation trigger area;</li> <li>• Designated flood hazard area - floodplain assessment trigger area;</li> <li>• Sub-precinct 2a – Low-medium hazard area;</li> <li>• Sub-precinct 2b – High-extreme hazard area.</li> </ul>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks
			<p>Note – The areas shown on the Flood and inundation hazard overlay maps as Inundation hazard area and Storm tide inundation hazard area are not a Designated Flood hazard area.</p> <p>Note – Where Queensland Development Code MP3.5 does not apply as a result of storm surge, refer to Part 5 to determine the category of development and the assessment benchmarks or the requirements for accepted development.</p>
3	Declaration of a defined flood level.	Section 32(a) BA and section 13(1)(b)(i) BR	<p>The defined flood level is the 1%AEP event, unless otherwise identified below.</p> <ul style="list-style-type: none"> <li>• Where for car parking facilities (other than a class 10 building or structure for car parking associated with a Dwelling house) the defined flood level is the 5% AEP event;</li> <li>• Where for Emergency services (police station), Industry activities (if including components which store, treat or use hazardous materials), substation or utility installation the defined flood level is the 0.5% AEP event;</li> <li>• Where for Emergency services (other than a police station), Hospitals, Major electricity infrastructure and Special industry the defined flood level is the 0.2% AEP event.</li> </ul> <p>Note – a site specific flood and inundation hazards assessment may be required to determine the level of the 0.2% AEP event, the 0.5% AEP event, the 1%AEP event or the 5% AEP event over the site.</p>

**Table 1.6.b – Building assessment provisions - alternative provisions to the Queensland Development Code**

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
1	<p>Alternative provisions to QDC boundary clearance provisions for a single detached class 1 building or an associated class 10 building, where located within the:</p> <ul style="list-style-type: none"> <li>• Conservation zone; or</li> <li>• Emerging community zone; or</li> <li>• Environmental management zone; or</li> <li>• Rural residential zone; or</li> <li>• Rural zone;</li> </ul> <p>Except where otherwise varied within Table 1.6.b – Building assessment provisions for alternative provision to boundary clearance provisions.</p> <p>Note – where not located within one of the above listed zones, alternative provisions to the QDC boundary clearance provisions are not provided.</p> <p>Note – where otherwise varied within Table 1.6.b. – Building assessment provisions for alternative provisions to boundary clearance provisions, the otherwise identified alternative provision applies.</p>	Section 33(2) BA	Where within the Conservation zone, buildings are set back from the boundaries of the site to maintain the character and amenity of the area.	Where within the Conservation zone, buildings are set back not less than: <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>
			Where within the Emerging community zone, buildings are set back to: <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>	Where within the Emerging community zone, buildings are set back not less than: <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 the frontage of any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>
			Where within the Environmental management zone, buildings are set back to: <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the areas;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	Where within the Environmental management zone other than Environmental management precinct 2 – Russell Heads, buildings are set back not less than 6 metres from all boundaries.
				Where within the Environmental management precinct 2 – Russell Heads, buildings are set back not less than:



Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
				(a) 1.5 metres from side and rear boundaries; and (b) 3 metres from river and road frontage boundaries.
			Where within the Rural residential zone, the setback of buildings: (a) maintains the amenity of adjoining premises and the rural residential character of the area and zone the site is located in; (b) achieves separation from neighbouring buildings and frontages.	Where within the Rural residential zone, buildings 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) 3 metres from the side and rear boundaries of the site.
			Where within the Rural zone, buildings are set back to: (a) maintain the rural character of the area; (b) achieve appropriate separation from agricultural activities occurring on adjoining premises; (c) achieve separation from neighbouring buildings and from road frontages.	Where within the Rural zone, buildings are set back not less than: (a) 40 metres from the frontage to a State controlled road; (b) 10 metres from the frontage to a Major rural road; (c) 6 metres from the frontage of any other road; (d) 6 metres from the side and rear boundaries of the site.
2	Alternative provisions to QDC boundary clearance provisions for a single	Section 33(2) BA	The setback of buildings and structures:	Where development is located on a lot that has a Building

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
	<p>detached class 1 building or an associated class 10 building, where an approved Building Envelope Plan applies to the land under a condition of a relevant approval and the boundary clearances for the building works comply with the Building Envelope Plan.</p> <p>Note – This alternative provision to QDC boundary clearance provisions applies in all zones. Where an approved Building Envelope Plan applies to the land under a condition of a relevant approval, the boundary clearance provisions detailed on the relevant Building Envelope Plan prevail over any relevant QDC boundary clearance provision or alternative provision described within Table 1.6b – Building assessment provisions for alternative provisions to boundary clearance provisions.</p> <p>Note – Where the boundary clearances for the building works do not comply with the Building Envelope Plan a change application to amend the Building Envelope Plan will be required.</p>		<p>(a) maintains the amenity of adjoining premises and the residential character of the area and zone the site is located in;</p> <p>(b) achieves appropriate separation from neighbouring buildings and property boundaries;</p> <p>(c) is consistent with the established streetscape within the area;</p> <p>(d) ensures that parking can be facilitated on the site without extending into the road reserve.</p>	<p>Envelope Plan that has been approved by Council as a condition of a development approval, development is setback in accordance with the Building Envelope Plan.</p> <p>Note – Figure 1.6.a provides guidance on meeting the Quantifiable standard.</p>
3	<p>Alternative provisions to QDC boundary clearance provisions for road setback for a single detached class 1 building or an associated class 10 building, or structure other than a garage, carport or open carport, from a road boundary that is a secondary frontage where the secondary frontage:</p> <ul style="list-style-type: none"> <li>Is a State Controlled road, Sub-arterial road or a Major collector road;</li> <li>Is the parallel or generally parallel</li> </ul>	Section 33(2) BA	<p>The setback of buildings and structures:</p> <p>(a) maintains the amenity of adjoining premises and the residential character of the area and zone the site is located in;</p> <p>(b) achieves appropriate separation from neighbouring buildings and property boundaries;</p> <p>(c) is consistent with the</p>	<p>Buildings and structures (excluding garages, carports or open carports) are set back from a secondary street frontage by not less than 1.5 metres where the secondary street frontage is parallel or generally parallel to the primary street frontage and is for a State Controlled road, Sub-arterial road or a Major collector road where no vehicular access is permitted under a condition of a</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
	<p>boundary to the primary frontage;</p> <ul style="list-style-type: none"> <li>Where no vehicular access to the secondary frontage is permitted under a condition of a relevant development approval;</li> </ul> <p>AND</p> <p>Is located within the:</p> <ul style="list-style-type: none"> <li>Low density residential zone; or</li> <li>Low-medium density residential zone; or</li> <li>Medium density residential zone; or</li> <li>Tourist accommodation zone.</li> </ul>		<p>established streetscape within the area;</p> <p>(d) ensures that parking can be facilitated on the site without extending into the road reserve.</p>	<p>relevant development approval.</p> <p>Note – Figure 1.6.b provides guidance on meeting the Quantifiable standard.</p>
4	<p>Alternative provisions to QDC boundary clearance provisions for road setback for a single detached class 1 building or an associated class 10 building, or structure other than a garage, carport or open carport or the part of a single detached class 1 building that provides covered vehicular parking, from a road boundary that is a secondary frontage, where the secondary frontage forms a corner with the primary frontage, and where located within the:</p> <ul style="list-style-type: none"> <li>Low density residential zone; or</li> <li>Low-medium density residential zone; or</li> <li>Medium density residential zone; or</li> <li>Tourist accommodation zone.</li> </ul>	Section 33(2) BA	<p>The setback of buildings and structures:</p> <p>(a) maintains the amenity of adjoining premises and the residential character of the area and zone the site is located in;</p> <p>(b) achieves appropriate separation from neighbouring buildings and property boundaries;</p> <p>(c) is consistent with the established streetscape within the area;</p> <p>(d) ensures that parking can be facilitated on the site without extending into</p>	<p>Buildings and structures (excluding garages, carports or open carports) are set back from a secondary street frontage by not less than 3 metres from a secondary street frontage boundary where the secondary street frontage forms a corner with the primary street frontage.</p> <p>Note – Figure 1.6.c provides guidance on meeting the Quantifiable standard.</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
			the road reserve.	
5	<p>Alternative provision to QDC boundary clearance provisions for road setback for a structure that is a retaining wall, where the retaining wall rises above the finished level of the road carriageway and is on a site located within the:</p> <ul style="list-style-type: none"> <li>• Low density residential zone; or</li> <li>• Low-medium density residential zone; or</li> <li>• Medium density residential zone; or</li> <li>• Rural residential zone; or</li> </ul> <p>Tourist accommodation zone.</p>	Section 33(2) BA	<p>Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not have an adverse impact on the amenity, privacy or function of the site or adjoining premises;</li> <li>(b) do not result in loss of access to sunlight;</li> <li>(c) are not visually intrusive or overbearing where viewed from surrounding areas and adjoining premises;</li> <li>(d) incorporate landscaping to visually soften built form elements;</li> <li>(e) avoid excessive changes to the natural landform, including vegetation, as a result of the location, position on site, scale, design, extent and alignment;</li> <li>(f) avoids adverse impacts on landscape values;</li> <li>(g) where within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, avoids adverse impacts on landscape values to the scenic amenity</li> </ul>	<p>No nominated setback where the structure:</p> <ul style="list-style-type: none"> <li>(a) is not more than 1.8 metres in height in any single rise;</li> <li>(b) is one of a maximum of two retaining walls on the same slope; and</li> <li>(c) incorporates a minimum 1 metre wide landscaped berm between any retaining walls.</li> </ul> <p>In all other circumstances, the structure is set back a minimum of 6 metres.</p> <p>Note – Figure 1.6.d provides guidance on meeting the Quantifiable standard.</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
			quality of the hillslopes areas.	
6	<p>Alternative provision to QDC boundary clearance provisions for road setback for a structure that is a combined structure that consists of a retaining wall and a fence, where located within the:</p> <ul style="list-style-type: none"> <li>• Low density residential zone; or</li> <li>• Low-medium density residential zone; or</li> <li>• Medium density residential zone; or</li> <li>• Rural residential zone; or</li> <li>• Tourist accommodation zone.</li> </ul>	Section 33(2) BA	<p>Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not have an adverse impact on the amenity, privacy or function of the site or adjoining premises;</li> <li>(b) do not result in loss of access to sunlight;</li> <li>(c) are not visually intrusive or overbearing where viewed from surrounding areas and adjoining premises;</li> <li>(d) incorporate landscaping to visually soften built form elements;</li> <li>(e) avoid excessive changes to the natural landform, including vegetation, as a result of the location, position on site, scale, design, extent and alignment;</li> <li>(f) avoids adverse impacts on landscape values;</li> <li>(g) where within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, avoids adverse impacts on landscape values to the scenic amenity</li> </ul>	<p>No nominated setback where the structure has a maximum combined height of 2.8 metres and the:</p> <ul style="list-style-type: none"> <li>(a) fence is located within 1 metre of the top of the retaining wall;</li> <li>(b) fence is a minimum of 50% visually permeable;</li> <li>(c) maximum height of the fence component is 2 metres;</li> <li>(d) maximum height of the retaining wall is 1.8 metre.</li> </ul> <p>In all other circumstances, the structure is set back a minimum of 6 metres.</p> <p>Note – Figure 1.6.e provides guidance on meeting the Quantifiable standard.</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
			quality of the hillslopes areas.	
7	<p>Alternative provision to QDC boundary clearance provisions for side and rear boundaries for a structure that is a combined structure that consists of a retaining wall and a fence, where located within the:</p> <ul style="list-style-type: none"> <li>• Low density residential zone; or</li> <li>• Low-medium density residential zone; or</li> <li>• Medium density residential zone; or</li> <li>• Rural residential zone; or</li> <li>• Tourist accommodation zone.</li> </ul>	Section 33(2) BA	<p>Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not have an adverse impact on the amenity, privacy or function of the site or adjoining premises;</li> <li>(b) do not result in loss of access to sunlight;</li> <li>(c) are not visually intrusive or overbearing where viewed from surrounding areas and adjoining premises;</li> <li>(d) incorporate landscaping to visually soften built form elements;</li> <li>(e) avoid excessive changes to the natural landform, including vegetation, as a result of the location, position on site, scale, design, extent and alignment;</li> <li>(f) avoids adverse impacts on landscape values;</li> <li>(g) where within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, avoids adverse impacts on landscape values to the scenic amenity</li> </ul>	<p>No nominated setback where the structure has a maximum combined height of 2.8 metres and the:</p> <ul style="list-style-type: none"> <li>(a) fence is located within 1 metre of the top of the retaining wall;</li> <li>(b) maximum height of the fence component is 2 metres;</li> <li>(c) maximum height of the retaining wall is 1.8 metres.</li> </ul> <p>In all other circumstances the structure is set back a minimum of 1.5 metres.</p> <p>Note – Figure 1.6.f provides guidance on meeting the Quantifiable standard.</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
			quality of the hillslopes areas.	
8	<p>Alternative provisions to QDC site cover provisions for a single detached class 1 building or an associated class 10 building where located within the:</p> <ul style="list-style-type: none"> <li>• Low density residential zone; or</li> <li>• Low-medium density residential zone; or</li> <li>• Medium density residential zone; or</li> <li>• Mixed use zone Precinct 3 – Residential; or</li> <li>• Rural residential zone;</li> <li>• Township zone.</li> <li>• Tourist accommodation zone.</li> </ul> <p>Note – where not located within one of the above listed zones, alternative provisions to the QDC site cover provisions are not provided.</p>	Section 33(2) BA	<p>Where within the:</p> <ul style="list-style-type: none"> <li>(a) Low density residential zone; or</li> <li>(b) Low-medium density residential zone; or</li> <li>(c) Medium density residential zone; or</li> <li>(d) Mixed use zone precinct 3 – Residential; or</li> <li>(e) Tourist accommodation zone;</li> </ul> <p>The site coverage of all buildings and structures is in keeping with the character and amenity of the area and zone site is located in.</p>	<p>Site cover is not more than 50%.</p> <p>Note – The definition for site cover is contained in Schedule 1.</p>
			<p>Where within the Rural residential zone, the site coverage of all buildings and structures is in keeping with the character and amenity of the area and zone site is located in.</p>	<p>Where within the Rural residential zone, site cover is not more than 20%.</p>
			<p>Where within the Township zone, the site coverage of all buildings:</p> <ul style="list-style-type: none"> <li>(a) does not result in a building for that is bulky or visually obtrusive to the streetscape;</li> <li>(b) respects the individual character of the township.</li> </ul>	<p>Where within the Township zone, the site cover is not more than 60%.</p>

Item	Description	Building Act 1975 (BA) and Building Regulation 2006 (BR) reference	Assessment benchmarks	
			Qualitative statement	Quantifiable standard
9	Alternative provisions to QDC Part 1.1 and Part 1.2 performance criterion 4 (building height provisions) for a single detached class 1 building or an associated class 10 building.	BA and section 10(2)(b) BR	The height of all buildings and structures is in keeping with the amenity of adjoining premises and the character of the area and zone the site is located in.	Where located within the nominated setback to a road frontage, buildings are not more than 4.5 metres in height.  Where not located within the nominated setback to a road frontage, buildings and structures are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height.
10	Alternative provision to QDC Part 1.1 and Part 1.2 performance criterion 8 (on-site car parking) to vary the number of car parking spaces provided for each detached class 1 building where a dwelling house (secondary dwelling) is also located or proposed to be located on the same lot.	BA and section 10(2)(b) BR	Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) do not cause adverse impacts on adjoining properties.	The secondary dwelling is provided with one off-street car parking space in addition to the two off-street car parking spaces for the primary dwelling house.



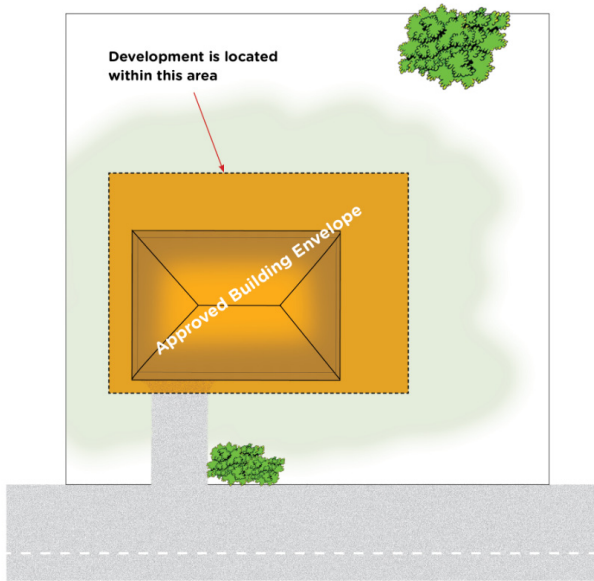


Figure 1.6.a – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 2

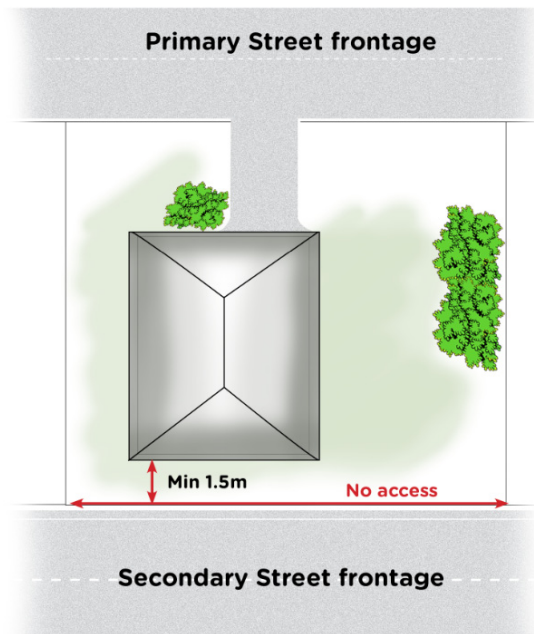


Figure 1.6.b – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 3

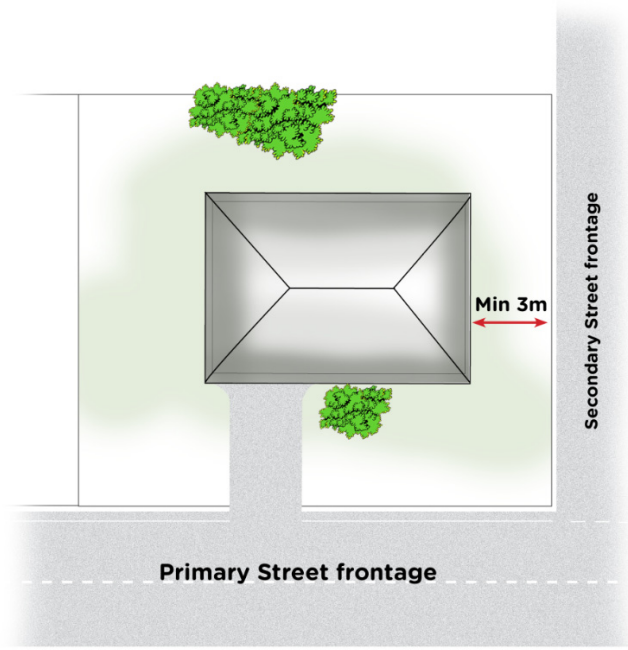


Figure 1.6.c – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 4

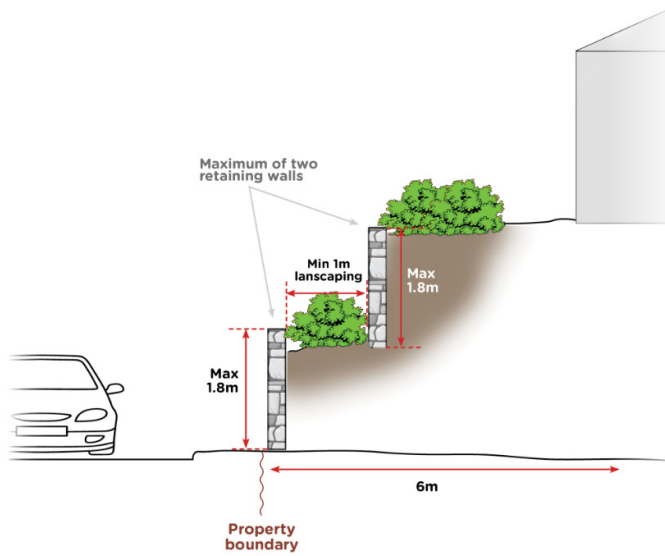


Figure 1.6.d – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 5

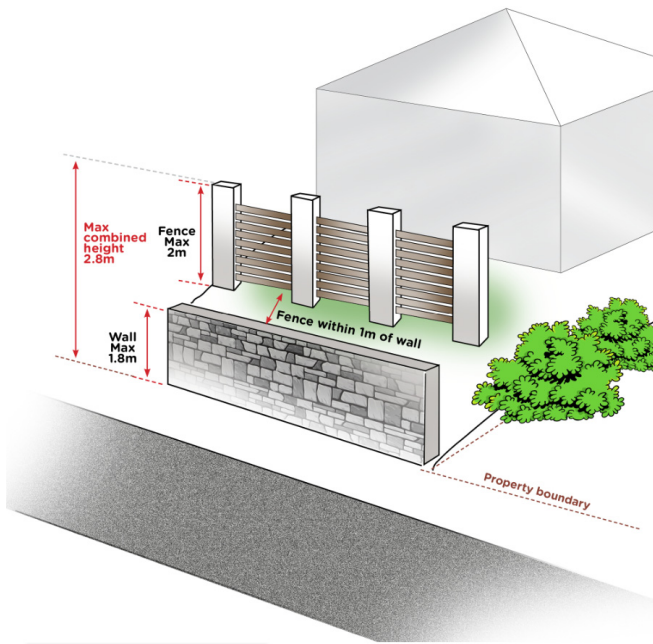


Figure 1.6.e – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 6

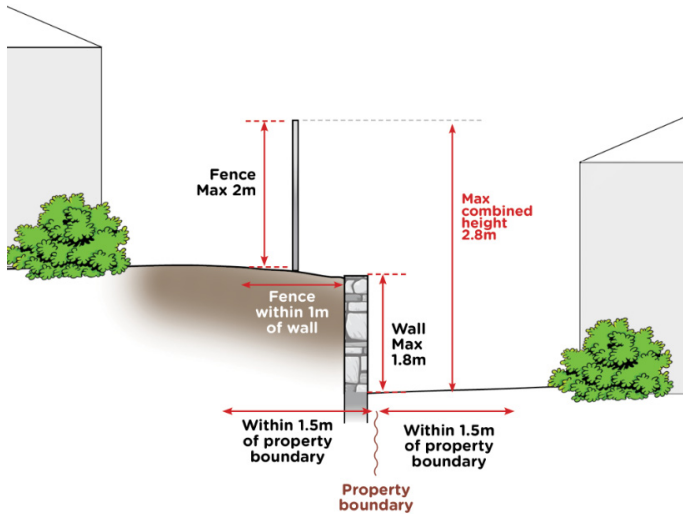


Figure 1.6.f – Requirements for development in accordance with the Quantifiable standard in Table 1.6.b, Item 7

## 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 called up by an assessment benchmark;
  - (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 9, Division 2, Table 1 of the *Planning Regulation 2017* 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. except where section 1.8 (3) applies.
- (3) Development is undertaken in accordance with a Notice of decision for Material change of use that included the Hillslopes overlay code as an assessment benchmark and the Notice of decision includes a condition of approval specifying an approved colour.

**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 (excluding the construction of an in-ground pool):</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>

Performance outcome (PO)	Acceptable outcomes (AO)
	<p><b>AO1.2</b>                      Roofs on buildings or structures are:</p> <ul 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> </ul>

- (4) Part 1.3 of the Queensland Development Code does not apply to Dual occupancy within the Cairns Local Government Area. The Council has not made a resolution to decide to apply Schedule 6, Part 2, Section 2 (3)(b)(ii) within the Cairns Local Government Area.
- (5) 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.
- (6) On 18 September 2020 the Minister for the Department of State Development, Infrastructure, Local Government and Planning advised that, in accordance with section 6(3) of the Planning Regulation 2017, approval to vary the regulated requirement for the purpose statement of the Environmental management zone was given. The varied purpose statement for the Environmental management zone prevails to the extent of any inconsistency with the regulated requirement.

## 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

Editor's note – In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency with this planning scheme.

### 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.

## 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 region is recognised as a key economic centre that provides aviation, defence and maritime facilities and opportunities, including the Cairns Airport, Australian Defence Force and the Port of Cairns. The Cairns Airport provides a gateway to the Region, Northern Australia and Asia Pacific and is a key economic driver for the Region.

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) Development maintains and protects the operational aspects of the Cairns Airport and the Port of Cairns.
    - (iv) Residential buildings within the core provide for higher density living opportunities above ground level to facilitate active frontages to the street.
    - (v) Residential development within the centre is capable of supporting both tourist accommodation and permanent residents.

- (vi) 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.
  - (vii) Streets and open spaces are green and tropical and provide comfortable pedestrian environments with shelter from the elements and distinct points of interest.
  - (viii) 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.
  - (ix) 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.
  - (x) 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) 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.
- (3) Neighbourhood character places and existing character elements which contribute to the streetscape and neighbourhood character are retained and protected.
- (4) Development within Neighbourhood character areas is consistent with, and complementary and responsive to the distinctive character of the Neighbourhood character place, Neighbourhood character streetscape and neighbourhood character area.
- (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.

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.

### 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 the Hazardous and explosive facilities overlay.
- (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, scenic and outstanding universal 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.

- (6) Development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

Note – Landscape values 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.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans 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.

## 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 categories of development, and the category of assessment and assessment benchmarks for development within the planning scheme area.

### 5.2 Reading the tables

- (1) The tables identify the following:
  - (a) the category of assessment for development as:
    - (i) prohibited; or
    - (ii) accepted, including accepted subject to requirements; or
    - (iii) assessable development that requires either, code or impact assessment.
  - (b) the category of assessment, code or impact, for assessable 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 benchmarks for assessable development, including:
    - (i) whether a zone code or specific provisions in the zone code apply (shown in Column 3);
    - (ii) if there is a local plan, whether a local plan code or specific provisions of the local plan code apply (shown in Column 3);
    - (iii) if there is an overlay:
      - (A) whether an overlay code applies (shown in Column 3); or
      - (B) whether the assessment benchmarks as shown on the overlay map (noted in Column 3) applies;
    - (iv) any other applicable code(s) (shown in Column 3);
  - (d) any variation to the category of assessment (shown as an 'if' in Column 1) 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 categories of development and assessment and assessment benchmarks 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 categories of development and assessment and assessment benchmarks 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 categories of development and assessment for the development;
  - (c) identifies local plans that may vary the categories of development and assessment for the development;
  - (d) other circumstances that may vary the categories of development and assessment for the development.

Editor's note – The categories of development and 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 categories of development and assessment for the development. Where the development includes an IF statement, the varied category of development or assessment prevails.

- (7) Column 2 of each table identifies, by category, the categories of development and the categories of assessment for development as accepted, accepted subject to requirements, code or impact assessable and varied categories of development and assessment for development as identified in subsection (6)(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 categories of development and 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 categories of development and assessment will be each of those applicable overlay, local plan or other circumstance rows.
- (10) Where the category of development or category of assessment is varied by overlays, local plans or other circumstances (IF statement) then the varied category of development or category of assessment applies to the development. Where multiple varied categories of development and assessment apply to the development, the highest varied category of development or category of assessment applies to the entire development as follows:
- (a) accepted subject to requirements prevails over accepted;
  - (b) code assessable prevails over accepted subject to requirements and accepted;
  - (c) impact assessable prevails over code assessable, accepted subject to requirements and accepted.
- (11) Column 3 of each table identifies the assessment benchmarks against which the development will be assessed.
- (12) Column 3 is divided into subheadings which identify individual assessment benchmarks, or in the first cell the whole of the CairnsPlan 2016, against which the development will be assessed.
- (13) Assessment benchmarks 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 benchmarks for the development by reference to the subheadings in Column 3.

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

**a** Applicable assessment benchmarks

- (15) The assessment benchmarks 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 benchmarks 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 benchmarks 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:
  - (a) unless the tables of assessment states otherwise; or
  - (b) if a use is not listed in the tables of assessment; or
  - (c) if a use is not defined in the Use definitions contained in Schedule 1.1; or
  - (d) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable, unless:
  - (a) the tables of assessment state otherwise; or
  - (b) otherwise prescribed within the Act or the Regulation.
- (3) Building work and Operational work is are accepted development, unless:
  - (a) the tables of assessment state otherwise; or
  - (b) otherwise prescribed within the Act or the Regulation.
- (4) Development undertaken by or on behalf of the local government is:
  - (a) as per the categories of development and assessment as identified in Part 5; or
  - (b) 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, the category of development and assessment for the entire development is the highest category of development and assessment under the applicable zones.
- (6) Where development is proposed on premises partly affected by an overlay, the category of development and 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 category of development and assessment applicable to a defined use is the category of development and assessment for the entire development.

- (8) For the purposes of Schedule 6, Part 2, Material change of use section(2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (9) Provisions of Part 10 may override any of the above.
- (10) State prescribed categories of development and assessment identified in the Regulation override all other levels of assessment for that development.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note – Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

## **5.4 Additional matters about determining the requirements for accepted development and assessment benchmarks for assessable development**

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant part(s) of the applicable code(s) identified in Column 3.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes that form the requirements for accepted development in the relevant part(s) of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) in addition to the above, the following rules apply in determining assessment benchmarks for each category of development and assessment:
  - (a) Code assessable development:
    - (i) is to be assessed against all the assessment benchmarks identified in Column 3;
    - (ii) that occurs as a result of development becoming code assessable pursuant to sub-section 5.4(2) is to be assessed against:
      - (A) all the applicable acceptable outcome(s) that form the requirements for accepted development;
      - (B) any performance outcome(s), overall outcome(s) and purpose of a code that is relevant to the subject matter of the acceptable outcome(s) that were not complied with or were not capable of being complied with under sub-section 5.4(2);
    - (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 be assessed against any assessment benchmarks for the development identified in the Regulation.
  - (b) Impact assessable development must be assessed against:
    - (i) the whole planning scheme, to the extent relevant;
    - (ii) any assessment benchmarks for the development identified in the Regulation.

5.5 Levels of assessment

Table 5.5.a - Community facilities zone

Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		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*	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>Material change of use</b>																																							
<b>Caretaker's accommodation</b>	Accepted subject to requirements	a		a	a	a	a		a	a		a		a		a		a		a										a	a	a	a	a					
	IF within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	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 Neighbourhood character overlay	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					
	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>Cemetery</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 Extractive resources overlay	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		a	a			
	IF within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	a																																					
<b>Club (small scale)</b>	Accepted subject to requirements	a		a	a	a	a		a		a		a		a		a		a												a	a	a	a	a				
	IF within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	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	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																			
	IF within the Extractive resources overlay	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 within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	a																																					
	IF contained within an existing building	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																			
	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																			
<b>Community use</b>	Accepted subject to requirements	a		a	a	a		a		a		a		a		a		a														a							
	IF within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	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	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																			
	IF involving accommodation	a	a	a	a	a	a		a		a		a		a		a																						
	IF within the Extractive resources overlay	a																																					
	IF within the Hazardous and explosive facilities overlay	a																																					
<b>Emergency services</b>	Code	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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																										
		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 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	a											
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements	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	Accepted subject to requirements	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			
<b>Building work</b>																																												
<b>Minor building work</b>	Accepted subject to requirements	a			a							a			a	a																										a	a	
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a						a				a	a																									a	a		
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	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		
<b>Building work</b>	Accepted subject to requirements	a			a							a			a	a																										a	a	
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a						a				a	a																										a	a	
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code	a			a										a	a																										a	a	
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																										
IF within the Places of significance overlay and for internal building work that does not materially affect the cultural significance of the place	Accepted subject to requirements	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	
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a										a	a																											a	a
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code	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  
 ^ Applicable local plans are identified by reference to the local plan maps contained in Schedule 2

Table 5.5.b - Conservation zone

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		CairnsPlan 2016	Conservation 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*	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	
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 an access crossover or driveway	Accepted subject to requirements																									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	a		a	a							
IF for excavation or filling of 25m³ or less	Accepted subject to requirements		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	Accepted subject to requirements		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
<b>Building work</b>																												
<b>Minor building work</b>	Accepted subject to requirements		a			a		a					a		a	a												
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a				a		a	a													
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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												



Column 1	Column 2	Column 3																									
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																									
		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*	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>Building work</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a			a	a					
IF for removal or demolition	Accepted subject to requirements		a			a		a				a		a							a	a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a				a		a	a						a	a					
IF for removal, repositioning 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 <b>and</b> not for internal building work that does not materially affect the cultural significance of the place	Impact	a																									
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a			a		a	a	a				a	a						a	a					
IF within a Key resource area - 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					

\* 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 5.5.c - District centre zone

Column 1	Column 2	Column 3																																									
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																									
		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>Material change of use</b>																																											
Adult store	Code		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					
IF contained within an existing building and within the Babinda or Gordonvale Local Plan area	Accepted subject to requirements		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					
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				
IF contained within an existing building	Accepted subject to requirements		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				
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	a			
IF contained within an existing building	Accepted subject to requirements		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			
Community use	Code		a	a	a	a	a	a	a	a	a	a	a				a																						a	a	a		
IF contained within an existing building	Accepted subject to requirements		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		
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	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	
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		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	
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
Health care services	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	Accepted subject to requirements		a																																						a	a	a

Column 1	Column 2	Column 3																																		
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																		
		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
IF within the Places of significance <b>and</b> 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			
Home based business	Accepted subject to requirements		a			a	a	a		a	a								a								a		a		a	a	a			
IF within the Places of significance overlay <b>and</b> 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			
Indoor sport and recreation	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	Accepted subject to requirements		a			a	a	a		a	a													a		a	a	a		a	a	a				
IF within the Places of significance overlay <b>and</b> 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				
Market	Accepted subject to requirements		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			
Multiple dwelling	Code		a	a	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	a			
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a	a		a	a																a	a		a	a	a				
IF within the Places of significance overlay <b>and</b> 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			
Park	Accepted																																			
Parking station	Code		a	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	a			
Residential care facility	Code		a	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	a	a			
Sales office	Code		a	a	a	a	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		a	a	a			
IF contained within an existing building used for a lawfully established Centre activity <b>and</b> not for a laundromat or dry cleaners with a GFA greater than 150m <sup>2</sup>	Accepted subject to requirements		a			a	a	a		a	a																a	a		a	a	a				
IF within the Places of significance overlay <b>and</b> 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			

Column 1	Column 2	Column 3																																			
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																			
		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>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	Accepted subject to requirements		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>Shopping centre</b>	Code		a	a	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		a		a
<b>Theatre</b>	Code		a	a	a	a	a	a	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	a	a		a		a
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		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>			a	a	a	a	a	a	a	a	a	a	a														a	a		a	a			a		a	
<b>Operational work</b>			a	a	a	a	a	a	a	a	a	a	a														a	a		a	a						
IF for an access crossover or driveway	Accepted subject to requirements																																			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									
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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	Accepted subject to requirements		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
<b>Building work</b>			a			a				a	a																	a		a							
Minor building work	Accepted subject to requirements		a			a				a	a																	a		a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a	a																	a		a							
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a				a	a																	a		a							

Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
		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		
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																										
Building work	Accepted subject to requirements		a			a				a		a																										
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a		a																										
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		a			a				a		a																										
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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																										
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 5.5.d - Emerging community zone

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		CairnsPlan 2016	Emerging community zone code	Applicable local plan codes <sup>a</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*	Hilllopes 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 (Secondary dwelling) 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>	Accepted subject to requirements		a			a	a	a	a		a		a	a												a		a	a	a	a		
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																															
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		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	
IF within a Key resource area - 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		
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																															
<b>Cropping</b>	Accepted subject to requirements		a			a	a	a	a		a		a	a												a		a				a	
<b>Dwelling house</b>	Accepted subject to requirements		a			a	a	a	a				a	a						a						a		a		a		a	
IF within Sub-precinct 2b - High-extreme hazard of the Flood and inundation hazard overlay	Impact	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>	Accepted subject to requirements		a			a	a	a	a		a		a	a												a		a	a	a	a		
IF within the Extractive resources overlay	Impact	a																															
<b>Home based business</b>	Accepted subject to requirements		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		
<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	a	
IF within the Extractive resources overlay	Impact	a																															
<b>Park</b>	Accepted																																
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																															
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a	a	a	a	a	a	a		a		a	a																			

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		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 (Secondary dwelling) 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>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	
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	
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	a	a	a		a	
IF within a Key resource area - 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		a	
IF within a Key resource area - 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>			a	a	a	a	a	a	a	a	a	a	a	a	a											a	a		a	a		a			
<b>Operational work</b>			a	a	a	a	a	a	a	a	a	a	a	a	a											a	a		a	a					
IF for an access crossover or driveway	Accepted subject to requirements																																	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								
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		a			a	a		a		a		a	a												a									
IF for vegetation damage	Accepted subject to requirements		a			a	a		a		a		a	a																					a
<b>Building work</b>			a			a					a		a														a		a						
Minor Building work	Accepted subject to requirements		a			a					a		a														a		a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a			a		a		a													a		a							
<b>Building work</b>	Accepted subject to requirements		a			a					a		a														a		a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a			a		a		a													a		a							
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																	
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a			a					a		a														a		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 5.5.e.1 - Environmental management zone

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		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 (Secondary dwelling) 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
IF within the Extractive resources overlay	Impact	a																										
<b>Environment facility</b>	Accepted subject to requirements		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 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
<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 Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																										
<b>Park</b>	Accepted subject to requirements		a			a	a	a		a	a		a	a		a						a		a				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																										
IF within a Key resource area - separation areas or transport 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 an access crossover or driveway	Accepted subject to requirements																											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	a					
IF for excavation or filling of 25m³ or less	Accepted subject to requirements		a			a	a	a		a	a		a	a		a							a					



Column 1	Column 2	Column 3																											
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																											
		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 (Secondary dwelling) 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	
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	Accepted subject to requirements		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	
<b>Building work</b>																													
<b>Minor building work</b>																													
	Accepted subject to requirements		a			a		a			a		a	a									a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a	a		a	a								a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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					
<b>Building work</b>																													
	Accepted subject to requirements		a			a		a			a		a	a								a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a	a		a	a								a		a					
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																											
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a			a		a	a			a		a								a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a			a		a	a								a		a					
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 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 5.5.e.2 - Environmental management precinct 1 - Residential

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		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 (Secondary dwelling)_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	
IF within the Extractive resources overlay	Impact	a																										
<b>Environment facility</b>	Accepted subject to requirements		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 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	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 Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																										
<b>Park</b>	Accepted subject to requirements		a			a	a	a		a	a		a	a		a						a		a				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																										
IF within a Key resource area - separation areas or transport 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 an access crossover or driveway	Accepted subject to requirements																											a
IF for Impact assessable signage within the Places of significance overlay	Impact	a																										

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		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 (Secondary dwelling)_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
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	a						
IF for excavation or filling of 25m³ or less	Accepted subject to requirements		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	Accepted subject to requirements		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
<b>Building work</b>																												
<b>Minor building work</b>																												
	Accepted subject to requirements		a			a		a		a		a	a									a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a	a		a	a								a		a				
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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>																												
	Accepted subject to requirements		a			a		a		a		a	a									a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a		a	a		a	a								a		a				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																										
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a			a		a	a		a		a	a								a		a				
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a		a		a	a									a		a				

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		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 (Secondary dwelling)_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
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 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 5.5.e.3 - Environmental management precinct 2 - Russell Heads

Column 1	Column 2	Column 3																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																				
		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 (Secondary dwelling) 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	Accepted subject to requirements		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	Accepted subject to requirements		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							
IF for an access crossover or driveway	Accepted subject to requirements																					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	Accepted subject to requirements		a			a	a	a		a				a								
IF for vegetation damage	Accepted subject to requirements		a			a	a	a		a												a
<b>Building work</b>																						
Minor building work	Accepted subject to requirements		a					a		a				a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a					a	a					a								
Building work	Accepted subject to requirements		a					a		a				a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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 5.5.f - High impact industry zone

Column 1	Column 2	Column 3																											
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																											
		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*	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>	Accepted subject to requirements		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	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>	Accepted subject to requirements		a			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	a	a	a
<b>Special industry</b>	Impact	a																											
	Code		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
<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
<b>Transport depot</b>	Accepted subject to requirements		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	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
<b>Warehouse</b>	Accepted subject to requirements		a			a	a	a	a			a										a	a	a	a	a	a	a	a

Column 1	Column 2	Column 3																											
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																											
		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*	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	
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	
Winery	Accepted subject to requirements		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	
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	
<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 an access crossover or driveway	Accepted subject to requirements																											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							
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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	Accepted subject to requirements		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	
<b>Building work</b>																													
Minor building work	Accepted subject to requirements		a			a		a				a										a	a	a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a			a										a	a	a					

Column 1	Column 2	Column 3																										
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																										
		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*	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
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				
Building work	Accepted subject to requirements		a			a		a				a										a	a	a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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 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







Column 1	Column 2	Column 3																																			
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																			
		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>	Accepted subject to requirements	a			a			a			a	a																									
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a			a	a		a	a																									
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	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																								
<b>Building work</b>	Accepted subject to requirements	a			a			a			a	a																									
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	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																								
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a			a			a	a																									
IF for removal, repositioning or demolition within the Neighbourhood character 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

Table 5.5.h - Low density residential zone

Column 1	Column 2	Column 3																																			
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																			
		CairnsPlan 2016	Low density residential 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*	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*	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term 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>																																					
<b>Dual occupancy</b>	Accepted subject to requirements		a			a	a	a		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		a		a		a		a				
IF on a lot with an area less than 800m <sup>2</sup> and located within Neighbourhood character area 6 - Freshwater or Neighbourhood character area 11 - Stratford within the Neighbourhood character overlay	Impact		a																																		
IF within Sub-precinct 2b - High-extreme hazard of the Flood and inundation hazard 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				
IF within the Neighbourhood character overlay	Code		a			a	a	a		a		a		a	a	a			a						a		a		a		a		a				
IF within the Extractive resources overlay	Impact		a																																		
<b>Dwelling house</b>	Accepted subject to requirements																					a													a		
IF within Sub-precinct 2b - High-extreme hazard of the Flood and inundation hazard overlay	Impact		a																																		
IF within the Neighbourhood character overlay	Code														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		
<b>Home based business</b>	Accepted subject to requirements		a			a	a	a		a		a		a		a				a					a		a		a		a		a		a		
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact		a																																		
IF within a Key resource area - separation areas or transport 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			
IF within the Neighbourhood character 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>Park</b>	Accepted																																				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact		a																																		
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a	a		a	a	a		a		a		a	a	a				a																	
<b>Sales office</b>	Accepted subject to requirements		a			a	a	a		a		a		a		a								a		a		a		a		a		a			
IF within the Extractive resources overlay	Impact		a																																		

Column 1	Column 2	Column 3																																
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																
		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*	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*	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term 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		
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		
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		a				
IF it results in a lot with an area less than 600m <sup>2</sup> (excluding the area of any access strip) and is located within Neighbourhood character area 6 - Freshwater or Neighbourhood character area 11 - Stratford within the Neighbourhood character overlay	Impact	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	a					
IF for an access crossover or driveway	Accepted subject to requirements																															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						a	a									
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		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	a	a						a	a									
IF for vegetation damage	Accepted subject to requirements		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	
<b>Building work</b>																																		
Minor building work	Accepted subject to requirements		a		a		a				a	a	a												a		a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a		a			a		a	a												a		a							
IF on a site containing an existing Dwelling house	Accepted subject to requirements																																	
IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code																																	
IF on a site containing an existing Dual occupancy	Accepted subject to requirements		a		a		a				a	a	a													a		a						
IF on a site containing an existing Dual Occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a				a	a	a													a		a						
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements		a		a		a				a	a	a													a		a						

Column 1	Column 2	Column 3																																
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																
		CairnsPlan 2016	Low density 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*	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*	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term 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		
IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a					a		a	a							a				a								
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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								
<b>Building work</b>	Accepted subject to requirements		a		a		a					a		a	a											a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a		a		a			a		a	a											a								
IF on a site containing an existing Dwelling house	Accepted subject to requirements														a					a														
IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code														a					a														
IF on a site containing an existing Dual occupancy	Accepted subject to requirements		a		a		a					a		a	a					a							a							
IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a					a		a	a					a							a							
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements		a		a		a					a		a	a							a												
IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a					a		a	a							a												
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		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 within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a					a		a	a												a							
IF for removal, repositioning or demolition within the Neighbourhood character overlay	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 5.5.i - Low impact industry zone

Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		CairnsPlan 2016	Low 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*	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*	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	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	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	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	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	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	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	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	a	a	a	a	a		
Educational establishment	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		
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	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	a	a	a	a	
Garden 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		
Hardware and trade supplies	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	Accepted subject to requirements	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 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	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	
Indoor 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	a	a	a	
Low impact industry	Accepted subject to requirements	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 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	
Outdoor sales	Accepted subject to requirements	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 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	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	
Park	Accepted																																						
Research and technology industry	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	
Sales office	Accepted subject to requirements	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 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	
Service industry	Accepted subject to requirements	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 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	

Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
		CairnsPlan 2016	Low 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*	Hillislopes overlay code*	Landscape values overlay code*	Natural areas overlay code*	Places of significance overlay code*	Potential landslide hazard overlay code*	Transport network overlay 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			
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		
Showroom	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	
Veterinary 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	a	a	
Warehouse	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	
Wholesale nursery	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	
Winery	Accepted subject to requirements		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	
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	
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	a							
IF for an access crossover or driveway	Accepted subject to requirements																																				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									
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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									
IF for vegetation damage	Accepted subject to requirements		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
<b>Building work</b>																																						
Minor building work	Accepted subject to requirements		a			a		a		a		a																a	a	a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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								
Building work	Accepted subject to requirements		a			a		a		a		a																a	a	a								
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a		a		a															a	a	a								



Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
		CairnsPlan 2016	Low 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*	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*	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			
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  
 ^ Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2



Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		CairnsPlan 2016	Low-medium 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*	Child care centre code	Community activities code	Community care centre code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility 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>Multiple dwelling</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>Park</b>	Accepted																																						
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																					
IF within a Key resource area - separation areas or transport 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																					
<b>Retirement 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		
IF within the Hazardous and explosive facilities overlay	Impact	a																																					
<b>Sales office</b>	Accepted subject to requirements		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		
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>Short-term accommodation</b>	Impact	a																																					
IF within the Babinda local plan area	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>	Code		a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a			a	a					
IF it results in a lot with an area less than 450m <sup>2</sup> (excluding the area of any access strip) and is located within Neighbourhood character area 6 - Freshwater or Neighbourhood character area 11 - Stratford within the Neighbourhood character overlay	Impact	a																																					
<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 an access crossover or driveway	Accepted subject to requirements																																					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											a	a									
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		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	Accepted subject to requirements		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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																		
		CairnsPlan 2016	Low-medium density residential zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code <sup>*</sup>	Airport environs overlay code <sup>*</sup>	Bushfire hazard overlay code <sup>*</sup>	Coastal processes overlay code <sup>*</sup>	Extractive resources overlay code <sup>*</sup>	Flood and inundation hazards overlay code <sup>*</sup>	Hazardous and explosive facilities overlay code <sup>*</sup>	Hillslopes overlay code <sup>*</sup>	Landscape values overlay code <sup>*</sup>	Natural areas overlay code <sup>*</sup>	Neighbourhood character overlay code <sup>*</sup>	Places of significance overlay code <sup>*</sup>	Potential landslip hazard overlay code <sup>*</sup>	Transport network overlay code <sup>*</sup>	Child care centre code	Community activities code	Community care centre code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility 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

**Building work**

		Accepted subject to requirements	a								a	a																											
<b>Minor building work</b>	Accepted subject to requirements	a									a	a																											
	IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a				a	a																												
	IF on a site containing an existing Dwelling house	Accepted subject to requirements																					a																
	IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code																					a																
	IF on a site containing an existing Dual occupancy	Accepted subject to requirements	a			a					a	a											a																
	IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a					a	a											a																
	IF on a site containing an existing Multiple dwelling	Accepted subject to requirements	a			a					a	a														a													
	IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a					a	a														a													
	IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	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																												
<b>Building work</b>	Accepted subject to requirements	a				a					a	a																											
	IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a				a	a																												
	IF on a site containing an existing Dwelling house	Accepted subject to requirements																						a															
	IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code																						a															
	IF on a site containing an existing Dual occupancy	Accepted subject to requirements	a			a					a	a												a															
	IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a					a	a												a															
	IF on a site containing an existing Multiple dwelling	Accepted subject to requirements	a			a					a	a															a												
	IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a					a	a														a													

Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
		CairnsPlan 2016	Low-medium density 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*	Neighbourhood character overlay code*	Places of significance overlay code*	Potential landslip hazard overlay code*	Transport network overlay code*	Child care centre code	Community activities code	Community care centre code	Dual occupancy code	Dwelling house code	Home based business code	Multiple dwelling and short-term accommodation code	Retirement facility and residential care facility 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		
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																				
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code	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																						
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a		a					a		a	a																							
IF for removal, repositioning or demolition within the Neighbourhood character overlay	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 5.5.k - Major centre zone

Column 1	Column 2	Column 3																																
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																
		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>																																		
<b>Adult store</b>	Code		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
<b>Caretaker's accommodation</b>	Code		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
<b>Club (small scale)</b>	Code		a	a	a	a	a	a	a	a	a			a												a		a		a	a	a		a
IF contained within an existing building	Accepted subject to requirements		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 care centre</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	Accepted subject to requirements		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
IF contained within an existing building	Accepted subject to requirements		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
IF involving accommodation	Code		a	a	a	a	a	a	a	a	a								a							a	a	a		a	a	a		a
<b>Emergency services</b>	Accepted subject to requirements		a			a	a			a	a															a		a		a	a	a		a
<b>Environment facility</b>	Accepted subject to requirements		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
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		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
<b>Health care 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	Accepted subject to requirements		a			a	a			a	a															a		a		a	a	a		a
<b>Home based business</b>	Accepted subject to requirements		a			a	a			a	a					a										a		a		a	a	a		a
<b>Hospital</b>	Code		a	a	a	a	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
<b>Indoor sport and recreation</b>	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a
IF contained within an existing building	Accepted subject to requirements		a			a	a			a	a															a		a		a	a	a		a
<b>Market</b>	Accepted subject to requirements		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
<b>Nightclub entertainment facility</b>	Code		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
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a			a	a															a		a		a	a	a		a
<b>Park</b>	Accepted																																	
<b>Parking station</b>	Code		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
IF contained within an existing building	Accepted subject to requirements		a			a	a			a	a			a												a		a		a	a	a		a

Column 1	Column 2	Column 3																																		
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																		
		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 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>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		
<b>Sales office</b>	Accepted subject to requirements		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		
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>	Accepted subject to requirements		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		
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		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		
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a	a		a	a																a		a		a	a	a		a		
<b>Short-term accommodation</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		
<b>Theatre</b>	Code		a	a	a	a	a	a	a	a	a															a	a	a		a	a	a		a		
<b>Tourist attraction</b>	Code		a	a	a	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		a			
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		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 an access crossover or driveway	Accepted subject to requirements																																		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	Accepted subject to requirements		a			a	a		a	a																										
IF for vegetation damage	Accepted subject to requirements		a			a	a		a	a																										a
<b>Building work</b>																																				
<b>Minor building work</b>	Accepted subject to requirements		a			a			a																			a		a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a		a																			a		a						
<b>Building work</b>	Accepted subject to requirements		a			a			a																			a		a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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





Column 1	Column 2	Column 3																																									
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																									
		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*	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*	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								
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	Accepted subject to requirements		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				
<b>Building work</b>																																											
<b>Minor building work</b>	Accepted subject to requirements		a			a		a	a	a	a			a	a																								a	a			
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a	a				a	a																								a	a			
IF on a site containing an existing Dwelling house	Accepted subject to requirements														a						a																						
IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code														a						a																						
IF on a site containing an existing Dual occupancy	Accepted subject to requirements		a			a		a	a	a				a	a						a																		a	a			
IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a	a	a				a	a						a																			a	a		
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements		a			a		a	a	a				a	a							a																		a	a		
IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a	a	a				a	a							a																		a	a		
IF within Area B for a Neighbourhood character place as defined within Schedule 1	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																											
<b>Building work</b>	Accepted subject to requirements		a			a		a	a	a				a	a																										a	a	
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a		a	a	a				a	a																										a	a	
IF on a site containing an existing Dwelling house	Accepted subject to requirements														a						a																						
IF on a site containing an existing Dwelling house and within Area B for a Neighbourhood character place as defined within Schedule 1	Code														a						a																						
IF on a site containing an existing Dual occupancy	Accepted subject to requirements		a			a		a	a	a				a	a						a																				a	a	
IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a	a	a				a	a						a																				a	a	
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements		a			a		a	a	a				a	a							a																				a	a

Column 1	Column 2	Column 3																																		
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																		
		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*	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	
IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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							
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a				a		a		a															a							
IF for removal, repositioning or demolition within the Neighbourhood character overlay	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 5.5.m - Medium impact industry zone

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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*	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		
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	
Caretaker's accommodation	Code		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	
Crematorium	Code		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	Accepted subject to requirements		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	Accepted subject to requirements		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	Accepted																														
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	Accepted subject to requirements		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	Accepted subject to requirements		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	

Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		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*	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
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																												
Telecommunications facility	Code		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																												
Transport depot	Accepted subject to requirements		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	
Utility installation	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																												
Warehouse	Accepted subject to requirements		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	
Wholesale nursery	Code		a	a	a	a	a	a	a	a	a	a	a	a									a	a	a	a	a	a	a	
Winery	Accepted subject to requirements		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	
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	
Operational work	Code		a	a	a	a	a	a	a	a	a	a	a	a									a	a		a	a			
IF for an access crossover or driveway	Accepted subject to requirements																												a	
IF for Impact assessable signage within the Places of significance overlay	Impact	a																												

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		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*	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			
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	Accepted subject to requirements		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	Accepted subject to requirements		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	
<b>Building work</b>																																	
Minor building work	Accepted subject to requirements		a			a						a												a	a	a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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							
Building work	Accepted subject to requirements		a			a						a												a	a	a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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



Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>a</sup>	Acid sulfate soils overlay code <sup>a</sup>	Airport environs overlay code <sup>a</sup>	Building height overlay code <sup>a</sup>	Bushfire hazard overlay code <sup>a</sup>	Flood and inundation hazards overlay code <sup>a</sup>	Landscapes 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>	Transport network overlay code <sup>a</sup>	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>Place of worship</b>	Code		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															
<b>Retirement facility</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a										a															
<b>Sales office</b>	Accepted subject to requirements		a			a																			a														
	Code		a			a																																	
<b>Service industry</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a																									
	Accepted subject to requirements		a			a																																	
	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																									
<b>Shop</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a																									
	Accepted subject to requirements		a			a																																	
	Impact	a																																					
	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																									
<b>Shopping centre</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a																									
	Accepted subject to requirements		a			a																																	
	Code		a	a	a	a	a	a	a	a	a	a	a	a																									
	Impact	a																																					
	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																									
<b>Short-term accommodation</b>	Code		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																									
<b>Veterinary services</b>	Code		a	a	a	a	a	a	a	a	a	a	a	a																									
	Accepted subject to requirements		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																									

Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		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*	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>Operational work</b>																																							
<b>Operational work</b>	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																									
IF for an access crossover or driveway	Accepted subject to requirements																																				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																									
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements	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	Accepted subject to requirements	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	
<b>Building work</b>																																							
<b>Minor building work</b>	Accepted subject to requirements	a			a						a	a																											
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a				a		a	a																											
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	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																									
<b>Building work</b>	Accepted subject to requirements	a			a						a	a																											
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	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																									
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	a			a						a	a																											
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code	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 5.5.n.2 - Mixed use zone precinct 2 - Trades and services

Column 1	Column 2	Column 3																																
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																
		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	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			
<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			
<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	a			
IF contained within an existing building	Accepted subject to requirements		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>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	Accepted subject to requirements		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>Dwelling unit</b>	Code		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		
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	a	a		
<b>Environment facility</b>	Accepted subject to requirements		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	Accepted subject to requirements		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	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>Funeral parlour</b>	Code		a	a	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	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	a	a	
<b>Home based business</b>	Accepted subject to requirements		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	
<b>Hotel</b>	Code		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	
<b>Low impact industry</b>	Accepted subject to requirements		a			a		a	a		a														a	a		a	a	a	a	a	a	a

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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
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	
Office	Code		a	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	a	
Park	Accepted																														
Place of worship	Code		a	a	a	a	a	a	a	a	a	a	a		a								a	a		a	a	a	a	a	
Sales office	Accepted subject to requirements		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	
Service industry	Accepted subject to requirements		a			a		a	a		a													a		a	a	a	a	a	
IF for a laundromat or dry cleaners and the GFA is greater than 150m <sup>2</sup>	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	
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 500m <sup>2</sup>	Accepted subject to requirements		a			a		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 500m <sup>2</sup>	Accepted subject to requirements		a			a		a	a	a	a												a		a		a	a	a	a	
IF the GFA of the shopping centre is greater than 500m <sup>2</sup>	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	

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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>Showroom</b>	Code		a	a	a	a	a	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	a	a		a
IF contained within an existing building used for a lawfully established Centre activity	Accepted subject to requirements		a			a		a	a		a												a		a		a	a	a		a
<b>Warehouse</b>	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>			a	a	a	a	a	a	a	a	a	a	a											a	a		a	a		a	
<b>Operational work</b>			a	a	a	a	a	a	a	a	a	a	a										a	a		a	a				
IF for an access crossover or driveway	Accepted subject to requirements																												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							
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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	Accepted subject to requirements		a			a		a	a		a																				a
IF for vegetation damage within the Places of significance overlay	Code		a			a		a	a		a	a																			a
<b>Building work</b>			a			a					a													a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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 within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a					a													a		a					

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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
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 5.5.n.3 - Mixed use zone precinct 3 - Residential

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Flood and inundation hazards overlay code	Neighbourhood character overlay code*	Transport network overlay code*	Caretaker's accommodation code	Child care centre code	Community activities code	Dual occupancy code	Dwelling house (Secondary dwelling) 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		a			
Child care centre	Code		a	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			
Community use	Code		a	a	a	a	a	a	a			a									a	a		a	a	a		a			
IF contained within an existing building	Accepted subject to requirements		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		a			
Dual occupancy	Code		a	a	a	a	a	a	a				a										a		a		a		a		
Dwelling house	Accepted subject to requirements		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		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	Accepted subject to requirements		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	Accepted subject to requirements		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	
Office	Code		a	a	a	a	a	a	a														a	a	a		a	a	a		a
Park	Accepted																														
Rooming accommodation	Code		a	a	a	a	a	a	a														a		a	a	a		a		
Sales office	Accepted subject to requirements		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
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shop is less than 500m²	Accepted subject to requirements		a			a	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		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	
<b>Operational work</b>																															
Operational work	Code		a	a	a	a	a	a	a															a	a		a	a			
IF for an access crossover or driveway	Accepted subject to requirements																														
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a															a	a						

Column 1	Column 2	Column 3																											
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																											
		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*	Caretaker's accommodation code	Child care centre code	Community activities code	Dual occupancy code	Dwelling house (Secondary dwelling) 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	
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		a			a	a	a														a							
IF for vegetation damage	Accepted subject to requirements		a			a	a	a																				a	
<b>Building work</b>																													
<b>Minor building work</b>	Accepted subject to requirements		a			a		a														a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a														a		a					
IF on a site containing an existing Dual occupancy	Accepted subject to requirements		a			a		a				a										a		a					
IF on a site containing an existing Dual occupancy and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a				a										a		a					
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements		a			a		a									a					a		a					
IF on a site containing an existing Multiple dwelling and within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a									a					a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a														a		a					
<b>Building work</b>	Accepted subject to requirements		a			a		a														a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a														a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a														a		a					
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 5.5.o - Neighbourhood centre zone

Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		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	
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	
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	
Community use	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 lawfully used for a Centre activity	Accepted subject to requirements	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					a		a		
Environment facility	Accepted subject to requirements	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		
IF contained within an existing building lawfully used for a Centre activity	Accepted subject to requirements	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		
Health care services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a		
Home based business	Accepted subject to requirements	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		
Office	Code	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	Accepted subject to requirements	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		
Park	Accepted																													
Service industry	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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		CairnsPlan 2016	Neighbourhood centre 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*	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>Shop</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 lawfully used for a Centre activity	Accepted subject to requirements	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
IF for a Department store	Impact	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	a		a
IF involving a Department store	Impact	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		
<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 for an access crossover or driveway	Accepted subject to requirements																													
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	Accepted subject to requirements	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							
IF for vegetation damage	Accepted subject to requirements	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																
<b>Building work</b>																														
Minor building work	Accepted subject to requirements	a			a		a				a	a											a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a		a	a			a	a											a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code	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					



Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		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
<b>Building work</b>	Accepted subject to requirements		a			a		a			a	a												a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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				
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a		a			a	a												a		a				
IF for removal, repositioning or demolition within the Neighbourhood character overlay	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 5.5.p - Open space zone

Column 1	Column 2	Column 3																																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																					
		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*	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>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				
IF within the Extractive resources overlay	Impact	a																																					
<b>Club (small scale)</b>	Accepted subject to requirements		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				
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			
<b>Community use</b>	Accepted subject to requirements		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			
IF within the Hazardous and explosive facilities overlay	Code		a			a		a	a		a	a	a		a	a		a								a			a	a							a		
<b>Environment facility</b>	Accepted subject to requirements		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		
<b>Market</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>Outdoor sport and recreation</b>	Accepted subject to requirements		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	
IF within the Hazardous and explosive facilities overlay	Code		a			a		a	a		a	a	a		a	a		a								a			a										a
<b>Park</b>	Accepted																																						
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																					

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		CairnsPlan 2016	Open space 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*	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	
IF within a Key resource area - separation areas or transport 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														
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	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		a	a				
IF for an access crossover or driveway	Accepted subject to requirements																														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	a							
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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	a	a	a						a	a							
IF for vegetation damage	Accepted subject to requirements		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	
<b>Building work</b>																																	
Minor building work	Accepted subject to requirements		a		a		a					a		a	a											a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a		a		a		a		a		a											a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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					
<b>Building work</b>																																	
	Accepted subject to requirements		a		a		a					a		a	a											a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a		a		a		a		a		a											a		a					
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																															
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a		a		a		a				a		a											a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a		a					a		a		a										a		a					

Column 1	Column 2	Column 3																														
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																														
		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
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 5.5.q - Principal centre zone

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		CairnsPlan 2016	Principal centre zone code	Applicable local plan codes <sup>a</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	a	
IF contained within an existing building	Accepted subject to requirements	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	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	a	
IF contained within an existing building	Accepted subject to requirements	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	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	Accepted subject to requirements	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	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	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>	Accepted subject to requirements	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	Accepted subject to requirements	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	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	Accepted subject to requirements	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	a	

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		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
<b>Home based business</b>	Accepted subject to requirements		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	
<b>Hospital</b>	Code		a	a	a	a	a	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	
<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	
	Accepted subject to requirements		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	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	a	a	a	
<b>Market</b>	Accepted subject to requirements		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	
<b>Nightclub entertainment facility</b>	Code		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
	Accepted subject to requirements		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	a
<b>Park</b>	Accepted																																
<b>Parking station</b>	Code		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
	Accepted subject to requirements		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	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>Resort complex</b>	Code		a	a	a	a	a	a	a	a	a		a				a								a	a	a		a	a	a	a	a
<b>Retirement 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>	Accepted subject to requirements		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

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		CairnsPlan 2016	Principal centre zone code	Applicable local plan codes <sup>a</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
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 150m <sup>2</sup>	Accepted subject to requirements		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	
<b>Shop</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	Accepted subject to requirements		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>Shopping centre</b>	Code		a	a	a	a	a	a	a	a	a													a	a	a		a	a	a		a	
<b>Short-term accommodation</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
<b>Theatre</b>	Code		a	a	a	a	a	a	a	a	a														a	a	a		a	a	a		a
<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		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	Accepted subject to requirements		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>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		
<b>Operational work</b>	Code		a	a	a	a	a	a	a	a	a														a	a		a	a				
IF for an access crossover or driveway	Accepted subject to requirements																														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							
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		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	Accepted subject to requirements		a			a	a		a																								
IF for vegetation damage within the Places of significance overlay	Code		a			a	a		a	a																							

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		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>Building work</b>																																	
<b>Minor building work</b>	Accepted subject to requirements		a			a			a																		a	a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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>	Accepted subject to requirements		a			a			a																		a	a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a		a																		a	a					
IF for a new awning or street canopy	Code		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					
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 5.5.r - Rural residential zone

Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		CairnsPlan 2016	Rural residential 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*	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 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>																														
<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		a
<b>Dwelling house</b>	Accepted subject to requirements																		a											a
	IF within Sub-precinct 2b - High-extreme hazard of the Flood and inundation hazard overlay	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														a					a										a
<b>Environment facility</b>	Accepted subject to requirements		a			a	a	a		a		a		a		a								a		a	a	a		a
	IF within the Extractive resources overlay	a																												
<b>Home based business</b>	Accepted subject to requirements		a			a	a	a		a		a		a		a				a				a		a	a	a		a
	IF within the Hazardous and explosive facilities overlay		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		a			a	a	a		a		a		a		a				a				a		a	a	a		a
<b>Park</b>	Accepted																													
<b>Sales office</b>	Accepted subject to requirements		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		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	

Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		CairnsPlan 2016	Rural residential 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*	Hazardous and explosive facilities 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 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>Operational work</b>	<b>Code</b>	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a							a	a		a	a		
<b>IF</b> for an access crossover or driveway	Accepted subject to requirements																											a		
<b>IF</b> for Impact assessable signage within the Places of significance overlay	Impact	a																												
<b>IF</b> for all other signage within the Places of significance overlay	Impact	a																												
<b>IF</b> 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					
<b>IF</b> for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		a			a	a	a		a		a		a		a									a					
<b>IF</b> 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					
<b>IF</b> for vegetation damage	Accepted subject to requirements		a			a	a	a		a		a		a		a														a
<b>IF</b> for vegetation damage within the Places of significance overlay	Code		a			a	a	a		a		a		a		a														a
<b>Building work</b>	<b>Code</b>		a			a	a	a		a		a		a	a	a														
<b>Minor building work</b>	Accepted subject to requirements		a			a	a	a				a		a																
<b>IF</b> within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a		a		a		a																
<b>IF</b> on a site containing an existing Dwelling house	Accepted subject to requirements																			a										
<b>IF</b> 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														
<b>Building work</b>	Accepted subject to requirements		a			a	a	a				a		a																
<b>IF</b> within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a		a		a		a																
<b>IF</b> on a site containing an existing Dwelling house	Accepted subject to requirements																			a										
<b>IF</b> 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														
<b>IF</b> 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 5.5.s - Rural zone

Column 1	Column 2	Column 3																																				
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																				
		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*	Forestry for wood production code	Animal keeping code	Aquaculture and intensive animal industry code	Caretakers accommodation code	Dwelling house (Secondary dwelling) code	Extractive industry 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>	Accepted subject to requirements	a			a	a	a	a	a	a	a	a	a	a	a	a												a		a	a	a	a	a				
	IF within a Key resource area - resource / processing area within the Extractive resources overlay	a																																				
	IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	a			a	a	a	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	a			
	IF within a Key resource area - resource / processing area within the Extractive resources overlay	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	a			
	IF within a Key resource area - resource / processing area within the Extractive resources overlay	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	a			
	IF within the Extractive resources overlay	a																																				
<b>Cropping</b>	Accepted subject to requirements	a			a	a	a	a	a	a	a	a	a	a	a	a												a	a		a	a						
	IF forestry for wood production that does not comply with Schedule 13 of the Planning Regulation	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>	Accepted subject to requirements	a			a	a	a	a	a	a	a	a	a	a	a						a							a	a		a	a	a	a	a			
	IF within the Extractive resource overlay	a																																				
	IF within Sub-precinct 2b - High-extreme hazard of the Flood and inundation hazard overlay	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	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	a		
	IF within the Extractive resource overlay	a																																				
<b>Environment facility</b>	Accepted subject to requirements	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	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	a			a	a	a	a	a	a	a	a	a	a	a												a	a		a	a							

Column 1	Column 2	Column 3																																			
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																			
		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*	Forestry for wood production code	Animal keeping code	Aquaculture and intensive animal industry code	Caretakers accommodation code	Dwelling house (Secondary dwelling) code	Extractive industry 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>Extractive Industry</b>	Impact	a																																			
IF within a Key resource area - 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						
<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					
<b>Home based business</b>	Accepted subject to requirements	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					
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>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																																			
<b>Park</b>	Accepted																																				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																			
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code	a	a	a	a	a	a			a		a		a																							
<b>Roadside stall</b>	Accepted subject to requirements	a			a	a	a			a		a		a									a						a		a						
IF within a Key resource area - 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						
<b>Rural industry</b>	Accepted subject to requirements	a			a	a	a			a				a															a		a	a	a				
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																			
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code	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																							
IF within the Hillslopes	Code	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																							
<b>Rural workers' accommodation</b>	Code	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					
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																			
IF within the Hazardous and explosive facilities overlay	Impact	a																																			

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		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*	Forestry for wood production code	Animal keeping code	Aquaculture and intensive animal industry code	Caretakers accommodation code	Dwelling house (Secondary dwelling) code	Extractive industry 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
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 an access crossover or driveway	Accepted subject to requirements																																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 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	Accepted subject to requirements		a			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	a										a	a							
IF for vegetation damage	Accepted subject to requirements		a			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																		a
<b>Building work</b>																																			
Minor building work	Accepted subject to requirements		a			a	a	a		a	a	a	a	a	a	a	a											a	a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			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	a						
Building work	Accepted subject to requirements		a			a	a	a		a	a	a	a	a	a	a	a											a	a						
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a		a	a	a	a	a	a	a	a											a	a						
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																																	
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a			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	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 5.5.t - Special purpose zone

Column 1	Column 2	Column 3																												
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																												
		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*	Hill slopes 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		a
IF within a Key resource area - 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		a
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact	a																												
IF within the Hazardous and explosive facilities overlay	Impact	a																												
<b>Park</b>	Accepted																													
IF within a Key resource area - 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			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		a
IF within a Key resource area - 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		a
IF within a Key resource area - 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		a
IF within a Key resource area - 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	a			
IF for an access crossover or driveway	Accepted subject to requirements																													
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	a	a	a	a														

Column 1	Column 2	Column 3																											
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																											
		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*	Hill slopes 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
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements		a		a	a	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	a	a	a			a	a						
IF for vegetation damage	Accepted subject to requirements		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	
<b>Building work</b>																													
<b>Minor building work</b>																													
Minor building work	Accepted subject to requirements		a		a			a				a		a	a														
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a			a		a		a		a	a														
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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													
<b>Building work</b>																													
Building work	Accepted subject to requirements		a		a			a				a		a	a														
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a		a			a		a		a		a	a														
IF within a Key resource area - resource / processing area within the Extractive resources overlay	Impact		a																										
IF within a Key resource area - separation areas or transport route separation area within the Extractive resources overlay	Code		a		a			a	a			a		a	a														
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a		a			a				a		a	a														
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 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 5.5.u.1 - Specialised centre zone precinct 1 - Hospitals and allied medical

Column 1	Column 2	Column 3																															
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																															
		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*	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		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		
Community care centre	Code		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	
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	Accepted subject to requirements		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	
Home based business	Accepted subject to requirements		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	
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	Accepted																																
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		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		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	



Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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*	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>Operational work</b>																															
Operational work	Code	a	a	a	a	a	a	a	a	a	a													a	a	a	a				
IF for an access crossover or driveway	Accepted subject to requirements																													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						
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements	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	Accepted subject to requirements	a			a		a																							a	
IF for vegetation damage within the Places of significance overlay	Code	a			a		a			a																				a	
<b>Building work</b>																															
Minor building work	Accepted subject to requirements	a			a																				a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	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				
Building work	Accepted subject to requirements	a			a																				a		a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	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				
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 5.5.u.2 - Specialised centre zone precinct 2 - Showgrounds and major sport

Column 1	Column 2	Column 3																									
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																									
		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	
<b>Club (small scale)</b>	Accepted subject to requirements	a			a	a	a						a							a		a	a	a		a	
	Code	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	
<b>Community use</b>	Code	a	a	a	a	a	a		a				a						a	a		a	a	a		a	
	Accepted subject to requirements	a			a	a	a						a							a		a	a	a		a	
	Code	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	
	IF involving accommodation	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
	Accepted subject to requirements	a			a	a	a								a						a		a	a	a		a
	Code	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>	Accepted subject to requirements	a			a	a	a						a								a		a	a	a		a
	Code	a			a	a	a	a					a								a	a		a	a		a
<b>Outdoor sport and recreation</b>	Accepted subject to requirements	a			a	a	a								a						a		a	a	a		a
<b>Park</b>	Accepted																										

Column 1	Column 2	Column 3																									
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																									
		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	
Parking station	Code		a	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		a	
Telecommunications facility	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				
IF for an access crossover or driveway	Accepted subject to requirements																										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	Accepted subject to requirements		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	Accepted subject to requirements		a			a	a	a																			a
IF for vegetation damage within the Places of significance overlay	Code		a			a	a	a	a																		a
<b>Building work</b>																											
Minor building work	Accepted subject to requirements		a			a		a												a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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					
Building work	Accepted subject to requirements		a			a		a												a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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 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 5.5.u.3 - Specialised centre zone precinct 3 - James Cook University

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		CairnsPlan 2016	Specialised centre zone code	Applicable local plan codes^	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	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)	Accepted subject to requirements		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	Accepted subject to requirements		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		a	
Emergency services	Code		a	a	a	a	a	a	a	a	a	a												a	a		a	a		a	
Environment facility	Accepted subject to requirements		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
Function facility	Code		a	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		a
Hospital	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		a	
Market	Accepted subject to requirements		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	
Office	Code		a	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		a	a		a	
Park	Accepted																														
Parking station	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
Research and technology industry	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	
Service industry	Code		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
Short-term accommodation	Code		a	a	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		a	a		a
Theatre	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
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	
<b>Operational work</b>																															
Operational work	Code		a	a	a	a	a	a	a	a	a	a												a	a		a	a			
IF for an access crossover or driveway	Accepted subject to requirements																												a		
IF for excavation or filling of greater than 50m³	Code		a	a	a	a	a	a	a	a	a	a												a	a						
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		a			a	a	a		a	a														a						
IF for vegetation damage	Accepted subject to requirements		a			a	a	a		a	a																			a	

Column 1	Column 2	Column 3																													
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																													
		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>Building work</b>																															
Minor building work	Accepted subject to requirements		a			a		a		a															a		a				
Building work	Accepted subject to requirements		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 5.5.v - Sport and recreation zone

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		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 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	
<b>Material change of use</b>																																			
<b>Caretaker's accommodation</b>	Accepted subject to requirements	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		
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>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	a	a	
IF within the Hazardous and explosive facilities overlay	Impact	a																																	
<b>Club (small scale)</b>	Accepted subject to requirements	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		
IF within the Hillslopes 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		
<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	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	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	
<b>Environment facility</b>	Accepted subject to requirements	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	
<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	
<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
IF contained within an existing building and not within the Hazardous and explosive facilities overlay	Accepted subject to requirements	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	
<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>Outdoor sport and recreation</b>	Accepted subject to requirements	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	
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>Park</b>	Accepted																																		
<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 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	
IF contained within an existing building	Accepted subject to requirements	a			a	a	a	a	a				a	a	a													a		a	a	a	a	a	

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		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*	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>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																																	
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 an access crossover or driveway	Accepted subject to requirements																																	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	Accepted subject to requirements		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	Accepted subject to requirements		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
<b>Building work</b>																																			
Minor building work	Accepted subject to requirements		a			a	a				a		a	a														a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a			a		a	a														a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		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	Accepted subject to requirements		a			a	a				a		a	a														a		a					
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a	a			a		a	a														a		a					
IF within Area B for a Neighbourhood character place as defined within Schedule 1	Code		a			a	a				a		a	a														a		a					
IF for removal, repositioning or demolition within the Neighbourhood character overlay	Code		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 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 5.5.w - Tourism zone

Column 1	Column 2	Column 3																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																					
		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	Accepted subject to requirements	a			a	a	a	a		a	a					a		a	a	a			a
Park	Accepted																						
Tourist attraction	Code	a	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			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 an access crossover or driveway	Accepted subject to requirements																					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	Accepted subject to requirements	a			a	a	a	a		a	a					a							
IF for vegetation damage	Accepted subject to requirements	a			a	a	a	a		a	a												a
<b>Building work</b>																							
Minor building work	Accepted subject to requirements	a			a			a		a						a			a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a			a	a	a						a			a				
Building work	Accepted subject to requirements	a			a			a		a						a			a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	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 5.5.x.1 - Tourist accommodation zone

Column 1	Column 2	Column 3																																						
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																						
		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*	Child care centre code	Dual occupancy	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					
Dwelling house	Accepted subject to requirements																	a																	a					
	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					
Function facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a											a	a	a							a				
Home based business	Accepted subject to requirements	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																	a				
Hotel	Code	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	Accepted																																							
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	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										a			
Sales office	Accepted subject to requirements	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											a		
Shop	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																						a		
Shopping centre	Impact	a																																						
	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		
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		
<b>Operational work</b>																																								
Operational work	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																							a	
	Accepted subject to requirements																																							
	Impact	a																																						
	Code														a																									
	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a																								

Column 1	Column 2	Column 3																																	
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																																	
		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*	Child care centre code	Dual occupancy	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	
IF for excavation or filling of 50m <sup>3</sup> or less	Accepted subject to requirements	a			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												a	a							
IF for vegetation damage	Accepted subject to requirements	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	
<b>Building work</b>																																			
<b>Minor building work</b>																																			
Minor building work	Accepted subject to requirements	a			a		a	a	a	a	a																a	a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a		a	a	a	a	a																a	a							
IF on a site containing an existing Dwelling house	Accepted subject to requirements																		a																
IF on a site containing an existing Dual occupancy	Accepted subject to requirements	a			a		a	a	a	a								a									a	a							
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements	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>																																			
<b>Building work</b>																																			
Building work	Accepted subject to requirements	a			a		a	a	a	a																	a	a							
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements	a			a		a	a	a	a																	a	a							
IF on a site containing an existing Dwelling house	Accepted subject to requirements																		a																
IF on a site containing an existing Dual occupancy	Accepted subject to requirements	a			a		a	a	a	a								a									a	a							
IF on a site containing an existing Multiple dwelling	Accepted subject to requirements	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							
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 5.5.x.2 - Tourist accommodation zone precinct 1 - Islands

Column 1	Column 2	Column 3																								
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																								
		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	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>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>	Accepted																									
<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 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 for an access crossover or driveway	Accepted subject to requirements																						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							
IF for excavation or filling of 50m³ or less	Accepted subject to requirements		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							
IF for vegetation damage	Accepted subject to requirements		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	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																							
		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	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>Building work</b>																									
Minor building work	Accepted subject to requirements	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				
Building work	Accepted subject to requirements	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 5.5.y - Township zone

Column 1	Column 2	Column 3																														
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																														
		CairnsPlan 2016	Township 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*	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 house (Secondary dwelling) 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		
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	a		
Community care centre	Code	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		
Dwelling house	Accepted subject to requirements	a			a	a			a							a										a		a		a		
Dwelling unit	Code	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	a		
Environment facility	Accepted subject to requirements	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	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	a		
Home based business	Accepted subject to requirements	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	a		
Office	Code	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		
Outdoor sport and recreation	Code	a	a	a	a	a	a	a	a	a													a			a	a	a	a	a		
Park	Accepted																															
Place of worship	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		
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	a		
Shop	Code	a	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	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 an access crossover or driveway	Accepted subject to requirements																														a	
IF for excavation or filling 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	Accepted subject to requirements		a			a	a			a																	a					

Column 1	Column 2	Column 3																														
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																														
		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*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling house (Secondary dwelling) 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
IF for vegetation damage	Accepted subject to requirements		a			a	a		a																							a
<b>Building work</b>																																
Minor building work	Accepted subject to requirements		a			a			a																	a						a
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a		a																	a						a
Building work	Accepted subject to requirements		a			a			a																	a						a
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		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 5.5.z - Waterfront and marine industry zone

Column 1	Column 2	Column 3																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																					
		CairnsPlan 2016	Waterfront and marine industry zone code	Applicable local plan codes^	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*	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		a
Brothel	Code	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
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		a
High impact industry	Code	a	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		a
Low impact industry	Accepted subject to requirements	a				a	a										a	a	a	a	a		a
Marine industry	Accepted subject to requirements	a				a	a										a	a	a	a	a		a
Medium impact industry	Accepted subject to requirements	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		a
Sales office	Accepted subject to requirements	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		a
Transport depot	Accepted subject to requirements	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		a
Warehouse	Accepted subject to requirements	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			
IF for an access crossover or driveway	Accepted subject to requirements																					a	
IF for excavation or filling 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	Accepted subject to requirements	a				a	a										a						
IF for vegetation damage	Accepted subject to requirements	a				a	a																a

Column 1	Column 2	Column 3																					
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development																					
		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*	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>Building work</b>																							
Minor building work	Accepted subject to requirements		a			a											a	a	a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			a	a										a	a	a				
Building work	Accepted subject to requirements		a			a											a	a	a				
IF within the Flood and inundation hazards overlay as a Storm tide inundation hazard area	Accepted subject to requirements		a			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 categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for assessable development and requirements for accepted development 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 is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
  - (a) educational establishments; and
  - (b) hospitals; and
  - (c) transport and telecommunication networks; and
  - (d) utility installations.
- (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 Assessment benchmarks and requirements

**Table 6.2.1.3.a - Community facilities zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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:</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) 3 metres from all other boundaries.</li> </ul>
<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 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.

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.

### 6.2.2.2 Purpose

- (1) The purpose of the Conservation zone is to provide for the management, protection and restoration of areas that support 1 or more of the following—
  - (a) biological diversity;
  - (b) ecological integrity;
  - (c) naturally occurring landforms;
  - (d) coastal processes.
- (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) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area;
  - (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.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

6.2.2.3 Assessment benchmarks and requirements

Table 6.2.2.3.a – Conservation zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 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>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 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>AO8.1</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 is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (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.

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.



6.2.3.3 Assessment benchmarks and requirements

Table 6.2.3.3.a – District centre zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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: (a) 0 metres from a street frontage boundary; or (b) not less than 3 metres from a street frontage boundary; (c) not less than 5 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>

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 and does not compromise the role and function of other centres within the hierarchy of centres.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</p>
<b>Lot reconfiguration</b>	
<p><b>PO7</b> Reconfiguration of land results in a layout and size of lots that reinforces:</p>	<p><b>AO7.1</b> Reconfiguration of land ensures future development contains sufficient area to further develop the zone with consistent uses.</p>

Performance outcomes	Acceptable outcomes
<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> <li>(d) integrated drainage across sites.</li> </ul>	<p><b>A07.2</b> Lots are serviced with safe, efficient and legal access without diminishing existing improvements and future development on the resulting lots.</p> <hr/> <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 is to:
  - (a) identify land that is intended for an urban purpose in the future; and
  - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
  - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (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) new residential areas are designed to incorporate:
    - (i) a mix of lot sizes;
    - (ii) a range of housing types and densities;
    - (iii) community services and facilities that meet the needs of the new community;
    - (iv) high levels of pedestrian, cycle and road permeability and connectivity;
    - (v) the efficient and timely provision of infrastructure and services;
    - (vi) open space and opportunities for sport and recreation activities;
  - (g) development reflects and responds to the natural features and constraints of the land.

6.2.4.3 Assessment benchmarks and requirements

Table 6.2.4.3.a – Emerging community zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>

Performance outcomes	Acceptable outcomes
<b>Incompatible development</b>	
<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>
<b>Interim development</b>	
<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>
<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>

## 6.2.5 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 is to –
  - (a) identify environmentally sensitive areas; and
  - (b) provide for the protection of the environmentally sensitive areas from urban and industry activities, other than dwelling houses and other low-impact activities.
- (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;
  - (h) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

### 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.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

6.2.5.3 Assessment benchmarks and requirements

Table 6.2.5.3.a – Environmental management zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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> <li>(b) within areas of the site which are environmentally degraded;</li> <li>(c) to minimise additional vegetation clearing.</li> </ul>



Performance outcomes	Acceptable outcomes
Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<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.
<b>PO6</b> Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise visual impacts; (d) minimise the overall height of development.	<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.
	<b>AO6.2</b> Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.
<b>Amenity</b>	
<b>PO7</b> The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	<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;  or <b>AO7.2</b> The development is not visible external to the site.
<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.	<b>AO8.1</b> No acceptable outcomes are provided.
<b>Density</b>	
<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.	<b>AO9.1</b> The maximum residential density is one dwelling house per lot.
<b>Lot reconfiguration</b>	
<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.	<b>AO10.1</b> No acceptable outcomes are provided.

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.

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.

### 6.2.6.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for—
  - (a) high impact industry; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (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 or other development that would compromise the on-going use of the zone for high impact industry 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 compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (f) development does not affect the operational aspects of the Port of Cairns.

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.

### 6.2.6.3 Assessment benchmarks and requirements

**Table 6.2.6.3.a – High impact industry zone code– assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 15 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-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>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.</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>

**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 is to provide for –
  - (a) a limited variety of commercial, community and retail activities to service local residents; and
  - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (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.

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.

**6.2.7.3 Assessment benchmarks and requirements**

**Table 6.2.7.3.a – Local centre zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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</p>	<p><b>AO1.1</b> Buildings and structures are not more than 10.5 metres and 2 storeys in height.</p>

Performance outcomes	Acceptable outcomes
<p>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. 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>	<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:                      (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 and does not compromise the role and function of other centres within the hierarchy of centres.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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 is to provide for –
  - (a) a variety of low density dwelling types, including dwelling houses; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support 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 Assessment benchmarks and requirements**

**Table 6.2.8.3.a – Low density residential zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 is to provide for –
  - (a) service industry and low impact industry; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (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 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;
  - (g) development reflects and responds to the natural features and constraints of the land.

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.

6.2.9.3 Assessment benchmarks and requirements

Table 0.a – Low impact industry zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 11 metres in height.</p> <p>Note - Height is inclusive of the roof height.</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>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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>

**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 is to provide for –
  - (a) a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) 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, do not detract from the residential amenity of the area and do not adversely impact on the role and function of centres 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.

**6.2.10.3 Assessment benchmarks and requirements**

**Table 6.2.10.3.a – Low-medium density residential zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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,</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>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>	
Amenity	
<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 is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (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.

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.



6.2.11.3 Assessment benchmarks and requirements

Table 6.2.11.3a – Major centre zone code – assessment benchmarks for 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 and does not compromise the role and function of other centres within the hierarchy of centres.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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 is to provide for –
  - (a) medium density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support 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;
  - (h) non-residential uses are established where they serve the local community, do not detract from the residential amenity of the area and do not adversely impact on the role and function of centres 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.

**6.2.12.3 Assessment benchmarks and requirements**

**Table 6.2.12.3.a – Medium density residential zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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</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
<p>proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</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 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 – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</p> <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>

Performance outcomes	Acceptable outcomes
<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 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.

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

**6.2.13.2 Purpose**

- (1) The purpose of the Medium impact industry zone is to provide for –
  - (a) medium impact industry; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (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, or other development that would compromise the on-going use of the zone for medium impact industry 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 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 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.

**6.2.13.3 Assessment benchmarks and requirements**

**Table 6.2.13.3.a – Medium impact industry zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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.</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
<p>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>	
<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>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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>

## 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.

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.

### 6.2.14.2 Purpose

- (1) The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (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.

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.

**6.2.14.3 Assessment benchmarks and requirements**

**Table 6.2.14.3.a – Mixed use zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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 is to provide for –
  - (a) a small variety of uses and activities to service local residents; and
  - (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
- (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.

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.

**6.2.15.3 Assessment benchmarks and requirements**

**Table 6.2.15.3.a –Neighbourhood centre zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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</p>	<p><b>AO1.1</b> Buildings and structure are not more than 8.5 metres and 2 storeys in height.</p>

Performance outcomes	Acceptable outcomes
<p>neighbourhoods and does not adversely affect the amenity of the neighbourhood.</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 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>	<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 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 and does not compromise the role and function of other centres within the hierarchy of centres.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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.

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.

**6.2.16.2 Purpose**

- (1) The purpose of the Open space zone is to provide for –
  - (a) local, district and regional parks for the use of residents and visitors; and
  - (b) facilities and infrastructure that support, and are required by, users of the parks.
- (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 Assessment benchmarks and requirements**

**Table 6.2.16.3.a – Open space zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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.

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.

### 6.2.17.2 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—
  - (a) form the core of an urban area; and
  - (b) 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:
  - (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.

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.

### 6.2.17.3 Assessment benchmarks and requirements

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<b>PO1</b>	<b>AO1.1</b> No acceptable outcomes are provided.



Performance outcomes	Acceptable outcomes
Development is consistent with the purpose and overall outcomes sought for the zone.	
<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 – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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 is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (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
  - (g) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

**6.2.18.3 Assessment benchmarks and requirements**

**Table 6.2.18.3.a – Rural residential zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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

- (4) The purpose of the Rural zone is to:
  - (a) provide for rural uses and activities; and
  - (b) provide for other uses and activities that are compatible with—
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the zone; and
  - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (5) 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;
  - (d) 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;
  - (e) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (6) 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;
  - (i) development is not visually intrusive and does not adversely impact on the visual amenity of rural areas that provide an inter-urban break;
  - (j) subdivision does not result in further fragmentation of rural land and boundary realignments occur only in rural areas where improved agricultural production or environmental protection outcomes are demonstrated or to resolve building encroachment issues;
  - (k) 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;
  - (l) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

**6.2.19.3 Assessment benchmarks and requirements**

**Table 6.2.19.3.a – Rural zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>
<b>Reconfiguring a lot</b>	
<p><b>PO11</b> Reconfiguring a lot that results in lots less than the minimum identified within the Reconfiguring a lot code for the Rural zone does not occur.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<p><b>PO12</b> Boundary realignment occurs only where facilitating improved agricultural production or environmental protection outcomes or to resolve building encroachment issues.</p>	<p><b>AO12.1</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.

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.

**6.2.20.2 Purpose**

- (1) The purpose of the Special purpose zone is to –
  - (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
  - (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.
- (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;
  - (e) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the Strategic framework maps and Part 10 Other plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

**6.2.20.3 Assessment benchmarks and requirements**

**Table 6.2.20.3.a –Special purpose zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 provides for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (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 and does not compromise the role and function of a centre within 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.

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.

**6.2.21.3 Assessment benchmarks and requirements**

**Table 6.2.21.3.a –Specialised centre zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>
<p><b>PO3</b> Development does not compromise the role and function of centres within the hierarchy of centres.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6.	
<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>Setbacks</b>	
<p><b>PO5</b> Front building setbacks are consistent with the prevailing setbacks in the street.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<p><b>PO6</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 sensitive land uses.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO7</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>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Any loading/unloading areas and outdoor storage areas are screened from public view or adjacent sensitive land uses.</p>	<p><b>AO8.1</b> Outdoor loading/unloading and storage areas are sited or screened so they are:</p> <ul style="list-style-type: none"> <li>(a) not visible from any off-site public place;</li> <li>(b) not located adjacent to premises used for a sensitive land use.</li> </ul>

**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 is to provide for –
  - (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
  - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (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 Assessment benchmarks and requirements**

**Table 6.2.22.3.a – Sport and recreation zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>Note – The setbacks stated in AO2.1 correspond with the heights stated in AO1.1, AO1.2 and AO1.3. Where a</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>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: (a) AS4282-1997 Control of the obtrusive effects of outdoor lighting; (b) AS2560-2007 Sports lighting.</p>
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: (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) 6 metres from a boundary with land in a Residential zone; (d) 3 metres from a boundary with land in any other zone.</p> <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: (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 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>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 6.00am to 9.00pm.</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>

**6.2.23 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 is to provide for tourist activities, facilities and places in coastal, environmental, rural and urban 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 Assessment benchmarks and requirements**

**Table 6.2.23.3.a – Tourism zone code – assessment benchmarks for 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:</p> <ul style="list-style-type: none"> <li>(a) establish a high standard of amenity;</li> <li>(b) achieve separation from adjoining premises.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<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 is to provide for –
  - (a) short-term accommodation; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support short-term accommodation and 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
  - (h) non-residential uses are established where they serve the local community, do not detract from the residential amenity of the area and do not adversely impact on the role and function of centres within the hierarchy of centres.

### 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.

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.

6.2.24.3 Assessment benchmarks and requirements

Table 6.2.24.3.a – Tourist accommodation zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>Note – For Impact assessable development, the role and</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
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.	
<b>Setbacks</b>	
<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.	<b>AO5.1</b> No acceptable outcomes are provided.
<b>Site constraints</b>	
<b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<b>AO6.1</b> No acceptable outcomes are provided.
<b>Amenity</b>	
<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.	<b>AO7.1</b> No acceptable outcomes are provided.

## 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 is to provide for –
  - (a) small to medium urban areas in a rural or coastal area; and
  - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
  - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (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 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.

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.

6.2.25.3 Assessment benchmarks and requirements

Table 6.2.25.3.a – Township zone code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>
<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:</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>(a) do not compromise the hierarchy of centres in the region;</p> <p>(b) service local and visitor needs of the township and its surrounding catchment;</p> <p>(c) complements the scale and character of the township;</p> <p>(d) maintain the main street character of townships.</p> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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>
<p><b>Site constraints</b></p>	
<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>
<p><b>Main street designs</b></p>	
<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>
<p><b>Parking and access</b></p>	
<p><b>PO12</b></p>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Off street parking and vehicular access are designed and located to not detract from the character of the township.	

**Table 6.2.25.3.b —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.

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.

### 6.2.26.2 Purpose

- (1) The purpose of the Waterfront and marine industry zone code is to provide for –
  - (a) marine industry; and
  - (b) other uses and activities that—
    - (i) need to be on or near water or a marine environment; or
    - (ii) support industry activities and do not compromise the future use of premises for industry activities.
- (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) 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;
  - (b) marine industry uses are designed and managed to maintain safety of people and to avoid adverse impacts on the natural environment;
  - (c) development reflects and responds to the natural features and constraints of the land;
  - (d) lot sizes are of a sufficient size to cater for a range of waterfront and marine industrial activity;
  - (e) existing and future marine industry uses and operations are protected from the intrusion of incompatible uses;
  - (f) 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;
  - (g) 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.

### 6.2.26.3 Assessment benchmarks and requirements

**Table 6.2.26.3.a – Waterfront and marine industry zone code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Height</b>	
<b>PO1</b> The height of buildings and structures is compatible with the character of the area and	<b>AO1.1</b> Buildings and structures are not more than 20 metres in height.





Performance outcomes	Acceptable outcomes
<p>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>Note – Height is inclusive of the roof height.</p>
<p><b>PO2</b> Development does not adversely impact on visibility of the aids to navigation marking the shipping channel.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>For assessable development</b></p>	
<p><b>Uses and other development</b></p>	
<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 or require a waterfront location;</li> <li>(e) adequately cater for the individual car parking needs;</li> <li>(f) provide a service to the nearby workforce.</li> </ul> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<p><b>Site constraints</b></p>	
<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 categories of development and assessment for development in a local plan are in Part 5.
- (5) Assessment benchmarks for assessable development 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 of Queensland 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 Assessment benchmarks and requirements**

**Table 7.2.1.4.a – Babinda local plan code – assessment benchmarks for 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) compliments 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;                      (d) includes windows and balconies on upper levels facing the street;                      (e) 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>
<b>Additional requirements for Precinct 2 – Mill re-development</b>	
<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>
<b>Additional requirements for reconfiguring a lot in the Low density residential zone</b>	
<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>
<b>Additional requirements for Reconfiguring a lot in Precinct 2 – Mill re-development</b>	
<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:
  - (i) the safe movement of pedestrians, cyclists and adjacent road traffic;
  - (ii) the provision of continuous facades and active frontages or the amenity of the streetscape;
  - (iii) the provision of a continuous street canopy over the footpath at street level.
- (q) vehicle parking areas are integrated within or behind buildings to ensure they are not visual features of the local plan area;
- (r) high quality public transport facilities are provided at key locations;
- (s) appropriately scaled public art and cultural infrastructure is provided;
- (t) 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;
- (u) the operational aspects of the Cairns Airport and Port of Cairns are maintained and 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.

Editor’s 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 Assessment benchmarks and requirements**

**Table 7.2.2.4.a – Cairns city centre local plan code – assessment benchmarks for 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
<ul style="list-style-type: none"> <li>(b) protects and enhances the image and tropical character of the city centre;</li> <li>(c) respects the character, heritage values and amenity of the area;</li> <li>(d) does not affect the operational aspects of the Cairns Airport and Port of Cairns.</li> </ul>	
<b>Site requirements and height</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. The height of buildings and structures does not create a permanent or temporary obstruction into the operational airspace of the Cairns Airport.</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> <ul style="list-style-type: none"> <li>(a) contributes to the desired amenity and character of the streetscape and local plan area;</li> <li>(b) contributes to the safety, character, amenity and vitality of the streetscape;</li> </ul>	<p><b>AO7.1</b> Where the part of the buildings or structures are less than 9 metres and 2 storeys above the height of the existing footpath, buildings and structures are built to the street frontage(s) and set back 0 metres from all other boundaries.</p> <p>Note – this acceptable outcome prevails over any other site coverage requirements contained within a zone code or a development code.</p>

Performance outcomes	Acceptable outcomes
<p>(c) ensures continuity at ground level; (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>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</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; (b) 11 metres in height above the height of the existing ground level where greater than 15 metres from the street frontage.</p>
<p><b>PO8</b> Development achieves adequate separation between buildings and structures on the same site or adjoining sites to:</p> <p>(a) maintain privacy and amenity for residents and occupants; (b) maximise the availability of light and ventilation to the development, adjoining sites and public places; (c) avoid a visually over bearing built form; (d) maintain view lines and vistas to the mountains and the ocean along streets, between developments and from public places.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on appropriate design response.</p>	<p><b>AO8.1</b> Where the part of the buildings or structures are greater than 9 metres above the height of the existing footpath level, for that part of the building or structure, they are set back:</p> <p>(a) 10 metres from all street frontages, other than the Esplanade or Sub-precinct 1a – Shields Street; (b) 15 metres from the Esplanade, and Sub-precinct 1a – Shield Street; (c) 1/6 of the height of the building or 4 metres, whichever is the greater from the side boundaries; (d) 10 metres from the rear boundary.</p> <p><b>AO8.2</b> Where on a site with an area less than 1000m<sup>2</sup> and 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, for that part of the building or structure, and they are on a site with an area less than 1000m<sup>2</sup>, they are set back:</p> <p>(a) 10 metres from all street frontages, other than the Esplanade or Sub-precinct 1a – Shield Street; (b) 15 metres from the Esplanade, and Sub-precinct 1a – Shield Street; (c) 0 metres from the side boundaries; (d) 10 metres from the rear boundary.</p> <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> <p>(a) 1/3 of the height the building; or (b) 20 metres.</p>
<p><b>PO9</b> Development is designed and sited to ensure that:</p> <p>(a) buildings are consistent with the site and surrounds, moderate in width and avoid a visually overbearing built form; (b) development does not result in the appearance of a wall of buildings when viewed from streets and public places; (c) view lines and vistas are maintained to the mountains and the ocean along streets, between developments and from public places;</p>	<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
<ul style="list-style-type: none"> <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>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></p>	<p><b>AO14.1</b> Where a wall is greater than 3 metres high and more than 6 metres wide, architectural relief is</p>

Performance outcomes	Acceptable outcomes
Visible walls are provided with architectural treatments to provide relief through depth, texture, colour, light and shade.	<p>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 visible from a public place) for a distance of 10 metres.</p>
<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</li> </ul>



Performance outcomes	Acceptable outcomes
	<p>provide expanses of blank walls or visually impermeable security devices;</p> <p>(d) articulation of the facade on both the horizontal and vertical plane;</p> <p>(e) windows and or balconies that overlook the street and adjacent public areas;</p> <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> <p>(a) affords pedestrians shelter from the sun and rain for the full frontage of the site;</p> <p>(b) has a minimum height of 2 storeys above the finished footpath level, as measured to the underside of the feature;</p> <p>(c) has a maximum height of 6 metres or the height of the podium or the corresponding development, whichever is the lesser;</p> <p>(d) provides appropriate shading and screening features for weather protection commensurate with its orientation;</p> <p>(e) joins, and is complementary to the awning or street canopy on adjoining buildings in terms of design, height and aesthetics;</p> <p>(f) accommodates vehicle and service entry and exit points without compromising the function, form and utility of the pedestrian environment.</p> <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> <p>(a) any ramps, stairs or other features utilised to bridge the variation in floor level are contained wholly within the curtilage of the building;</p> <p>(b) active frontages are provided from the level of the footpath.</p> <p><b>AO21.6</b></p>

Performance outcomes	Acceptable outcomes
	Activities on the road reserve are complementary to the uses in adjacent buildings and are secondary to the pedestrian needs of footpaths.
<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>
<p><b>PO23</b> Landscaping, street furniture, directional signage and footpath treatments are provided to the frontage of the development site that: (a) are of a high quality and standard; (b) reflect and reinforce the tropical image of the city centre; (c) reinforce the concept of a ‘city in a rainforest’.</p>	<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 the surface area 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. However, landscaping located off-site (including street trees) cannot be used in the calculation of vertical landscaping.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on how to calculate the percentage of vertical landscaping.</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>

Performance outcomes	Acceptable outcomes
<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>
<p><b>Parking and access</b></p>	
<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>
<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 9.3.7.3.b of the Parking and access code in part 9</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for night time activities</b>	
<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>
<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 Clarks 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.

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.

7.2.3.4 Assessment benchmarks and requirements

Table 7.2.3.4.a – Earlville local plan code – assessment benchmarks for 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>
<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>



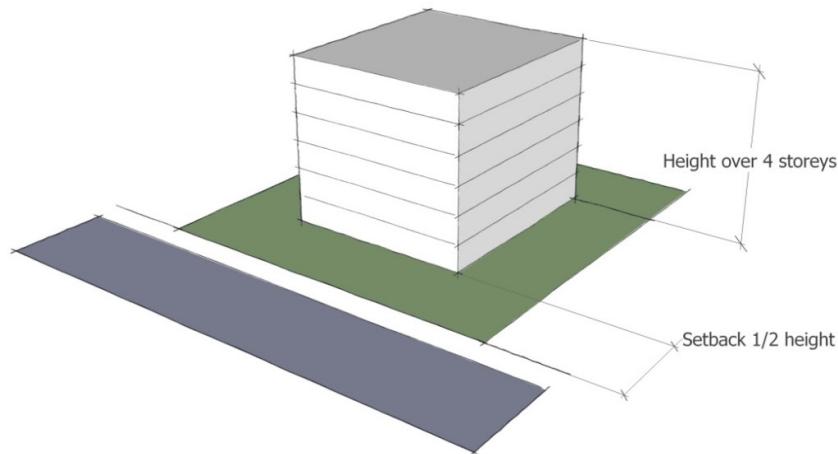
Performance outcomes	Acceptable outcomes
<p><b>PO3</b> Development on Ishmael Road and Mulgrave Road provides active frontages and connectivity of streetscape, pedestrian paths and street front spaces promoting integration with surrounding areas.</p>	<p><b>AO3.1</b> Development is built to the street 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 Earlvile 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 Earlvile Major centre.</p>
<p><b>Open space, pedestrian and cycle networks</b></p>	
<p><b>PO5</b> Development delivers pedestrian, cycling and road connections in locations shown on the Earlvile 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>
<p><b>Car parking area</b></p>	
<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>
<p><b>Additional requirements for Precinct 1 – Earlvile core</b></p>	
<p><b>PO7</b> Development in the Precinct 1 - Earlvile core represents the highest intensity of retail and</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
commercial land use and building design within the Earlville local plan area.	
<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>

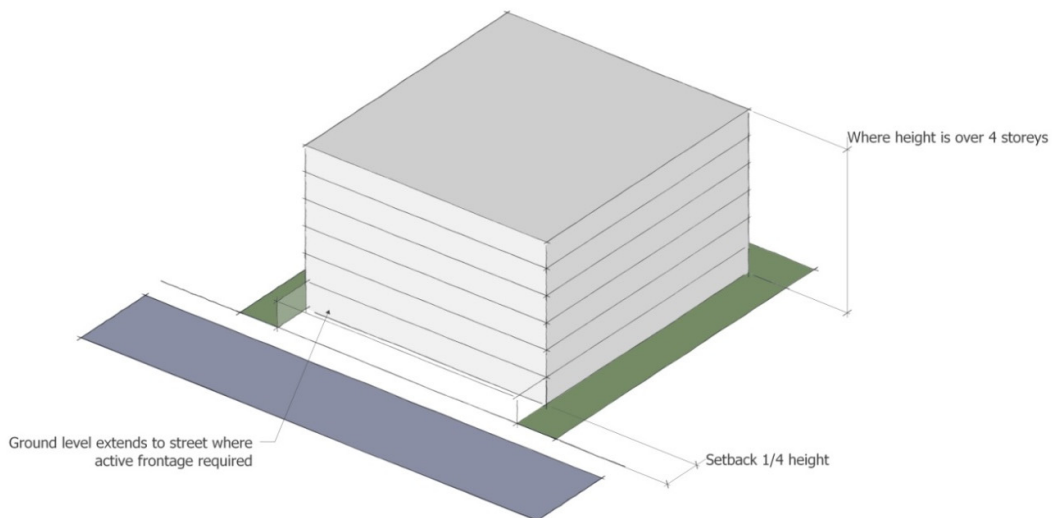
**Table 7.2.3.4.b – Earlville local plan building heights, frontages and land areas**

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.		

Note - Height is inclusive of the roof height.



**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.

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.

**7.2.4.4 Assessment benchmarks and requirements**

**Table 7.2.4.4.a – Edmonton local plan code – assessment benchmarks for 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>

Performance outcomes	Acceptable outcomes
<p><b>PO3</b> Development within 100m of the future public transport station:</p> <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>AO3.1</b> No acceptable outcomes are provided.</p>
<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</p>



Performance outcomes	Acceptable outcomes
	additional considerations may be sought by the zone or overlays applicable to the land.
Additional requirements for Precinct 1 – Edmonton centre core	
<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>A07.1</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>A08.1</b> Buildings or structures are not more than 20 metres and 5 storeys in height.</p> <p>or</p> <p><b>A08.2</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>A08.3</b> The design of podium levels and street frontages of 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>

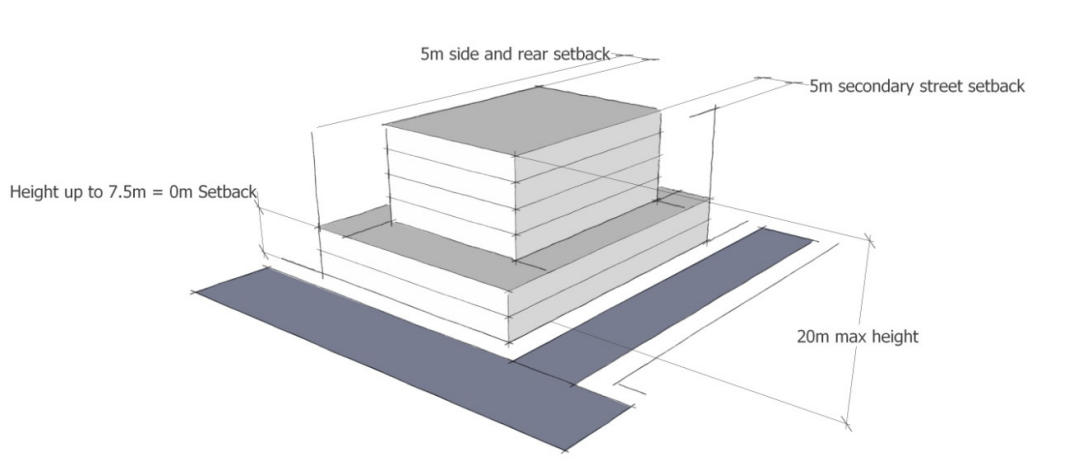
Performance outcomes	Acceptable outcomes
<p><b>PO9</b> Development: (a) defines the linear space of the street; (b) does not dominate the streetscape; (c) ensures that there is separation between towers; (d) ensures that the availability of light and ventilation to towers and adjoining premises is maximised.</p>	<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: (a) present an attractive and active street frontage; (b) provide articulated buildings defining and addressing the street; (b) create a vibrant street-orientated atmosphere; (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>AO10.1</b> Development is built to the street frontage(s).</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: (a) a maximum height of 3 metres from the footpath level to the underside of the awning; or (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: (a) has a main entrance facing the primary street frontage or the street corner; (b) has windows and balconies that overlook all street frontages and adjacent public / civic areas; (c) is broken into human scale by the use of awnings, verandahs, columns, changes in plan, and appropriately scaled doors and windows; (d) does not feature expanses of blank walls or visually impermeable security devices at the pedestrian level; (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 20 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 Assessment benchmarks and requirements**

**Table 7.2.5.4.a – Edmonton industry and business local plan code – assessment benchmarks for 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>AO7.3</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 Assessment benchmarks and requirements**

**Table 7.2.6.4.a – Gordonvale local plan code – assessment benchmarks for 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> Development is consistent with and reflects the traditional town character of Gordonvale.</p>	<p><b>AO4.1</b></p>

Performance outcomes	Acceptable outcomes
	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 of Queensland 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 of Queensland 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 hierarchy of centres 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.

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.

**7.2.7.4 Assessment benchmarks and requirements**

**Table 7.2.7.4.a – Mount Peter local plan code – assessment benchmarks for 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)</p>	<p><b>AO3.1</b> Land beyond the Initial development area identified on the Mount Peter local plan maps</p>

Performance outcomes	Acceptable outcomes
<p>identified on the Mount Peter local plan maps contained in Schedule 2.</p>	<p>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 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>

Performance outcomes	Acceptable outcomes
	<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 operation when urban development is established on adjacent land.</p>

**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 Assessment benchmarks and requirements**

**Table 7.2.8.4.a – Smithfield local plan code – assessment benchmarks for 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>

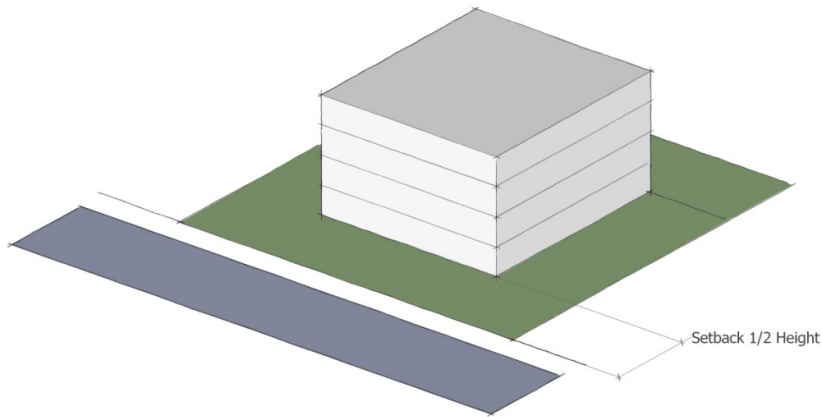


Figure 7.2.8.4.a – Setbacks for buildings greater than four storeys adjacent to a residential zone

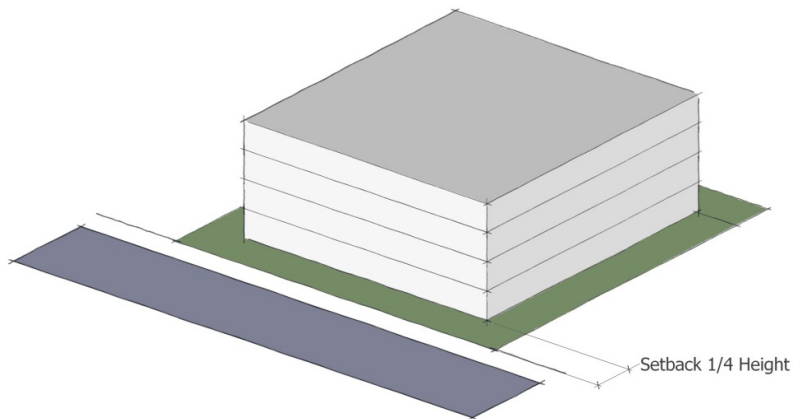


Figure 7.2.8.4.b – Setbacks for buildings greater than four storeys adjacent to a non-residential zone

## 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 category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Assessment benchmarks for assessable development 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 benchmark 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 Assessment benchmarks and requirements

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessment benchmarks for 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) appropriately testing and treating waters affected by acid sulfate soils prior to discharge to protect health and amenity of the receiving environment;</li> <li>(f) identifying risks and providing prescriptive guidance on what constitutes non-conformance. The plan includes appropriate testing, treatment, validation and reporting regimes with non-conformances linked to prescriptive remedial action and reporting. Contingency measures are in place during periods of inclement weather.</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 oxidation of acid sulfate soils or releases of water containing acid and metal contaminants.</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: Development affected by the Airport environs overlay may be referred to the Cairns Airport for Third Party Advice.

### 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 the 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 Assessment benchmarks and requirements

**Table 8.2.2.3.a – Airport environs overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Protection of operational air space</b>	
<p><b>PO1</b> Development does not create a permanent or temporary obstruction into the operational airspace of the Cairns Airport.</p>	<p><b>AO1.1</b> The height of buildings, structures, and plant do not encroach into:</p> <ol style="list-style-type: none"> <li>(a) the Obstacle limitation surface as identified on the Airport environs overlay - Obstacle Limitation Surface (OLS) map contained in Schedule 2; and</li> <li>(b) the Procedure for Air Navigation Services Aircraft Operational (PANS-OPS) surfaces for the Cairns Airport as identified on the Airport environs overlay - PANS-OPS surfaces map contained in Schedule 2.</li> </ol> <p>Note – Structures, and plant includes, but is not limited to, masts, antennae, aerials, lift overruns or rooftop furniture.</p> <p><b>AO1.2</b> The height of cranes and other temporary construction equipment used during construction do not encroach into:</p> <ol style="list-style-type: none"> <li>(a) the Obstacle Limitation Surface as identified on the Airport environs overlay – Obstacle Limitation Surface (OLS) map contained in Schedule 2; and</li> <li>(b) the Procedure for Air Navigation Services Aircraft Operational (PANS-OPS) surfaces for</li> </ol>

Performance outcomes	Acceptable outcomes
	<p>the Cairns Airport as identified on the Airport environs overlay PANS-OPS surfaces map contained in Schedule 2.</p> <p>Note – Temporary construction equipment includes, but is not limited to, cranes, scaffolding, booms and other equipment used during construction.</p> <p><b>AO1.3</b> Landscaping does not include vegetation that at a mature height could encroach into: (a) the Obstacle Limitation Surface as identified on the Airport environs overlay Obstacle Limitation Surface (OLS) map contained in Schedule 2; and (b) the Procedure for Air Navigation Services Aircraft Operation (PANS-OPS) surfaces for the Cairns Airport as identified on the Airport environs overlay PANS-OPS surface map contained in Schedule 2.</p> <p><b>AO1.4</b> Development that includes transient obstructions does not occur within the operational airspace of the Cairns Airport.</p> <p>Note – Transient obstructions into the operational airspace is any transient intrusion into the operational airspace associated with development and includes, but is not limited to, parachuting, hot air ballooning, hang gliding, drones, remotely controlled aircraft, and shooting (for example, shooting bullets, ordnance or lasers).</p>
Lighting and reflective surfaces	
<p><b>PO2</b> Development within a light restriction zone or lighting area buffer as identified on the Airport environs overlay – Light intensity map contained in Schedule 2, does not include light sources or reflective surfaces that could distract or confuse pilots, or adversely impact the operational airspace for the Cairns Airport.</p>	<p><b>AO2.1</b> Development located within a Light restriction zone as identified on the Airport environs overlay - Light intensity map contained in Schedule 2, does not emit light source that will exceed the maximum light intensity, as specified below for the following zones: (a) Zone A - 0 Candela; (b) Zone B - 50 Candela; (c) Zone C - 150 Candela; (d) Zone D - 450 Candela.</p> <p>Note – Maximum light intensity of Light Sources measured at 3 degrees above its horizontal plane.</p> <p><b>AO2.2</b> Development located within a Light restriction zone or a Lighting area buffer as identified on the Airport environs overlay - Light intensity map contained in Schedule 2, does not include a reflective surface or any of the following types of outdoor lighting: (a) straight parallel lines of lighting 500 m to 1000 m long; (b) flare plume; (c) upward shining lights; (d) flashing lights; (e) laser lights; (f) sodium light.</p>

Performance outcomes	Acceptable outcomes
<b>Airport public safety area</b>	
<p><b>PO3</b> Development within a Public safety area as identified on the Airport environs overlay – Public Safety Area map contained in Schedule 2 does not increase the risk to public safety.</p>	<p><b>AO3.1</b> Development located within in the public safety area as identified on the Airport environs overlay - Public Safety Area map contained in Schedule 2, does not: (a) increase in the number of people living, working or congregating in the public safety area; or (b) involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.</p>
<b>Aircraft noise</b>	
<p><b>PO4</b> Development is appropriately located and designed to prevent adverse impacts from aircraft noise.</p> <p>Note – Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant must be prepared to demonstrate compliance with this performance outcome. Note: Guidance on Compatible, Compatible subject to conditions and Incompatible sensitive land uses for ANEF contours is provided within Table 8.2.2.3 .b.</p>	<p><b>AO4.1</b> Development listed within Table 8.2.2.3.b. and located within the 20–&gt;40 ANEF contour as identified on the Airport environs overlay – Australian Noise Exposure Forecast (ANEF) contours map contained in Schedule 2 is identified as a compatible land use within the identified ANEF contour within Table 8.2.2.3.b.</p> <p>or</p> <p><b>AO4.2</b> Development listed within Table 8.2.2.3.b. and located within the 20–&gt;40 ANEF contour as identified on the Airport environs overlay - Australian Noise Exposure Forecast (ANEF) contours map contained in Schedule 2 is identified as a compatible subject to conditions land use and is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified for the listed development in Table 8.2.2.3.c.</p>
<b>Emissions</b>	
<p><b>PO5</b> Development does not include emissions that could significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in the operational airspace of the Cairns Airport.</p>	<p><b>AO5.1</b> Development does not emit smoke, dust, ash or steam into the operational airspace of the Cairns Airport.</p> <p><b>AO5.2</b> Development does not emit a gaseous plume into the operational airspace of the Cairns Airport at a velocity exceeding 4.3 m per second.</p>

Performance outcomes	Acceptable outcomes
<b>Protection of aviation facilities</b>	
<p><b>PO6</b> Development does not interfere with the function of the Cairns Airport aviation facilities as identified on the Airport environs overlay maps – Aviation facilities contained in Schedule 2.</p> <p>Editor's Note – State Planning Policy – state interest guidance material: Strategic airports and aviation facilities provides guidance on meeting the performance and acceptable outcomes.</p>	<p><b>AO6.1</b> Development located within the building restricted area or an area of interest of aviation facilities as identified on the Airport environs overlay maps – Aviation facilities contained in Schedule 2, does not create permanent or temporary:</p> <ul style="list-style-type: none"> <li>(a) physical intrusion into the line of sight between transmitting and receiving devices;</li> <li>(b) radio frequency interference;</li> <li>(c) electromagnetic emissions that will interfere with signals transmitted by the facility;</li> <li>(d) reflective surfaces that could deflect or interfere with signals transmitted by the facility.</li> </ul>
<b>For assessable development</b>	
<b>Wildlife hazards</b>	
<p><b>PO7</b> Development does not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone as identified on the Airport environs overlay map – Wildlife hazard buffer zone contained in Schedule 2.</p>	<p><b>AO7.1</b> Development located within the 3km Wildlife hazard buffer zone as identified on the Airport environs overlay map – Wildlife hazard buffer zone 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 buffer zone as identified on the Airport environs overlay map – Wildlife hazard buffer zone 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 wildlife.</p>
	<p><b>AO7.3</b> Development located within the 8km Wildlife hazard buffer zone as identified on the Airport environs overlay map – Wildlife hazard buffer zone 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 wildlife.</p>
	<p><b>AO7.4</b> Development located within the 13km Wildlife hazard buffer zone shown on the Airport environs overlay map – Wildlife hazard buffer zone 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 wildlife.</p>

**Table 8.2.2.3.b— Compatible and incompatible land uses within ANEF contours <sup>1,2</sup>**

<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.

Land use	20-25 ANEF contour	25-30 ANEF contour	30-35 ANEF contour	35-40 ANEF contour
Caretakers accommodation	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Childcare centre	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Community care centre	Compatible subject to conditions	Compatible subject to conditions	Incompatible	Incompatible
Community residence	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Community use	Compatible subject to conditions	Compatible subject to conditions	Incompatible	Incompatible
Detention facility	Compatible subject to conditions	Compatible subject to conditions	Incompatible	Incompatible
Dual occupancy	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Dwelling house (where for a new Dwelling house or additions to a Dwelling house where the addition has a GFA greater than 50% of the GFA of the existing Dwelling house)	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Dwelling unit	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Educational establishment	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Health care service	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Home-based business	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Hospital	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Hotel (to the extent the hotel provides accommodation for tourists or travellers)	Compatible	Compatible subject to conditions	Incompatible	Incompatible
Low impact industry	Compatible	Compatible	Compatible subject to conditions	Compatible subject to conditions
Multiple dwelling	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Nature-based tourism	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Non-resident workforce accommodation	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Office	Compatible	Compatible subject to conditions	Compatible subject to conditions	Incompatible

Land use	20-25 ANEF contour	25-30 ANEF contour	30-35 ANEF contour	35-40 ANEF contour
Place of worship	Compatible subject to conditions	Compatible subject to conditions	Incompatible	Incompatible
Relocatable home park	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Residential care facility	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Resort complex	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Retirement facility	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Rooming accommodation (to the extent the Rooming accommodation is a hostel)	Compatible	Compatible subject to conditions	Incompatible	Incompatible
Rural workers accommodation	Compatible subject to conditions	Incompatible	Incompatible	Incompatible
Short term accommodation	Compatible	Compatible subject to conditions	Incompatible	Incompatible
Tourist park	Compatible subject to conditions	Incompatible	Incompatible	Incompatible

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 (where for a new Dwelling house or additions to a Dwelling house where the addition has a GFA greater than 50% of the GFA of the existing 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>Resort complex</li> <li>Retirement facility</li> <li>Rural workers' 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 (to the extent the hotel provides accommodation for tourists or travellers)</li> <li>Rooming accommodation (to the extent the Rooming accommodation is a hostel)</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 service</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

Land use	Location within development	Indoor design sound level dB(A)
<ul style="list-style-type: none"> <li>Community care centre</li> <li>Community use</li> <li>Detention facility</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
<ul style="list-style-type: none"> <li>Low impact industry</li> </ul>	<ul style="list-style-type: none"> <li>Inspection areas</li> <li>Analysis areas</li> <li>Precision work areas</li> </ul>	75
	<ul style="list-style-type: none"> <li>Light machinery areas</li> <li>Assembly areas</li> <li>Bench work areas</li> </ul>	80

**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);</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);</li> <li>Sport and recreation activities;</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>Environment facility</li> <li>Intensive animal industry (poultry farm);</li> <li>Major sport, recreation and entertainment facility (all other);</li> <li>Outdoor sport and recreation activities;</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 Assessment benchmarks and requirements**

**Table 8.2.3.3.a – Building height overlay code – assessment benchmarks for 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: (a) maintains the character and amenity of the streetscape and surrounding area; (b) achieves appropriate separation from property boundaries and buildings on site or adjoining sites; (c) provides for appropriate landscaping; (d) provides for appropriate car parking, access and manoeuvring; (e) provides appropriate recreation areas for residents. (f) provides for appropriate infrastructure and services.</p>	<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: (a) does not adversely affect the amenity of the area; (b) maintains the primacy of the Cairns city centre as the area accommodating the highest and most intense form of development in the region; (c) ensures that there is an appropriate transition of building height within and outside the overlay area; (d) provides for access to natural light and ventilation for development and to adjoining developments and sites; (e) maintains and protects the operational aspects of the Cairns Airport; (f) is consistent with the purpose and overall outcomes sought for the overlay and each precinct.</p> <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>

Performance outcomes	Acceptable outcomes
	<p><b>AO3.4</b> 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>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO6</b> Development is set back from all site boundaries to:</p> <ul style="list-style-type: none"> <li>(a) maintain the character and amenity of the streetscape and surrounding area;</li> <li>(b) maintain view lines and vistas to the mountains, the Esplanade and ocean along streets, between developments and from public places;</li> <li>(c) maintain privacy and amenity for residents and occupants;</li> <li>(d) maximise the availability of light and ventilation to development, adjoining sites and public places;</li> <li>(e) avoid a visually over bearing built form;</li> <li>(f) provide for appropriate landscaping to reflect and contribute to the concept of a 'city in a rainforest';</li> <li>(g) achieve tropical urbanism outcomes.</li> </ul> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p><b>AO6.1</b> Where within Precinct 1 – Eastern precinct and not within the Specialised centre zone development including car parking other than where basement car parking wholly located below ground, is set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from street frontage(s), other than the Esplanade;</li> <li>(b) 15 metres from the Esplanade;</li> <li>(c) ¼ of the height of the building above ground level or 3 metres, whichever is the greater, from the side and rear boundaries.</li> </ul> <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> <ul style="list-style-type: none"> <li>(a) no acceptable outcome is provided for street frontage(s), other than the esplanade;</li> <li>(b) 15 metres from the Esplanade;</li> <li>(c) 0 metres from side and rear boundaries for the first 2 storeys where adjacent another property within the Specialised centre zone;</li> <li>(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;</li> <li>(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.</li> </ul> <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> <ul style="list-style-type: none"> <li>(a) 6 metres from all street frontages;</li> <li>(b) 0 metres from the side and rear boundaries.</li> </ul> <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>

Performance outcomes	Acceptable outcomes
	<p>(a) 6 metres from street frontage(s);                      (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> <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 still 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>(e) 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>

Performance outcomes	Acceptable outcomes
<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 viewed from adjoining sites, streets and public places.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided</p>
<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>(e) uses appropriate materials;</li> <li>(f) 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>(c) vegetation to shade surfaces;</li> <li>(d) large openings;</li> <li>(e) 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. Landscaping located off-site (including street trees) cannot be used in the calculation of vertical landscaping.</p> <p>Note – Planning scheme policy – Tropical urbanism provides guidance on how to calculate the percentage of vertical landscaping.</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 Potential impact buffer or Medium, High or Very high potential bushfire intensity 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 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.

Editor’s 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 the Potential impact buffer and the medium, high and very high potential bushfire intensity 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 Assessment benchmarks and requirements

**Table 8.2.4.3.a – Bushfire hazard overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 Potential impact buffer or Medium, High or Very high potential bushfire intensity 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> <li>(iv) adequate and accessible water supply for firefighting purposes.</li> </ol> </li> </ol>	<p><b>AO1.1</b> Development is not located in an area of Potential impact buffer or Medium, High or Very high potential bushfire intensity area.</p>

Performance outcomes	Acceptable outcomes
<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>For assessable development</b></p>	
<p><b>Safety of people, property and the environment</b></p>	
<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 Potential impact buffer or Medium, High or Very high potential bushfire intensity; 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> <hr/> <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), whichever is the greater.</li> </ul> <hr/> <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 prone 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 potential bushfire intensity 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 areas of Potential impact buffer or Medium, High and Very high potential bushfire intensity 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>

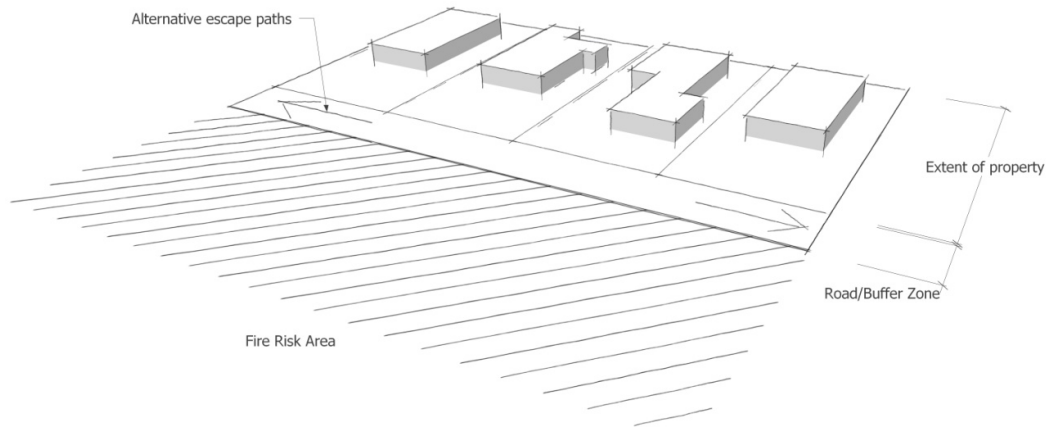


Figure 8.2.4.3.a – Buffer zones for bushfire risk areas

## 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 Assessment benchmarks and requirements

**Table 8.2.5.3.a – Coastal processes overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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> <p>Editor's Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are</p>

Performance outcomes	Acceptable outcomes
	administered by the State Department of Environment and Heritage Protection.
<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 Key resource area - resource / processing areas and associated transport 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 Assessment benchmarks and requirements**

**Table 8.2.6.3.a – Extractive resources overlay code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Development in the Key resource area - 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 Key resource area - separation areas and transport route separation areas</b>	
<b>PO2</b> The development of sensitive land uses does not occur within the Key resource area -separation areas.	<b>AO2.1</b> No acceptable measures identified.
<b>PO3</b> Development located within a Key resource area - separation area or transport 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 Key resource area - resource / processing area and associated transport route;</li> <li>(b) designing buildings so that habitable rooms are furthestmost from the Key resource area</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>- resource / processing area and associated transport route;</li> <li>(c) minimising openings in walls closest to the transport 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 transport route, extractive industry and/or Key resource area – resource / processing area.</li> </ul>
<p><b>P04</b> Development within a transport 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 transport 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) Industry activities (if including components which store, treat or use hazardous materials); or
- (b) Substation; or
- (c) Utility installation; or
- (d) Emergency services; or
- (e) Hospital; or
- (f) Major electricity infrastructure; or
- (g) Special industry.

This code does not apply to building work that the QDC MP3.5 applies to.

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 where flood and storm tide inundation modelling has been undertaken by Council or where the State government has identified flood hazard areas (Designated flood hazard area – floodplain assessment trigger area. 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.

Note - The mapping data source for the Designated flood hazard area – floodplain assessment trigger area 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;
  - (f) development does not require complex engineering solutions to mitigate adverse impacts of flood or storm tide inundation;
  - (g) hazardous materials are not handled or stored in bulk where it would adversely impact on public safety or the environment as a result of the impacts of flood or storm tide inundation;

- (h) development involving essential community infrastructure ensures it remains functional during and immediately after flood and storm tide inundation events;
- (i) 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 Assessment benchmarks and requirements**

**Table 8.2.7.3.a – Flood and inundation hazards overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 an area 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> <p>or</p> <p><b>AO1.3</b> Where for Minor building work that is not associated with a Material Change of Use, development:</p> <ul style="list-style-type: none"> <li>(a) is located within an existing building;</li> <li>(b) does not increase the gross floor area;</li> <li>(c) maintains the existing floor level.</li> </ul>

Performance outcomes	Acceptable outcomes
<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> 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.</p>
<b>Additional requirements for Precinct 3 – CBD and Environs</b>	
<p><b>PO3</b> Development in Precinct 3 – CBD and environs as shown on the Flood and inundation hazards overlay maps contained in Schedule 2 does not result in more than the planned for loss of flood storage capacity.</p>	<p><b>AO3.1</b> Development within Sub-precinct Zone 2 of Precinct 3 – CBD and environs as shown on the Flood and inundation hazards overlay maps contained in Schedule 2 retains a minimum 40% of the flood storage of the site.</p>
	<p><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.</p>
<b>Hazardous materials and chemicals</b>	
<p><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.</p>	<p><b>AO4.1</b> Hazardous materials and chemicals are stored above the defined inundation event.</p>
	<p><b>AO4.2</b> Structures used to store hazardous materials and chemicals are designed to prevent intrusion of flood and storm tide inundation.</p>
<b>For assessable development</b>	
<b>Safety of people and property</b>	
<p><b>PO5</b> Development minimises the exposure of people and property to unacceptable risk from flooding and storm tide inundation.</p> <p>Editor's Note – Planning Scheme Policy – Natural hazards provides guidance on preparing a Flood and inundation hazard assessment.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><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.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Cumulative impacts of developments</b>	
<p><b>PO7</b> 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><b>AO7.1</b> Development ensures there is no adverse change to the profile of flood or storm tide hazard events or 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) does not change the flood or storm tide characteristics at the Defined Inundation Event external to 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> </ul>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>(d) does not result in adverse impacts upstream or downstream;</p> <p>(e) does not result in an unacceptable increase in peak flood levels and flows.</p>	
<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:</p> <p>(a) located above the Defined inundation event; or</p> <p>(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:</p> <p>(a) is designed to function effectively during and immediately after the flood or storm tide event;</p> <p>(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>Editor's 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>

Performance outcomes	Acceptable outcomes
<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>
<p><b>Additional requirements for Precinct 4 – Floodplain assessment</b></p>	
<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: (a) the highest known flood event and flood behaviours over land; or (b) the tolerable level of risk to people and property in the design, layout and mitigation measures; or (c) a Flood and inundation hazards assessment.</p> <p>Editor’s 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 measures to minimise the risk to people and property, to a tolerable level are identified.</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 (finished floor levels)(AEP of the Defined inundation event)	Uses and elements of activities acceptable in the event
No specified immunity	<ul style="list-style-type: none"> <li>• Class 10 structures</li> </ul> <p>Note – It is recommended, but not mandatory, that carports and garages attached to a Dwelling house is located at or above the 5% AEP Defined inundation event level, to minimise the risk of property damage in an inundation event.</p> <p>Note – It is recommended, but not mandatory, that patios, decks and other areas (including non-habitable parts of a Class 1 building) attached to a Dwelling house are located above the 1% AEP Defined inundation event level to avoid risk of property damage and ensure safety of people in an inundation event.</p> <ul style="list-style-type: none"> <li>• Additions to a Dwelling house where the additions do not exceed 50% of the floor area and / or do not include building underneath of the existing building.</li> </ul> <p>Note – This does not apply to a Dwelling house where raising or lifting is required to build underneath an elevated building (e.g. Dwelling house of posts, or creation of a two storey building). Where new habitable floor area is to be established underneath an existing Dwelling house (which is already elevated above the ground – e.g. house on posts), the habitable floor area must be located above the 1% AEP Defined inundation event level.</p>
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 except where for a Dwelling house).</li> </ul>
1% AEP level	All development (where not otherwise requiring an alternate level of minimum immunity).
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.

Note: Development affected by the Hazardous and explosive facilities overlay may be referred to Resources, Safety and Health Queensland – Explosives Inspectorate and / or the Department of Defence and / or the Office of Industrial Relations as a third party advice agency.

Note: Australian Standard AS2187 Explosives – Storage, transport and use and / or the eDEOP 101 Department of Defence Explosive Regulation may assist in demonstrating compliance with the requirements of this code.

### 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 that the operation of a hazardous or explosive facility may pose to people and property to an acceptable level.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is located, designed and operated to not adversely impact the safety, efficiency and operational integrity of hazardous or explosive facilities;
  - (b) 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;
  - (c) Development is located, designed, constructed and operated to mitigate the potential adverse effects of an explosive event to ensure safety of people and property in proximity to a hazardous or explosive facility.
  - (d) Development for Reconfiguring a lot results in lots with a minimum lot size that is equal to or greater than the identified minimum lot size within Table 9.3.8.3.b of the Reconfiguring a lot code.

### 8.2.8.3 Assessment benchmarks and requirements

**Table 8.2.8.3.a – Hazardous and explosive facilities overlay code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>All development</b>	
<p><b>PO1</b> Development that is vulnerable to the effects of blast, radiant heat and projectiles is not established or intensified on land that is affected by the adverse impacts of a hazardous or explosive facility.</p> <p>Note – Written endorsement from Resource, Safety and Health Queensland – Explosives Inspectorate or the Office of Industrial Relations, stating they have no objection to the proposed development may assist in demonstrating compliance with PO1.</p>	<p><b>AO1.1</b> Development does not involve the establishment or intensification of a vulnerable land use.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Development does not compromise the continued safety, efficiency and operational integrity of a hazardous or explosive facility.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>Additional requirements for Reconfiguring a lot</b></p>	
<p><b>PO3</b> Reconfiguring a lot results in lots with a minimum lot size that is equal to or greater than the identified minimum lot size within Table 9.3.8.3.b of the Reconfiguring a lot code.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>Additional requirements for development within the Vulnerable use management area</b></p>	
<p><b>PO4</b> Buildings within the Vulnerable use management area as identified on the Hazardous and explosive facilities overlay map contained in Schedule 2, are designed and constructed to be protected against potential hazards arising from proximity to explosives manufacture, storage, testing, disposal and distribution.</p> <p>Note: Written endorsement from Resource, Safety and Health Queensland – Explosives Inspectorate, stating they have no objection to the proposed development may assist in demonstrating compliance with PO4.</p>	<p><b>PO4.1</b> No acceptable outcomes are provided.</p>
<p><b>PO5</b> Development within the Vulnerable use management area as identified on the Hazardous and explosive facilities overlay map contained in Schedule 2:</p> <ul style="list-style-type: none"> <li>(a) does not exceed the maximum height identified within the relevant zone code or 4 storeys in height, whichever is the lesser;</li> <li>(b) does not include large expanses of glass;</li> <li>(c) ensures that the operation of the site, including hours of operation and the number of people present on the site at any one time, is compatible with the risk associated with the Hazardous and explosive facility.</li> </ul> <p>Note – Written endorsement from Resource, Safety and Health Queensland – Explosives Inspectorate, stating they have no objection to the proposed development may assist in demonstrating compliance with PO5.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<p><b>Additional requirements for development within the Major hazard facility area</b></p>	
<p><b>PO6</b> Development within the Major hazard facility area as identified on the Explosive and hazardous facilities overlay map contained in Schedule 2 is compatible with the risk associated with a major hazard facility.</p>	<p><b>AO6.1</b> Development within the Major hazard facility area as identified on the Explosive and hazardous facilities overlay map contained in Schedule 2 is only for an Industry activity and does not involve 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 accepted development subject to requirements 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 Assessment benchmarks and requirements

**Table 8.2.9.3.a – Hillslopes overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Excavation and filling does not exceed 50m <sup>3</sup> .
	<b>AO1.2</b> No vegetation damage occurs.  Note – Refer to the definition of Vegetation damage contained in Schedule 1.2.
	<b>AO1.3</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%).
<b>PO2</b> Excavation or filling: <ol style="list-style-type: none"> <li>(a) does not have an adverse impact on the amenity or function of the site or adjoining premises through:                             <ol style="list-style-type: none"> <li>(i) loss of privacy;</li> <li>(ii) loss of access to sunlight;</li> <li>(iii) intrusion of visual or overbearing impacts;</li> <li>(iv) complex engineering solutions.</li> </ol> </li> <li>(b) other than Building work, avoids adverse impacts on the safety and stability of the site or</li> </ol>	<b>AO2.1</b> Excavation or fill: <ol 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> </ol>

Performance outcomes	Acceptable outcomes
adjoining premises and does rely on complex engineering solutions.	Note – Planning Scheme Policy - FNQROC Regional Development Manual provides guidance for excavation and filling associated with batters and retaining walls.
<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> Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p>

Performance outcomes	Acceptable outcomes
<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 of Queensland 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 identity 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) 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;
  - (i) view towards High landscape value areas and the Coral Sea are not diminished;
  - (j) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive.
  - (k) rural and inter-urban breaks are protected from visual intrusion.



8.2.10.4 Assessment benchmarks and requirements

Table 8.2.10.4.a – Landscape values overlay code – assessment benchmarks for 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> <hr/> <p><b>AO1.2</b> Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <hr/> <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> <hr/> <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> <hr/> <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> <hr/> <p><b>AO1.6</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <hr/> <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 as shown on the Natural areas overlay maps contained in Schedule 2.

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 areas of environmental significance, wetlands and declared fish habitat areas;
  - (b) minimising direct and indirect adverse impacts of development on areas of environmental significance;
  - (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 located to avoid adverse impacts on areas of environmental significance;
  - (b) where development cannot be located to avoid adverse impacts on areas of environmental significance, 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 the 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;
    - (x) maintains or enhances ecological process and connectivity by avoiding fragmentation of areas of environmental significance;
  - (c) development maintains and enhances ecological connectivity between habitats to support the health and resilience of biodiversity;
  - (d) development avoids off-site impacts on adjacent areas of environmental significance;
  - (e) strategic rehabilitation is directed to areas on or off site where it is possible to achieve expanded habitats and increased connectivity;
  - (f) development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.

Note – The Wet Tropics of Queensland World Heritage Area is identified on the Strategic framework maps and Part 10 Other Plans contained in Schedule 2. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

8.2.11.3 Assessment benchmarks and requirements

Table 8.2.11.3.a – Natural areas overlay code – assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Development within MLES – Urban waterway A trigger area</b>	
<p><b>PO1</b> Development is set back from the Urban waterway A 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 – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>AO1.1</b> Development is on a lot within a Residential zone and:</p> <ul style="list-style-type: none"> <li>(a) the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that has a drainage function;</li> <li>(b) the development does not occur within that easement, covenant or adjoining reserve or adjoining land under local government control;</li> </ul> <p>or</p> <p><b>AO1.2</b> Development is on a lot within a Residential zone and is located within a building envelope as identified on a Building Envelope Plan that applies to the land under a condition of a relevant approval;</p> <p>or</p> <p><b>AO1.3</b> Development is on a lot that is separated from the subject waterway by an existing, constructed road within a dedicated road reserve;</p> <p>or</p> <p><b>AO1.4</b> Development does not occur on the part of the lot affected by a waterway corridor.</p> <p>Note – refer to the definition of Residential zone within Schedule 1.2.</p> <p>Note – Waterway corridor widths are identified within Table 8.2.11.3.b. Figure 8.2.11.a shows the location of waterway corridors for a waterway.</p> <p>Note – Figures 8.2.11.3.b, 8.2.11.3.c, 8.2.11.3.d and 8.2.11.3.e provide guidance on meeting AO1.2, AO1.2, AO1.3 and AO1.4.</p>
<b>Development within the MLES – Urban waterway B trigger area</b>	
<p><b>PO2</b> Development is set back from the Urban waterway B to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> </ul>	<p><b>AO2.1</b> Development is a lot where the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that</p>

Performance outcomes	Acceptable outcomes
<p>(c) ecological processes;                      (d) biodiversity values;                      (e) riparian and instream habitat values and connectivity;                      (f) instream migration.</p> <p>Note – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p>has a drainage function, and development does not occur within the easement, covenant or adjoining reserve or adjoining land under local government control;</p> <p>or</p> <p><b>AO2.2</b>                      Development is on a lot that is separated from the subject waterway by an existing, constructed road within a dedicated road reserve;</p> <p>or</p> <p><b>AO2.3</b>                      Development does not occur on the part of the lot affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.11.3.b. Figure 8.2.11.3.a shows the location of waterway corridors for a waterway.</p> <p>Note – Figures 8.2.11.3.b, 8.2.11.3.d and 8.2.11.3.e provide guidance on meeting AO2.1, AO2.2, and AO2.3.</p>
Development within the MLES – Non-urban waterway trigger area	
<p><b>PO3</b>                      Development is set back from the Non-urban waterway to protect and maintain:</p> <p>(a) water quality;                      (b) hydrological functions;                      (c) ecological processes;                      (d) biodiversity values;                      (e) riparian and instream habitat values and connectivity;                      (f) instream migration.</p> <p>Note – An ecological assessment report may be required to 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 is on a lot within a Residential zone and:</p> <p>(a) the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that has a drainage function;                      (b) the development does not occur within that easement, covenant or adjoining reserve or adjoining land under local government control;</p> <p>or</p> <p><b>AO3.2</b>                      Development is on a lot within the Rural residential zone and is located within a building envelope as identified on a Building Envelope Plan that applies to the land under a condition of a relevant approval;</p> <p>or</p> <p><b>AO3.3</b>                      Development is on a lot that is separated from the subject waterway by an existing, constructed road within a dedicated road reserve;</p> <p>or</p> <p><b>AO3.4</b>                      Development does not occur on the part of the lot affected by a waterway corridor.</p>

Performance outcomes	Acceptable outcomes
	<p>Note – refer to the definition of Residential zone within Schedule 1.2.</p> <p>Note – Waterway corridor widths are identified within Table 8.2.11.3.b. Figure 8.2.11.3.a. shows the location of waterway corridors for a waterway.</p> <p>Note – Figures 8.2.11.3.b, 8.2.11.3.c, 8.2.11.3.d and 8.2.11.3.e provide guidance on meeting AO3.1, AO3.2, AO3.3 and AO3.4.</p>
<b>For assessable development</b>	
<b>Areas of environmental significance</b>	
<p><b>PO4</b> Development does not cause direct or indirect adverse impacts on areas of environmental significance.</p> <p>Note – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>AO4.1</b> Development is: (a) avoided within areas of environmental significance; (b) set back from areas of environmental significance to the greatest possible extent and is designed to buffer and minimise edge effects and other indirect impacts on areas of environmental significance;</p> <p>or</p> <p><b>AO4.2</b> Where development within an area of environmental significance cannot be avoided, development ensures adverse impacts on areas of environmental significance are minimised by: (a) designing, siting, operating and managing development to: (i) minimise the development footprint; (ii) be situated within existing cleared areas, including necessary fire management infrastructure and fire breaks; (iii) ensure wildlife habitat is protected; (iv) ensure unrestricted fauna movement; (v) retain and restore habitat corridors and biodiversity values; (vi) provide appropriate buffers to biodiversity areas; (vii) maximise ecological connectivity between areas of significance by retaining continuous vegetated corridors; (viii) minimise light and noise emission into biodiversity areas; (ix) manage domestic animal movements, through adequate containment. (b) protecting and maintaining the values of biodiversity areas; (c) providing for strategic rehabilitation of vegetation species and coverage, and habitat connectivity; (d) protecting undeveloped areas of environmental significance through appropriate land tenure;</p>

Performance outcomes	Acceptable outcomes
	<p>(e) rehabilitating degraded areas to improve habitat condition, function and extent.</p> <p>Note – An ecological assessment report may be required to demonstrate compliance with the AO4.2.</p> <p>Note - Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>
<b>Water quality and integrity</b>	
<p><b>PO5</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>Note – An ecological assessment report may be required to 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> No acceptable outcomes are provided.</p>
<b>Additional requirements for Declared fish habitat areas</b>	
<p><b>PO6</b> Development does not cause adverse impacts on fish habitat values.</p> <p>Note – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report</p>	<p><b>AO6.1</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>Additional requirements for Wetlands and wetland buffer areas</b>	
<p><b>PO7</b> Development does not occur within a wetland.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</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 – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>AO8.1</b> Development is set back from MSES – High ecological significance wetlands and MSES – High ecological value waters (wetland) in accordance with Table 8.2.11.3.c;</p> <p>or</p> <p><b>AO8.2</b> Where an alternative setback is proposed, the width of the alternative is supported by an evaluation of the environmental values, functioning and threats to the wetland.</p> <p>Note -The MSES – Wetland buffer area identifies the urban and non-urban setback area from the MSES – High ecological significance and MSES – High ecological value waters (wetland).</p> <p><b>AO8.3</b> Development does not occur within an area identified as MSES – Regulated vegetation (wetlands).</p>



Performance outcomes	Acceptable outcomes
	Note – The mapped area for MSES – Regulated vegetation (wetland) includes a buffer area.
<p><b>PO9</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>AO9.1</b> Native vegetation within wetlands and wetland buffer areas is retained.</p> <p><b>AO9.2</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>
Additional requirements for waterways and waterway trigger areas	
<p><b>PO10</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 – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report.</p>	<p><b>AO10.1</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>AO10.2</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>Note – An ecological assessment report may be required to demonstrate compliance with the performance outcome. Planning scheme policy – Natural environment provides guidance on preparing an ecological assessment report</p> <p><b>AO10.3</b> Development, other than Community infrastructure or open space is not located within a waterway or waterway corridor.</p>
Additional requirements for development within the MLES – Urban waterway A trigger area and MLES - Non-urban waterway trigger area	
<p><b>PO11</b> Waterways and waterway corridors are protected, and degraded areas are restored and waterways and waterway corridors transferred to public ownership.</p>	<p><b>AO11.1</b> Native vegetation within waterways and waterway corridors is retained.</p> <p><b>AO11.2</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>

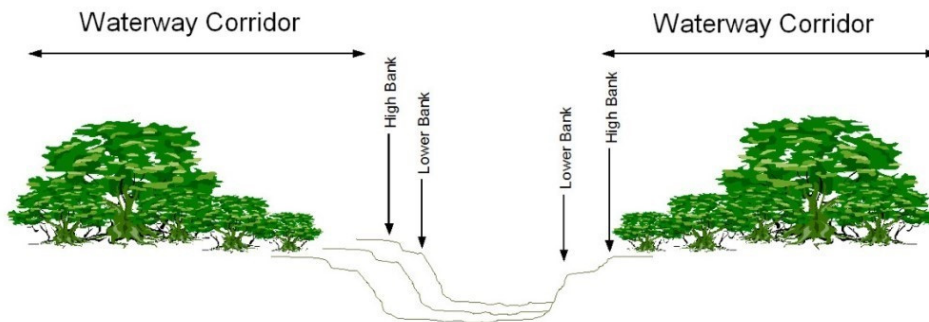
Performance outcomes	Acceptable outcomes
	<p><b>AO11.3</b> Degraded sections of waterways and waterway corridors are revegetated with endemic plant species in patterns and densities which emulate the natural state of waterway corridors within the area.</p>
	<p><b>AO11.4</b> The lowest intensity of development 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 on each side of the waterway, measured perpendicular from the top of the high bank.
Urban waterway B	5 metres on each side of the waterway, measured perpendicular from the top of the high bank.
Non-urban waterway	25 metres on each side of the waterway, measured perpendicular from the top of the high bank.

Note – Waterway classifications are identified through corresponding waterway trigger areas on the Natural areas overlay maps contained in Schedule 2 and defined in Schedule 1.2.

Note – Figure 8.2.11.3.a. shows the location of waterway corridors for a waterway.



**Figure 8.2.11.3.a - Waterway Corridors**

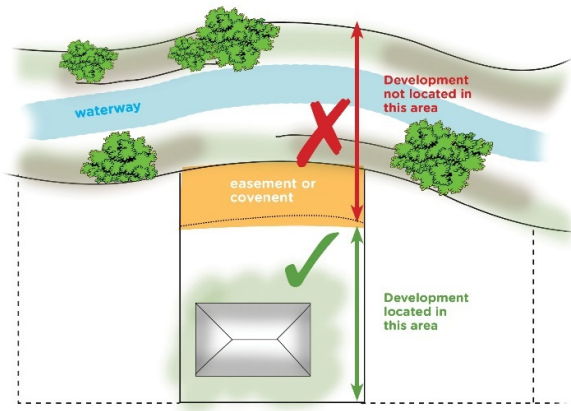


Figure 8.2.11.3.b – Requirements for development in accordance with AO1.1, AO2.1 and AO3.1

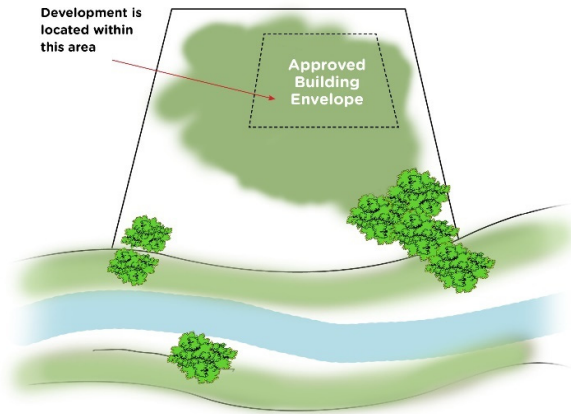


Figure 8.2.11.3.c – Requirements for development in accordance with AO1.2 and AO3.2

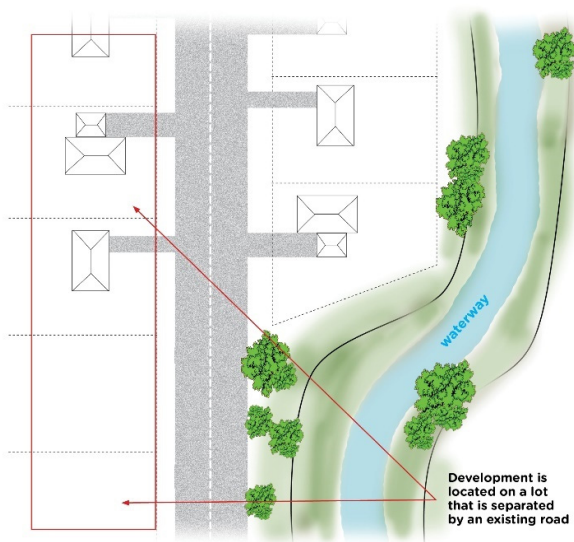


Figure 8.2.11.3.d – Requirements for development in accordance with AO1.3, AO2.2 and AO3.3

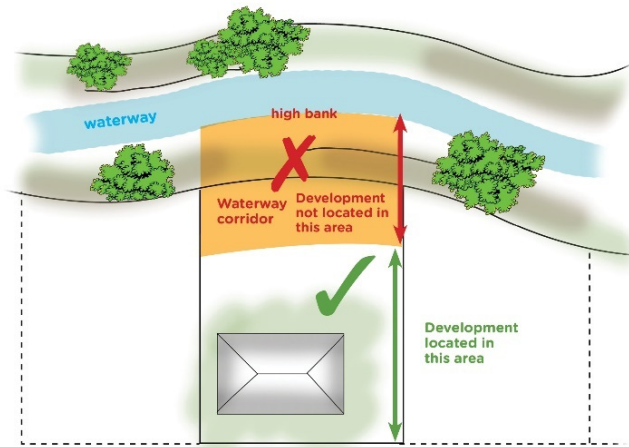


Figure 8.2.11.3.e – Requirements for development in accordance with AO1.4, AO2.3 and AO3.4

Table 8.2.11.3.c — Setbacks for wetlands

Wetland classification	Setback
Urban wetland	50 metres from the edge of the wetland.
Non-urban wetland	200 metres from the edge of the wetland.

Note – For the purpose of Table 8.2.11.3.c a Non-urban wetland is a wetland that is located within the Conservation zone, Environmental management zone, Rural zone or Rural residential zone. An Urban wetland is a wetland located within any other zone.

## 8.2.12 Neighbourhood character overlay code

### 8.2.12.1 Application

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

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 ensure that:
  - (a) Neighbourhood character places, Neighbourhood character streetscapes and Neighbourhood character areas are retained and protected;
  - (b) development is consistent with, and complementary and responsive to the distinctive character of the Neighbourhood character place, Neighbourhood character streetscape and Neighbourhood character area.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is consistent with, and complementary and responsive to the Neighbourhood character elements displayed on the Neighbourhood character place, within the Neighbourhood character streetscape and the Neighbourhood character area, including but not limited to:
    - (i) architectural style of buildings and structures (including roof style);
    - (ii) building materials;
    - (iii) pattern of development;
    - (iv) setbacks;
    - (v) building height, form, scale and bulk;
    - (vi) layout and orientation of buildings and structures;
    - (vii) access, car parking and vehicle storage;
    - (viii) lot layout, sizes, dimensions and frontages;
    - (ix) site cover;
    - (x) topography;
    - (xi) fencing, landscaping and vegetation;
    - (xii) street trees;
  - (b) Extensions, alterations or additions to a Neighbourhood character place do not dominate or detract from the existing Neighbourhood character elements of the Neighbourhood character place or Neighbourhood character streetscape;
  - (c) Extensions, alterations and additions incorporate the Neighbourhood character elements of the existing Neighbourhood character place;
  - (d) Development for reconfiguring a lot results in a lot layout, lot sizes, lot dimensions and frontages, and access that are consistent with the existing Neighbourhood character elements within the Neighbourhood character streetscape and Neighbourhood character area;
  - (e) Buildings and structures on a Neighbourhood character place are retained and are not demolished or removed from the site, unless the building or structure:
    - (i) is not structurally sound and cannot reasonably be made structurally sound; or
    - (ii) does not reflect the character of the Neighbourhood character place, the neighbourhood character streetscape and the neighbourhood character area.

Note – Planning scheme policy- Neighbourhood character provides guidance on meeting the outcomes sought in this code. Council may request that a development application in a Neighbourhood character area is accompanied by a Neighbourhood character assessment. Planning Scheme Policy – Neighbourhood character provides guidance on how to prepare a Neighbourhood character assessment.

Note – Refer to the definitions of Neighbourhood character place, Neighbourhood character streetscape, Neighbourhood character area and Neighbourhood character elements contained within Schedule 1.2.

Note – Where 8.2.12.2(e)(i) applies, the development application must be accompanied by a report prepared by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the building or structure is not structurally sound and cannot reasonably be made structurally sound.

Note – Where 8.2.12.2(e)(ii) applies, Council may require a report prepared by a suitably qualified and experienced heritage consultant demonstrating that the building or structure does not reflect the character of the Neighbourhood character place, Neighbourhood character streetscape and Neighbourhood character area. A Neighbourhood character assessment prepared in accordance with the Planning scheme policy – neighbourhood character is required to identify the Neighbourhood character elements.

**8.2.12.3 Assessment benchmarks and requirements**

**Table 8.2.12.3.a – Neighbourhood character overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Design and siting</b>	
<p><b>PO1</b> When viewed from a Neighbourhood character streetscape, garages, carports, patios, verandahs, balconies, sheds, extensions, and other ancillary buildings and structures:</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 conceal a building on a Neighbourhood character place;</li> <li>(d) do not detract from the appearance of existing buildings and Neighbourhood character elements on a Neighbourhood character place or the overall character of the Neighbourhood character streetscape;</li> <li>(e) incorporate the Neighbourhood character elements displayed by the Neighbourhood character place;</li> <li>(f) maintains the detached dwelling pattern of development within the Neighbourhood character area.</li> </ul>	<p><b>AO1.1</b> Development is for Building work or Minor building work and is located in area A on Figure 8.2.12.3.a;</p> <p>or</p> <p><b>AO1.2</b> Development is for a garage or carport and is 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> Development is for a carport located in area B shown in 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 in height;</li> <li>(b) it has no enclosure to any side.</li> </ul> <p>Note – Height is inclusive of the roof height.</p>
<p><b>PO2</b> Driveways and crossovers are limited in number and complement, and do not detract from, the overall appearance and character of the Neighbourhood character area, Neighbourhood character streetscape and neighbourhood character area.</p>	<p><b>AO2.1</b> Development results in no more than one access crossover with a maximum driveway width of 3 metres.</p>
<b>Raising buildings and enclosing understoreys</b>	
<p><b>PO3</b> Development involving the enclosure of the under storey area of a building:</p> <ul style="list-style-type: none"> <li>(a) preserves the dominant visual form of the upper storey;</li> <li>(b) does not detract from the overall character of the Neighbourhood character place or the neighbourhood character streetscape.</li> </ul>	<p><b>AO3.1</b> Development involving the enclosure of the under story area of a building:</p> <ul style="list-style-type: none"> <li>(a) is recessed behind a street front façade of the upper storey by a minimum of 1 metre;</li> <li>(b) does not increase the site cover on the site.</li> </ul>

Performance outcomes	Acceptable outcomes
<p>Note – Planning scheme policy - Neighbourhood character provides guidance on meeting the Performance outcome.</p>	
<p><b>PO4</b> Development involving the raising of buildings on a site:</p> <ul style="list-style-type: none"> <li>(a) balances the proportions of the upper and lower storeys;</li> <li>(b) maintains the streetscape pattern of development, including front and side setbacks;</li> <li>(c) does not detract from the character or amenity of the Neighbourhood character streetscape;</li> <li>(d) results in an overall height that is consistent with the height of Neighbourhood character places within the Neighbourhood character streetscape.</li> </ul>	<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> <hr/> <p><b>AO4.2</b> Raising of buildings does not:</p> <ul style="list-style-type: none"> <li>(a) increase the height of the lower storey floor level by more than 0.5 metres from ground level;</li> <li>(b) result in the floor level of the upper storey being more than 3.5 metres from the existing ground level.</li> </ul>
<p><b>For assessable development</b></p>	
<p><b>Design</b></p>	
<p><b>PO5</b> Development on a Neighbourhood character place:</p> <ul style="list-style-type: none"> <li>(a) does not remove, diminish, dominate or conceal the existing neighbourhood character elements of the place;</li> <li>(b) reflects the Neighbourhood character elements of the Neighbourhood character streetscape and Neighbourhood character area including, but not limited to: <ul style="list-style-type: none"> <li>(i) architectural style of buildings and structures (including roof style);</li> <li>(ii) building materials;</li> <li>(iii) pattern of development;</li> <li>(iv) setbacks;</li> <li>(v) building height, form, scale and bulk;</li> <li>(vi) layout and orientation of buildings and structures;</li> <li>(vii) access, car parking and vehicle storage;</li> <li>(viii) lot layout, lot sizes, dimensions and frontages;</li> <li>(ix) site cover;</li> <li>(x) topography;</li> <li>(xi) fencing, landscaping and vegetation;</li> <li>(xii) street trees;</li> </ul> </li> <li>(c) incorporates materials, finishes and colours that are consistent with the existing buildings and structures on the Neighbourhood character place;</li> <li>(d) is sympathetic to and not obtrusive in the neighbourhood character streetscape;</li> </ul> <p>Note – A Neighbourhood character assessment may be required to demonstrate compliance with this performance</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
outcome. Planning scheme policy - Neighbourhood character provides guidance on preparing a Neighbourhood character assessment.	
<p><b>PO6</b> Development is designed and sited to retain existing significant trees on the site.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<p><b>PO7</b> Fences do not detract from or conceal the overall appearance and character of the Neighbourhood character place, Neighbourhood character streetscape and neighbourhood character area.</p>	<p><b>AO7.1</b> Fences to a road frontage are not more than: (a) 1.2 metres in height if solid; or (b) 1.5 metres in height if a minimum of 50% transparent.</p>
<p><b>PO8</b> Buildings relocated onto a Neighbourhood character place are of a scale and character that is compatible with the Neighbourhood character streetscape and Neighbourhood character area.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
Additional requirements for Secondary dwellings	
<p><b>PO9</b> The secondary dwelling is located and designed in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not detract from or conceal any existing Neighbourhood character elements of the Neighbourhood character place;</li> <li>(b) does not dominate the streetscape and is subservient to the primary dwelling on the Neighbourhood character place;</li> <li>(c) maintains the detached dwelling pattern of development within the Neighbourhood character area;</li> <li>(d) uses materials, finishes and colours that complement the existing buildings and structures on the neighbourhood character place;</li> <li>(f) incorporates the Neighbourhood character elements displayed by the primary dwelling;</li> <li>(g) reflects the Neighbourhood character elements of the Neighbourhood character streetscape and Neighbourhood character area.</li> </ul>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
Demolition, removal or repositioning	
<p><b>PO10</b> Development involving demolition only occurs where:</p> <ul style="list-style-type: none"> <li>(a) the building or structure is not structurally sound and cannot reasonably be made structurally sound; or</li> <li>(b) the building or structure does not reflect the character of the Neighbourhood character place, Neighbourhood character</li> </ul>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>



Performance outcomes	Acceptable outcomes
<p>streetscape and Neighbourhood character area.</p> <p>Note – Where PO10(a) applies, the development application must be accompanied by a report prepared by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the building or structure is not structurally sound and cannot reasonably be made structurally sound.</p> <p>Note – Where PO10(b) applies, Council may require a report prepared by a suitably qualified and experienced heritage consultant demonstrating that the building or structure does not reflect the character of the Neighbourhood character place, Neighbourhood character streetscape and Neighbourhood character area. A Neighbourhood character assessment prepared in accordance with the Planning scheme policy – neighbourhood character is required to identify the Neighbourhood character elements.</p>	
<p><b>PO11</b> Buildings and structures on a Neighbourhood character place are not removed from their original lot and are not relocated to another lot, except where undertaken in accordance with PO10.</p> <p>Note – The relocation of a building or structure within the same Neighbourhood character area does not satisfy this performance outcome.</p> <p>Note – the removal of a Neighbourhood character place is demolition and must also comply with PO10.</p>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>
<p><b>PO12</b> Where buildings and structures on a Neighbourhood character place are repositioned on the same lot, the new position of the building or structure:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the position of other comparable buildings and structures on Neighbourhood character places within the same Neighbourhood character streetscape;</li> <li>(b) does not conceal Neighbourhood character elements displayed by the subject Neighbourhood character place or adjoining Neighbourhood character places, when viewed from the street;</li> <li>(c) complies with relevant setbacks or boundary clearance provisions.</li> </ul>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>
<p><b>PO13</b> Where buildings and structures on a Neighbourhood character place are repositioned on the same lot to accommodate additional or future development, the repositioned building or structure must be sited to:</p> <ul style="list-style-type: none"> <li>(a) comply with the relevant assessment benchmarks within the planning scheme that are applicable to the existing development; and</li> </ul>	<p><b>AO13.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>(b) allow sufficient area to accommodate the additional or future development in a manner that complies with the relevant assessment benchmarks for that development.</p> <p>Note – Where the repositioning is proposed to allow for additional or future development on the site, the development application will need to include plans for the additional or future development and demonstrate how the additional or future development can be accommodated on the site in a manner that complies with relevant assessment benchmarks within the planning scheme.</p>	
Additional requirements for Reconfiguring a lot	
<p><b>PO14</b></p> <p>Development for Reconfiguring a lot results in lot configuration, lot sizes, lot dimensions and frontages, and access that are consistent with the existing Neighbourhood character elements within the neighbourhood character streetscape and Neighbourhood character area.</p> <p>Note – A Neighbourhood character assessment may be required to demonstrate compliance with this performance outcome. Planning scheme policy - Neighbourhood character provides guidance on preparing a Neighbourhood character assessment.</p>	<p><b>AO14.1</b></p> <p>No acceptable outcomes are provided.</p>
Additional requirements for development within Neighbourhood character area 6 – Freshwater and Neighbourhood character area 11 - Stratford	
<p><b>PO15</b></p> <p>Development for Reconfiguring a lot within Neighbourhood character area 6 – Freshwater or Neighbourhood character area 11 – Stratford does not result in:</p> <ul style="list-style-type: none"> <li>(a) lots with an area of less than 600m<sup>2</sup> (excluding the area of access strips) within the Low density residential zone;</li> <li>(b) lots with an area of less than 450m<sup>2</sup> (excluding the area of access strips) within the Low-medium density residential zone;</li> <li>(c) more than one rear lot.</li> </ul>	<p><b>AO15.1</b></p> <p>No acceptable outcomes are provided.</p>
<p><b>PO16</b></p> <p>Development for Dual occupancy within Neighbourhood character area 6 – Freshwater or Neighbourhood character area 11 – Stratford does not occur on a lot with an area less than:</p> <ul style="list-style-type: none"> <li>(a) 800m<sup>2</sup> within the Low density residential zone; or</li> <li>(b) 600m<sup>2</sup> within the Low-medium density residential zone.</li> </ul>	<p><b>AO16.1</b></p> <p>No acceptable outcomes are provided.</p>

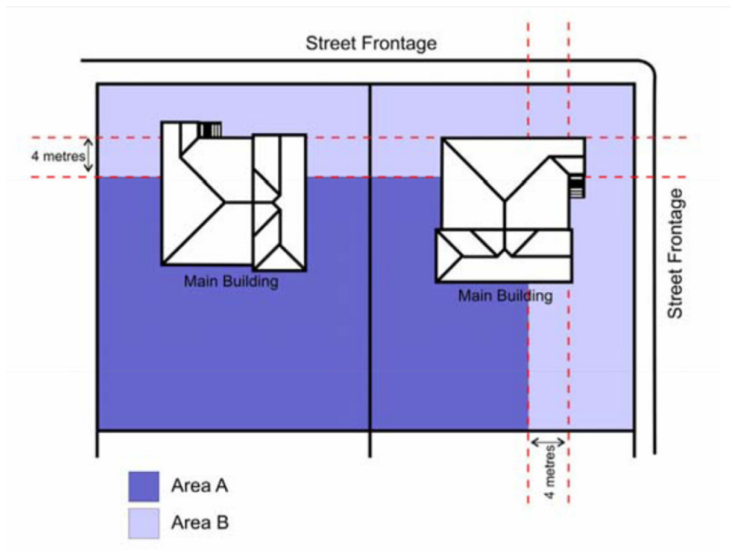


Figure 8.2.12.3.a – Consistent design solutions for AO1.1 and AO1.3.

### 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 and State heritage places.

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.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is complementary to the cultural significance of the place of local significance;
  - (b) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
  - (c) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
  - (d) 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;
  - (e) development does not have a detrimental impact on archaeological values;

#### 8.2.13.3 Assessment benchmarks and requirements

**Table 8.2.13.3.a – Places of significance overlay code – assessment benchmarks for 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>

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.

This code does not apply to Building work.

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 Assessment benchmarks and requirements

**Table 8.2.14.3.a – Potential landslip hazard overlay code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 lawfully 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>                      An appropriately qualified and experienced engineering geologist, geotechnical engineer or registered professional engineer appropriately experienced in slope stability investigations 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>Note – In accordance with AO1.2, lawfully benched means works that occurred lawfully as accepted development or works that were undertaken in accordance with a development approval.</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> </ul>



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 for excavation and filling associated with batters and retaining walls.</p>
Additional requirements for Community infrastructure	
<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 Assessment benchmarks and requirements

**Table 8.2.15.3.a – Transport network overlay code – assessment benchmarks for 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 - road hierarchy 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 is designed and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>(a) the Local Government Infrastructure Plan (and mapping and supporting material) contained within Part 4 and Schedule 3;</li> <li>(b) the Transport network overlay - road hierarchy maps contained in Schedule 2;</li> <li>(c) a Local Plan.</li> </ol>

Performance outcomes	Acceptable outcomes
	<p>Editor's Note – The TransLink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p> <p>Note – The Local Government Infrastructure Plan (and mapping and supporting material) contained within Part 4 and Schedule 3 contains information about the existing and future trunk transport infrastructure requirements, including the location and timing of trunk infrastructure.</p>
Major transport corridors	
<p><b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area identified in the Transport network overlay – road hierarchy 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>Editor's Note - Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p> <p>Editor's 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 identified in the Transport network overlay – road hierarchy maps contained in Schedule 2.</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> Future intersection and access points to major transport corridors are provided in the locations identified in the following:                      (a) the Local Government Infrastructure Plan – Plans for trunk infrastructure (transport network - roads) contained in Schedule 3;                      (b) the Transport network overlay – road hierarchy maps contained in Schedule 2;                      (c) 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, and proposed access of development is compatible with existing and future boundaries of the major transport corridors.</p> <p>Editor's Note – Access points to State Controlled roads may require approval under the Transport Infrastructure Act 1994.</p>
<p><b>PO5</b> Development retains and enhances existing vegetation between the development and a major</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	
<p><b>Pedestrian and cycle networks</b></p>	
<p><b>PO6</b>                      Lot reconfiguration assists in the implementation of the pedestrian and cycle networks to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO6.1</b>                      Development provides pedestrian and cycle infrastructure (including upgrades to existing infrastructure) in locations identified in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) the Planning scheme policy FNQROC Regional Development Manual for the following hierarchy of road to the frontage of the site; Access Street, Residential Street, Minor Collector, Major Collector and Sub Arterial;</li> <li>(b) the Transport network overlay - Pedestrian network and cycle network overlay maps contained in Schedule 2;</li> <li>(c) the network plans contained in Council's Active Transport Strategy;</li> <li>(d) the Local Government Infrastructure Plan Transport network - Pedestrian and cycle movement - Plans for trunk infrastructure maps contained in Schedule 3;</li> <li>(e) a Local Plan.</li> </ul> <p>Note - Council's Active Transport Strategy provides guidance on the pedestrian and cycle infrastructure identified on the transport network overlay - pedestrian network maps and cycle network maps contained in Schedule 2.</p> <p><b>AO6.2</b>                      Where required to be provided pedestrian and cycle infrastructure are provided in accordance with the relevant standards contained in the Planning scheme policy FNQROC Regional Development Manual.</p>

## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) 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.
- (4) The following are the use codes for the planning scheme:
  - (a) 9.2.1 Animal keeping code;
  - (b) 9.2.2 Aquaculture and intensive animal industry code;
  - (c) 9.2.3 Brothel code;
  - (d) 9.2.4 Bulky goods and outdoor sales code;
  - (e) 9.2.5 Caretaker's accommodation code;
  - (f) 9.2.6 Child care centre code;
  - (g) 9.2.7 Community activities code;
  - (h) 9.2.8 Community care centre code;
  - (i) 9.2.9 Dual occupancy code;
  - (j) 9.2.10 Dwelling house code;
  - (k) 9.2.11 Dwelling house (secondary dwelling) code
  - (l) 9.2.12 Dwelling unit code;
  - (m) 9.2.13 Extractive industry code;
  - (n) 9.2.14 Forestry for wood production code;
  - (o) 9.2.15 Home based business code;
  - (p) 9.2.16 Market code;
  - (q) 9.2.17 Multiple dwelling and short-term accommodation code;
  - (r) 9.2.18 Parking station code;
  - (s) 9.2.19 Relocatable home park and tourist park code;
  - (t) 9.2.20 Retirement facility and residential care facility code;
  - (u) 9.2.21 Roadside stall code;
  - (v) 9.2.22 Rooming accommodation code;
  - (w) 9.2.23 Sales office code;
  - (x) 9.2.24 Service station and car wash code;
  - (y) 9.2.25 Sport and recreation activities code;
  - (z) 9.2.26 Telecommunications facility code;
  - (aa) 9.2.27 Veterinary services code.

- (5) The following are the other development codes for the planning scheme:
- (a) 9.3.1 Centre design code;
  - (b) 9.3.2 Environmental performance code;
  - (c) 9.3.3 Excavation and filling code;
  - (d) 9.3.4 Industry design code;
  - (e) 9.3.5 Infrastructure works code;
  - (f) 9.3.6 Landscaping code;
  - (g) 9.3.7 Parking and access code;
  - (h) 9.3.8 Reconfiguring a lot code;
  - (i) 9.3.9 Vegetation management code.

## 9.2 Use codes

### 9.2.1 Animal keeping code

#### 9.2.1.1 Application

- (1) This code applies to assessing development for Animal keeping.
- (2) When using this code, reference should be made to Part 5.

#### 9.2.1.2 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.

#### 9.2.1.3 Specific assessment benchmarks and requirements for accepted development

**Table 9.2.1.3.a – Animal keeping code – benchmarks for 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) 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> </ol>	<p><b>AO1.1</b> The use is located on a lot with a minimum area of:</p> <ol 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> </ol>
<b>Setbacks</b>	
<p><b>PO2</b> Setbacks from all external boundaries:</p> <ol 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> </ol>	<p><b>AO2.1</b> The use is set back in accordance with Table 9.2.1.3.b - Minimum setback requirements for animal keeping.</p> <p><b>AO2.2</b> Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am.</p>

Performance outcomes	Acceptable outcomes
	<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: (a) does not have openings that face adjoining sensitive land uses; (b) ensures facilities that house animals incorporate noise attenuating measures; (c) ensures buildings are ventilated to minimise potential for odour nuisance.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Animal safety</b>	
<p><b>PO5</b> The use: (a) ensures the safe, humane and hygienic keeping, breeding, training and care of animals; (b) ensures protection of animals from wind, rain, sun, extreme weather conditions and vermin.</p>	<p><b>AO5.1</b> The use: (a) ensures buildings used to house animals are roofed; (b) provides facilities that are available for the isolation of animals suspected of having an infectious condition; (c) provides floors that are impermeable to assist cleaning and drainage; (d) provides animal-proof fencing immediately surrounding kennels and catteries, including pens and runs, that: (i) are a minimum of 2 metres high; (ii) are constructed of mesh, chain or similar materials; (iii) prevent animal escape through climbing, jumping or digging.</p>
<b>Environmental quality</b>	
<p><b>PO6</b> The collection and disposal of animal waste: (a) does not adversely impact on the quality of receiving waters; (b) minimises odour impacts on nearby sensitive receiving environments.</p>	<p><b>AO6.1</b> The use: (a) ensures solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service; (b) ensures drainage and disposal of liquid waste is diverted to: (i) Council's sewerage system under the conditions of a Trade Waste Permit; or (ii) an appropriate wastewater treatment system; or (iii) a holding tank for collection by a licensed liquid waste transporter.</p>
<p><b>PO7</b> 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.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>



**Table 9.2.1.3.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	

**9.2.2 Aquaculture and intensive animal industry code**

**9.2.2.1 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.

**9.2.2.2 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.

**9.2.2.3 Specific assessment benchmarks and requirements for accepted development**

**Table 9.2.2.3.a – Aquaculture and intensive animal industry code – benchmarks for 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>

**9.2.3 Brothel code**

**9.2.3.1 Application**

- (1) This code applies to assessing development for a Brothel.
- (2) When using this code, reference should be made to Part 5.

**9.2.3.2 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.

**9.2.3.3 Specific assessment benchmarks and requirements for accepted development**

**Table 9.2.3.3.a – Brothel code – benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Design</b>	
<p><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.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<p><b>PO2</b> The brothel is unobtrusive in appearance.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><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.</p>	<p><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.</p>
<p><b>PO4</b> The vicinity of each staff or client entrance to the brothel is safe and secure.</p>	<p><b>AO4.1</b> Staff and client entrances to the brothel are located in positions that facilitate surveillance.</p>
<p><b>PO5</b> The clients entrance to the brothel is clearly identified.</p>	<p><b>AO5.1</b> The client entrance to the brothel makes it clear to clients where to enter.</p>
<p><b>PO6</b> The design of the brothel discourages loitering outside the premises.</p>	<p><b>AO6.1</b> An internal reception or waiting area is provided for use by brothel clients.</p>
<b>Safety</b>	
<p><b>PO7</b> Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.	

**9.2.4 Bulky goods and outdoor sales code**

**9.2.4.1 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.

**9.2.4.2 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 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.

**9.2.4.3 Assessment benchmarks and requirements**

**Table 9.2.4.3.a – Bulky goods and outdoor sales code – benchmarks for 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>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> The design and scale of buildings and structures is compatible with the surrounding area.</p>	<p><b>AO3.3</b> Loading areas, waste and recyclable material storage and other service areas are screened from street view.</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>
<p><b>Safety</b></p>	
<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>
<p><b>Landscaping</b></p>	
<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 2 metres high is provided and maintained along the boundary adjoining land in a Residential zone or Community facilities zone or land containing a sensitive land use.</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 full length of the boundary adjoining land in a Residential zone.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p>
<p><b>Amenity</b></p>	
<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>



**9.2.5 Caretaker’s accommodation code**

**9.2.5.1 Application**

- (1) This code applies to assessing development for Caretaker’s accommodation.
- (2) When using this code, reference should be made to Part 5.

**9.2.5.2 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.

**9.2.5.3 Assessment benchmarks and requirements**

**Table 9.2.5.3.a – Caretaker’s accommodation code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>

**9.2.6 Child care centre code**

**9.2.6.1 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.

**9.2.6.2 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.

**9.2.6.3 Assessment benchmarks and requirements**

**Table 9.2.6.3.a – Child care centre code – benchmarks for 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 impacts generated by the use is provided along the full length of the 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>

**9.2.7 Community activities code**

**9.2.7.1 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.

**9.2.7.2 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.

**9.2.7.3 Assessment benchmarks and requirements**

**Table 9.2.7.3.a – Community activities code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>
Amenity	
<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>
Operation	
<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>
Ancillary uses	
<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>

**9.2.8 Community care centre code**

**9.2.8.1 Application**

- (1) This code applies to development for a Community care centre.
- (2) When using this code, reference should be made to Part 5.

**9.2.8.2 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.

**9.2.8.3 Assessment benchmarks and requirements**

**Table 9.2.8.3.a – Community care centre code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>
<p><b>Safety</b></p>	
<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>
<p><b>Parking and access</b></p>	
<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>

**9.2.9 Dual occupancy code**

**9.2.9.1 Application**

- (1) This code applies to assessing development for a Dual occupancy.
- (2) When using this code, reference should be made to Part 5.

**9.2.9.2 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.

**9.2.9.3 Assessment benchmarks and requirements**

**Table 9.2.9.3.a – Dual occupancy code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Building work (not associated with a Material change of use) on a site containing an existing Dual occupancy</b>	
<b>Design</b>	
<p><b>PO1</b> Building work is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) Maintain privacy and amenity for residents and adjoining premises;</li> <li>(b) maximise separation between buildings and adjoining premises;</li> <li>(c) maintain the character and amenity of the streetscape and surrounding area;</li> <li>(d) retain landscaping, private open space and communal recreational areas.</li> </ul>	<p><b>AO1.1</b> Building work does not:</p> <ul style="list-style-type: none"> <li>(a) increase the height of existing buildings and structures on the site;</li> <li>(b) reduce the number of car parking spaces on the site;</li> <li>(c) reduce private open space or communal recreational areas on the site.</li> </ul> <p><b>AO1.2</b> Building work maintains whichever is the lesser of the setbacks of existing buildings and structures from boundaries or:</p> <ul style="list-style-type: none"> <li>(a) no less than 6 metres from a road frontage;</li> <li>(b) 5.5 metres from a secondary road frontage for a garage or carport;</li> <li>(c) 3 metres from a secondary road frontage for all other buildings and structures;</li> <li>(d) 1.5 metres from side and rear boundaries.</li> </ul> <p><b>AO1.3</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>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.4</b> Buildings are:</p> <ul style="list-style-type: none"> <li>(a) attached by a common wall; or</li> <li>(b) separated by not less than 3m.</li> </ul>
<b>For all other accepted development subject to requirements and assessable development</b>	
<b>Site requirements</b>	
<p><b>PO2</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) landscaping;</li> <li>(e) recreational and outdoor living areas.</li> </ul>	<p><b>AO2.1</b> The dual occupancy is established on land with a minimum area of:</p> <ul 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> </ul>
<b>Design</b>	
<p><b>PO3</b> Buildings and structures are setback from property boundaries such that:</p> <ul 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> </ul>	<p><b>AO3.1</b> Buildings and structures are set back from property boundaries as follows:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage;</li> <li>(b) 5.5 metres from a secondary road frontage for a garage or carport and 3 metres from a secondary road frontage for all other buildings and structures;</li> <li>(c) 1.5 metres from side and rear boundaries.</li> </ul>
<p><b>PO4</b> Buildings are appropriately separated from each other to maintain the character of the streetscape and privacy and amenity for residents.</p>	<p><b>AO4.1</b> Buildings are:</p> <ul style="list-style-type: none"> <li>(a) attached by a common wall; or</li> <li>(b) separated by not less than 3m.</li> </ul>
<p><b>PO5</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>AO5.1</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>PO6</b> The development addresses the road frontage to facilitate casual surveillance and to enhance the amenity of the streetscape.</p>	<p><b>AO6.1</b> The building has balconies or windows or verandahs that face the street.</p> <p><b>AO6.2</b> Fences and walls along 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% transparent.</li> </ul>
<p><b>PO7</b> Residents are provided functional private open space and recreation area.</p>	<p><b>AO7.1</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>

Performance outcomes	Acceptable outcomes
<b>Access</b>	
<p><b>PO8</b> The development provides safe access to and from the premises.</p>	<p><b>AO8.1</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>
<b>Screening</b>	
<p><b>PO9</b> Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p><b>AO9.1</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>AO9.2</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>
<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: (a) water; (b) sewerage; (c) drainage; (d) electricity; (e) telecommunications.</p>
<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: (a) public spaces; (b) adjoining properties.</p>
	<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: (a) has a minimum space of 2.5m<sup>2</sup>; (b) has a minimum height of 2 metres; (c) is weather proof; (d) has immunity to the 1% AEP inundation event.</p> <p>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>

Performance outcomes	Acceptable outcomes
<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 is designed to be serviced by wheelie bins for kerbside waste and recycling collection. An area for the storage of wheelie bins is provided:</p> <ul style="list-style-type: none"> <li>(a) at an accessible on site location at or near the road frontage;</li> <li>(b) that is convenient to the occupants;</li> <li>(c) screened from view from the street and adjoining properties.</li> </ul>
<b>For assessable development</b>	
<b>Dual occupancy incorporating an existing dwelling house</b>	
<p><b>PO14</b> For dual occupancies incorporating an existing dwelling:</p> <ul style="list-style-type: none"> <li>(a) dwellings at the street front contribute to a sense of individual ownership;</li> <li>(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;</li> <li>(c) driveways are located, landscaped or screened to maintain the privacy and amenity of the existing dwelling.</li> </ul>	<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:</p> <ul style="list-style-type: none"> <li>(a) maintains the appearance of a single dwelling house to the street;</li> <li>(b) provides a communal driveway;</li> <li>(c) provides additional undercover car parking behind the front façade.</li> </ul>

## 9.2.10 Dwelling house code

### 9.2.10.1 Application

- (1) This code applies to assessing development for Dwelling houses where located within the following zones:
  - (a) Low density residential zone;
  - (b) Low-medium density residential zone;
  - (c) Medium density residential zone;
  - (d) Rural residential zone;
  - (e) Tourist accommodation zone, excluding Tourist accommodation zone precinct 1 - Islands.
- (2) When using this code, reference should be made to Part 5.

Note - This code applies to Dwelling houses, including ancillary buildings and structures (e.g. Garages, carports, sheds, extensions, secondary dwellings, retaining walls and swimming pools).

### 9.2.10.2 Purpose

- (1) The purpose of the Dwelling house code is to ensure that development is appropriately located and designed to the features and characteristics of the site, the streetscape and surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is appropriately designed and sited to be consistent with the intended character and amenity of the streetscape and surrounding area;
  - (b) development is appropriately integrated with the existing built and natural features of the site, the streetscape and surrounding area;
  - (c) a secondary dwelling is subordinate in size, scale and use to the primary dwelling;
  - (d) the design, siting and location of retaining walls:
    - (i) do not result in adverse visual impacts;
    - (ii) maintains the amenity, privacy and function of the site or adjoining premises;
  - (e) infrastructure provision meets the needs of development, is safe and efficient and is provided to the relevant standard;
  - (f) access and driveways are designed and constructed:
    - (i) to be convenient and accessible;
    - (ii) so that they do not adversely impact on the safety and efficiency of the surrounding road network;
    - (iii) to minimise adverse impacts to on-street parking arrangements within the road reserve fronting the site;
    - (iv) where within a Neighbourhood character area, to be consistent with, and complementary and responsive to the Neighbourhood character elements displayed on the Neighbourhood character place, within the Neighbourhood character streetscape and the Neighbourhood character area;
    - (v) where within the Places of significance overlay, is complementary to the cultural significance of the place;
  - (g) Where development is located within an ANEF Contour area identified on the Airport environs overlay maps contained in Schedule 2, development is compatible with forecast levels of aircraft noise to avoid conflicts between the Cairns Airport and surrounding land uses;
  - (h) Where development is located within an area identified on the Bushfire hazard overlay maps contained in Schedule 2, development mitigates the risks of bushfire hazard to people and property;
  - (i) Where development is located within an area identified on the Flood and inundation hazard overlay maps contained in Schedule 2 development:
    - (i) maintains the safety of people and property;
    - (ii) minimises the exposure of people and property to unacceptable risk;
    - (iii) 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;
    - (iv) does not directly or cumulatively cause or increase adverse impacts of flood or storm tide hazard on other properties or require complex engineering solutions to mitigate adverse impacts.

- (v) in Precinct 3 – CBD and environs ensures development results in no loss of planned floodplain storage.
- (j) Where development is located within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, it:
  - (i) is safe, serviceable and accessible;
  - (ii) protects the landscape character and scenic amenity to retain the scenic backdrop to the region;
  - (iii) is appropriate, having regard to the topographic constraints and environmental characteristics of the land.
- (k) Where development is located within a MLES - Waterway trigger area identified on the Natural areas overlay maps contained in Schedule 2:
  - (a) development is avoided within waterways and waterway corridors;
  - (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) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (iv) protects and maintains ecological and hydrological functions of waterways and waterway corridors.
- (l) Where development is located within a Potential landslip hazard area identified on the Potential landslip hazard overlay maps contained in Schedule 2, development is located, designed and constructed to mitigate the risk to people and property to an acceptable or tolerable level.

**9.2.10.3 Assessment benchmarks and requirements**

**Table 9.2.10.3.a – Dwelling house code –assessment benchmarks and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwellings</b>	
<p><b>PO1</b> Secondary dwellings:</p> <ul style="list-style-type: none"> <li>(a) are small-scaled dwellings that are subordinate to the primary dwelling;</li> <li>(b) contribute to a safe and pleasant living environment;</li> <li>(c) do not cause adverse impacts on adjoining properties.</li> </ul>	<p><b>AO1.1</b> The secondary dwelling has a GFA, exclusive of a single carport or garage, of not more than 70m<sup>2</sup>.</p>
<b>Retaining Walls</b>	
<b>Amenity</b>	
<p><b>PO2</b> Retaining walls:</p> <ul style="list-style-type: none"> <li>(a) do not have an adverse impact on the amenity, privacy or function of the site or adjoining premises;</li> <li>(b) do not result in a dwelling losing access to sunlight;</li> <li>(c) are not visually intrusive or overbearing where viewed from surrounding areas and adjoining premises;</li> </ul>	<p><b>AO2.1</b> Retaining walls do not exceed 1.8 metres in height.</p> <p><b>AO2.2</b> Where within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, retaining walls do not exceed 20 metres in cumulative length, where not incorporated within a level change within a building.</p>

<ul style="list-style-type: none"> <li>(d) incorporate landscaping to visually soften built form elements;</li> <li>(e) avoid excessive changes to the natural landform, including vegetation, as a result of the location, position on site, scale, design, extent and alignment;</li> <li>(f) avoid adverse impacts on landscape values;</li> <li>(g) where within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2, avoid adverse impacts on landscape values to the scenic amenity quality of the hillslopes areas.</li> </ul>	
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**Access, Driveway and Infrastructure works**

**Access & Driveway**

<p><b>PO3</b> Access is 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) so that they do not impede the safe movement of vehicles, cyclists or pedestrians on the adjacent road area or verge;</li> <li>(d) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</li> <li>(e) so that they do not adversely impact current and future on-street parking arrangements;</li> <li>(f) so that they do not adversely impact upon existing services within the road reserve adjacent to the site;</li> <li>(g) where within a Neighbourhood character area, to be consistent with, and complementary and responsive to the Neighbourhood character elements displayed on the Neighbourhood character place, within the Neighbourhood character streetscape and the Neighbourhood character area;</li> <li>(h) where within the Places of significance overlay, is complementary to the cultural significance of the place.</li> </ul>	<p><b>AO3.1</b> For development for a Dwelling House where located within the Neighbourhood Character Overlay or the Places of Significance Overlay access is limited to one access per lot that is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) a new access that:             <ul style="list-style-type: none"> <li>(i) is from the lower order road where there is more than one frontage to the site;</li> <li>(ii) has a maximum width of 3m;</li> <li>(iii) unless where located within the Rural Residential Zone, is imperviously sealed.</li> </ul> </li> </ul> <p>Note - Imperviously sealed includes, but is not limited to, concrete, asphalt or concrete pavers. Where concrete is used, construction is in accordance with Planning scheme policy – FNQROC Regional Development Manual S7 – Concrete Works and Standard Drawing S1015.</p> <p>or</p> <p><b>AO3.2</b> For development for a Dwelling House, where not located within the Neighbourhood Character Overlay or the Places of Significance Overlay, provides for access to the lot that is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) a new primary access that:             <ul style="list-style-type: none"> <li>(i) is from the lower order road where there are more than one frontage to the site;</li> <li>(ii) has a maximum width of 5.5m;</li> <li>(iii) unless where located within the Rural Residential Zone, is imperviously sealed.</li> </ul> </li> <li>(c) a secondary access, where:             <ul style="list-style-type: none"> <li>(i) development is on a lot that has a minimum road frontage of 18m to, and access is being provided to the lot from, an Access Road;</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>(ii) the access has a maximum width of 3m;</li> <li>(iii) the secondary access is separated by a minimum of 5.5m from the primary access;</li> <li>(iv) unless where located within the Rural and Rural Residential Zone, is imperviously sealed.</li> </ul> <p>Note – Imperviously sealed includes, but is not limited to, concrete, asphalt or concrete pavers. Where concrete is used, construction is in accordance with Planning scheme policy – FNQROC Regional Development Manual S7 – Concrete Works and Standard Drawing S1015.</p> <p>Note – access is for vehicular access and includes access crossovers and driveways.</p> <p><b>AO3.3</b> Access is designed, located and constructed to:</p> <ul style="list-style-type: none"> <li>(a) achieve the following minimum clearances:             <ul style="list-style-type: none"> <li>(i) 600mm from stormwater infrastructure;</li> <li>(ii) 500mm from street signage;</li> <li>(iii) 500mm from electrical pillars;</li> <li>(iv) 1m from parking metres;</li> <li>(v) 1m from power or light poles;</li> <li>(vi) 1m clear of existing trees (measured from the tree trunk);</li> <li>(vii) 6m from the tangent point of any intersection; and</li> </ul> </li> <li>(b) provide for a connection to any existing pathway located in the road verge either side of the access.</li> </ul> <p>Note – access is for vehicular access and includes access crossovers and driveways.</p> <p><b>AO3.4</b> The crossfall of a driveway over the road verge:</p> <ul style="list-style-type: none"> <li>(a) must not exceed 2.5%; or</li> <li>(b) where the existing crossfall of the road verge exceeds 2.5% in any direction, the driveway does not alter the crossfall of the verge.</li> </ul> <p><b>AO3.5</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;</li> <li>(c) 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> </ul>
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	<p>(d) 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;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, storm water drainage system.</p>
<p><b>Water supply</b></p>	
<p><b>PO4</b> Development provides an adequate, safe and reliable supply of potable, firefighting and general use water.</p>	<p><b>AO4.1</b> Development provides a connection to Council's reticulated water supply system, that is:</p> <p>(a) an existing connection; or</p> <p>(b) a connection provided in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO4.2</b> Where a reticulated water supply system is not available to the premises, an 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 dwelling.</p>
<p><b>Wastewater</b></p>	
<p><b>PO5</b> Development provides for adequate treatment and disposal of wastewater.</p>	<p><b>AO5.1</b> Development provides a connection to Council's reticulated wastewater system, that is;</p> <p>(a) an existing connection; or</p> <p>(b) a connection provided in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO5.2</b> Where a reticulated wastewater system is not available to the premises, an on-site sewage facility or an environmentally relevant on-site sewage facility for treating and disposing sewage produced on the premises is provided in accordance with the requirements of the Plumbing and Drainage Act 2018 and the relevant standards contained in Planning Scheme Policy - FNQROC Regional Development Manual.</p>

**Additional requirements for development located within an ANEF Contour area identified on the Airport environs overlay maps contained in Schedule 2**

**Acoustic treatment for noise exposure**

**PO6**

Development is appropriately located and designed to prevent adverse impacts from aircraft noise.

Note - Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant must be prepared to demonstrate compliance with this performance outcome.

**AO6.1**

Development is not located within the 25-30, 30-35 and 35-40 ANEF Contour as identified on the Airport environs overlay – Australian Noise Exposure Forecast (ANEF) Contours map contained in Schedule 2;

or

**AO6.2**

Development is located within the 20-25 ANEF Contour as identified on the Airport environs overlay – Australian Noise Exposure Forecast (ANEF) Contours map contained in Schedule 2 and is designed and constructed to achieve the following indoor design sound levels:

- (a) 50 dB(A) for sleeping areas;
- (b) 55 dB(A) for all other habitable areas.

or

**AO6.3**

Development is for an extension to a Dwelling house where:

- (a) the extension does not exceed 50% of the GFA of the existing dwelling house; or
- (b) does not increase site cover of the existing dwelling house.

Note – Figure 9.2.10.3.b, Figure 9.2.10.3.c and Figure 9.2.10.3.d. provides guidance on meeting AO6.3 (a).

Note – Figure 9.2.10.3.e provides guidance on meeting AO6.3 (b).

**Additional requirements for development located within an area identified on the Bushfire hazard overlay maps contained in Schedule 2**

Note – This section does not apply to Building works applications. Building work is assessable under the relevant Building Assessment Provisions and not this planning scheme. Refer 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.

**Safety of people, property and the environment**

**PO7**

Development mitigates the risks of bushfire hazard to people and property to an acceptable or tolerable level.

Note – Where an alternative acceptable outcome is proposed to demonstrate compliance with the performance outcome, a bushfire hazard assessment should be prepared in accordance with the *QFES Bushfire resilient communities* document. The bushfire hazard assessment should include a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels.

Note – The design and siting of development must ensure that any required firebreaks or setback to achieve separation from vegetation is accommodated on the lot it serves.

**AO7.1**

Development is not located in an area of Potential impact buffer or Medium, High or Very high potential bushfire intensity area.

or

**AO7.2**

Development is located on a lot less than 2000m<sup>2</sup> within a Residential zone.

Note – Refer to the definition of Residential zone within Schedule 1.2.

Note – Where development is also located within the Natural areas overlay and/or the Hillslopes overlay, the siting of the development must consider the impacts of any vegetation damage required for the establishment of firebreaks or to achieve separation from vegetation.

**Additional requirements for Material change of use or Building work located within an area identified on the Flood and inundation hazards overlay maps contained in Schedule 2 as a Storm tide inundation hazard area or an Inundation hazard area.**

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.

**PO8**

Development is located and designed to:

- (a) ensure the safety of all persons;
- (b) minimise damages to the development and contents of buildings;
- (c) provide suitable amenity;
- (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.

**AO8.1**

Development is sited on parts of the land that is not within an area as shown on the Flood and inundation hazards overlay maps contained in Schedule 2;

or

**AO8.2**

Development is designed and constructed to provide immunity to the Defined Inundation Event level as listed below, plus a freeboard of 300mm:

- (a) Dwelling house – 1% AEP Defined inundation event level (Minimum immunity to be achieved (floor levels)).

Note – Relocation of a Dwelling house must ensure that habitable floors are located 300mm above the 1% AEP Defined inundation event level even where they may have been previously located below the 1% AEP level.

- (b) Class 10 structures – No specified immunity.

Editor's Note – It is recommended, but not mandatory, that carports and garages attached to a Dwelling house are located at or above the 5% AEP Defined inundation event level, to minimise the risk of property damage in an inundation event.

Editor's Note – It is recommended, but not mandatory, that patios, decks and other areas (including non-habitable parts of a Class 1 building) attached to a Dwelling house are located above the 1% AEP Defined inundation event level to avoid risk of property damage and ensure safety of people in an inundation event.

- (c) Additions to a Dwelling house where the additions do not exceed 50% of the floor area of the existing building and / or do not include building underneath - No specified immunity.

Note – This does not apply to a Dwelling house where raising or lifting is required to build underneath an elevated building (e.g. Dwelling house of posts, or creation of a two storey building). Where new habitable floor area is to be established underneath an

	<p>existing Dwelling house (which is already elevated above the ground – e.g. house on posts), the habitable floor area must be located above the 1% AEP level.</p>
<p><b>Additional requirements for development within Precinct 3 – CBD and Environs as identified on the Flood and Inundation hazards overlay contained in Schedule 2</b></p>	
<p>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.</p>	
<p>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.</p>	
<p><b>PO9</b> Development in Precinct 3 – CBD and environs ensures filling is not more than the planned loss of flood storage capacity.</p>	<p><b>AO9.1</b> Development within Sub-precinct Zone 2 of Precinct 3 – CBD and environs as shown on the Flood and inundation hazards overlay maps contained in Schedule 2 retains a minimum 40% of the flood storage of the site.</p>
<p><b>Additional requirements for development located within a Hillslopes area identified on the Hillslopes overlay maps contained in Schedule 2</b></p>	
<p>Note – For accepted 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.</p>	
<p><b>PO10</b> The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p><b>AO10.1</b> Excavation and filling does not exceed 50m<sup>3</sup>.</p> <p><b>AO10.2</b> The development does not require or result in vegetation damage.</p> <p>Note – Refer to the definition of Vegetation damage contained in Schedule 1.2.</p> <p><b>AO10.3</b> Development, excluding retaining walls, does not occur on land with a gradient in excess of 1 in 6 (16.6%).</p>
<p><b>Additional requirements for development located within a MLES - Waterway trigger area identified on the Natural areas overlay maps contained in Schedule 2</b></p>	
<p><b>Development within the MLES - Urban waterways A trigger area</b></p>	
<p><b>PO11</b> Development is set back from the Urban waterway A 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>AO11.1</b> Development is on a lot within a Residential zone and:</p> <ul style="list-style-type: none"> <li>(a) the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that has a drainage function;</li> <li>(b) the development does not occur within that easement, covenant or adjoining reserve or adjoining land under local government control;</li> </ul> <p>or</p> <p><b>AO11.2</b> Development is on a lot within a Residential zone and is located within a building envelope as</p>

	<p>identified on a Building Envelope Plan that applies to the land under a condition of a relevant approval;</p> <p>or</p> <p><b>AO11.3</b> Development is on a lot that is separated from the subject waterway by an existing, constructed road within a dedicated road reserve;</p> <p>or</p> <p><b>AO11.4</b> Development does not occur on the part of the lot affected by a waterway corridor.</p> <p>Note – refer to the definition of Residential zone within Schedule 1.2.</p> <p>Note – Waterway corridor widths are identified within Table 9.2.10.3.b. Figure 9.2.10.3.a shows the location of waterway corridors for a waterway.</p> <p>Note – Figure 9.2.3.10.f, Figure 9.2.3.10.g, Figure 9.2.3.10.h and Figure 9.2.3.10.i provide guidance on meeting AO11.1, AO11.2, AO11.3 and AO11.4.</p>
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**Development within the MLES - Urban waterways B trigger area**

<p><b>PO12</b> Development is set back from the Urban waterway B 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>AO12.1</b> Development is on a lot where the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that has a drainage function, and development does not occur within the easement, covenant or adjoining reserve or adjoining land under local government control;</p> <p>or</p> <p><b>AO12.2</b> Development is on a lot that is separated from the subject waterway by an existing, constructed road within a dedicated road reserve;</p> <p>or</p> <p><b>AO12.3</b> Development does not occur on the part of the lot affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 9.2.10.39.2.10.3.b. Figure 9.2.10.3.a shows the location of waterway corridors for a waterway.</p> <p>Note – Figure 9.2.3.10.f, Figure 9.2.3.10.g and Figure 9.2.3.10.i provide guidance on meeting AO12.1, AO12.2 and AO12.3.</p>
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**Development within the MLES - Non-urban waterway trigger area**

**PO13**  
Development is set back from the Non-urban waterway to protect and maintain:

- (a) water quality;
- (b) hydrological functions;
- (c) ecological processes;
- (d) biodiversity values;
- (e) riparian and instream habitat values and connectivity;
- (f) instream migration

**AO13.1**  
Development is on a lot within a Residential zone and:

- (a) the subject waterway is contained within an easement, covenant, adjoining reserve for waterway purposes or adjoining land under local government control that has a drainage function;
- (b) the development does not occur within that easement, covenant or adjoining reserve or adjoining land under local government control;

or

**AO13.2**  
Development is on a lot within the Rural residential zone and is located within a building envelope as identified on a Building Envelope Plan that applies to the land under a condition of a relevant approval;

or

**AO13.3**  
Development is on a lot that is separated from the subject waterway by an existing, constructed road within dedicated road reserve;

or

**AO13.4**  
Development does not occur on the part of the lot affected by a waterway corridor.

Note – refer to the definition of Residential zone within Schedule 1.2.

Note – Waterway corridor widths are identified within Table 9.2.10.3.b. Figure 9.2.10.3.a. shows the location of waterway corridors for a waterway.

Note – Figures 9.2.3.10.f, Figure 9.2.3.10.g, Figure 9.2.3.10.h and Figure 9.2.3.10.i provide guidance on meeting AO13.1, AO13.2, AO13.3 and AO13.4.

**Additional requirements for development located within a Potential landslip hazard area identified on the Potential landslip hazard overlay maps contained in Schedule 2**

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 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.

Note – This section does not apply to Building work applications.

**Safety of people, property and environment**

**PO14**

Development avoids areas of Potential land slip hazard as identified on the Potential landslip hazard overly maps contained in Schedule 2 or where development cannot avoid areas of potential land slip hazard, development does not increase the risk of harm to people or property as a result of landslip hazard.

**AO14.1**

Development is located on the part of the site that is not affected by the Potential landslip hazard overlay maps contained in Schedule 2;

or

**AO14.2**

Development is on an existing lawfully benched site and requires no further earthworks;

or

**AO14.3**

Development is undertaken in accordance with a geotechnical assessment that has been approved by Council as a condition of a relevant development approval;

or

**AO14.4**

Development has a site specific geotechnical assessment undertaken by a registered and professional engineer in accordance with Australian Geomechanics Society Practice Note Guidelines for Landslide Risk Management 2007 (AGS 2007) that demonstrates that the site is:

- (a) suitable for the development;
- (b) not subject to the risk of landslide activity from hazards both internal to the site and from sloping land above the site and will not increase the risk of landslide on other land.

Note – In accordance with AO14.2, lawfully benched means works that occurred lawfully as accepted development or works that were undertake in accordance with a development approval.

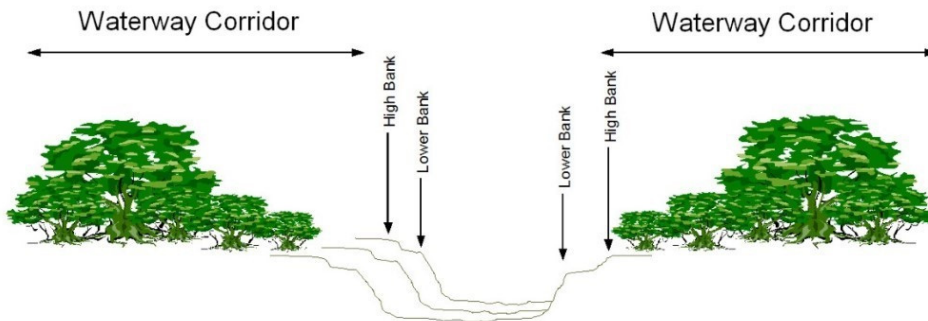


**Table 9.2.10.3.b – Widths of waterway corridors for waterways**

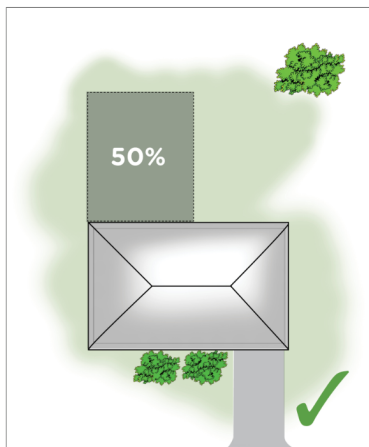
9.2.10.3	Waterway corridor width
Urban waterway A	10 metres on each side of the waterway, measured perpendicular from the top of the high bank.
Urban waterway B	5 metres on each side of the waterway, measured perpendicular from the top of the high bank.
Non-urban waterway	25 metres on each side of the waterway, measured perpendicular from the top of the high bank.

Note – Waterway classifications are identified through corresponding waterway trigger areas on the Natural areas overlay maps contained in Schedule 2 and defined in Schedule 1.2.

Note – Figure 9.2.10.3.a. shows the location of waterway corridors for a waterway.



**Figure 9.2.10.3.a - Waterway Corridors**



**Figure 9.2.10.3.b – Requirements for development in accordance with AO6.3(a)**

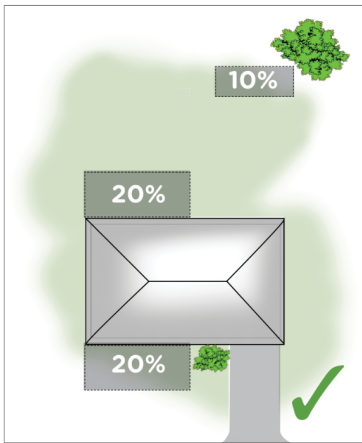


Figure 9.2.10.3.c – Requirements for development in accordance with AO6.3(a)

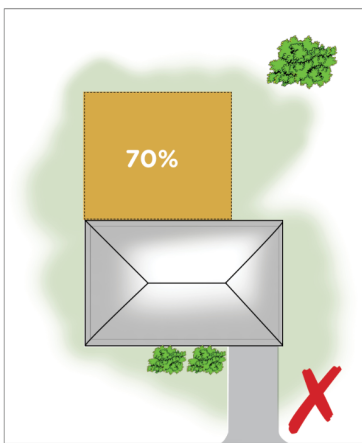


Figure 9.2.10.3.d – Requirements for development in accordance with AO6.3(a)

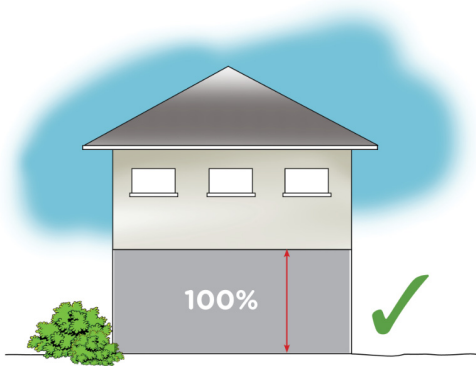


Figure 9.2.10.3.e – Requirements for development in accordance with AO6.3(b)

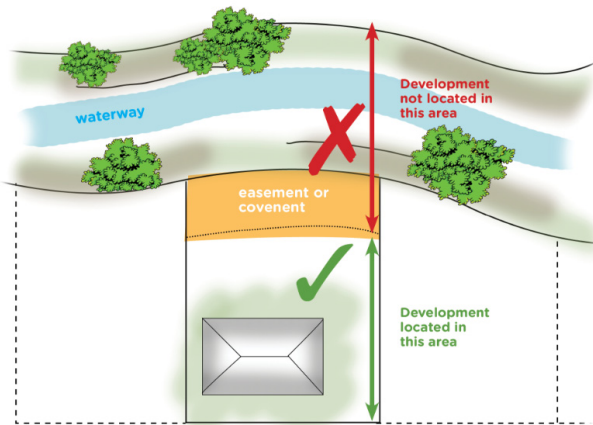


Figure 9.2.10.3.f – Requirements for development in accordance with AO11.1, AO12.1 and AO13.1

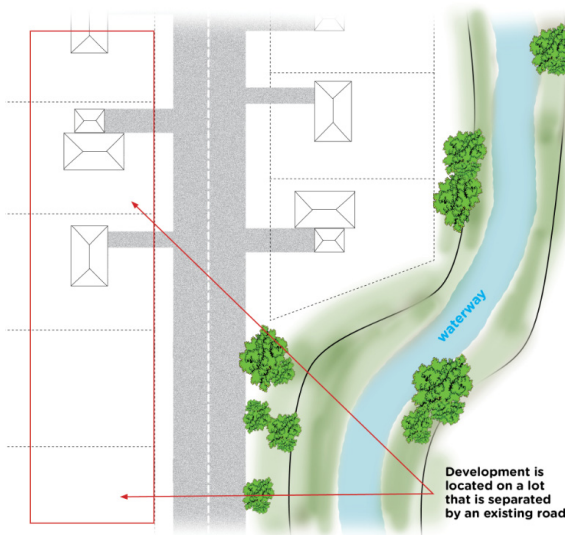


Figure 9.2.10.3.g – Requirements for development in accordance with AO11.3, AO12.2 and 13.3

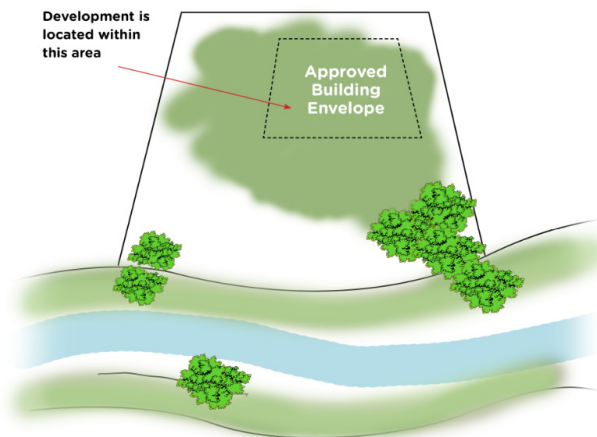


Figure 9.2.10.3.h – Requirements for development in accordance with AO11.2 and AO13.2

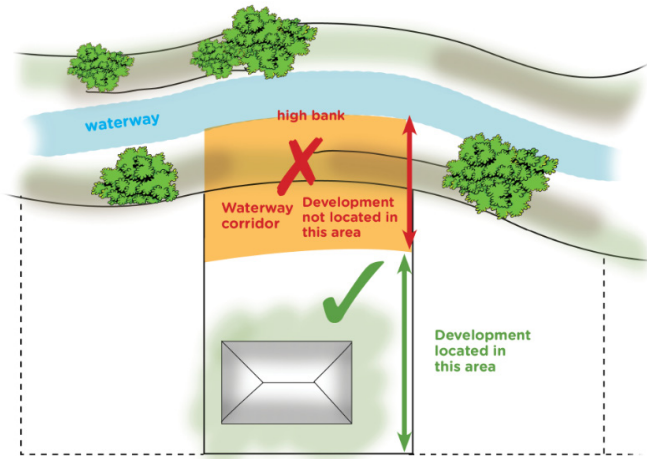


Figure 9.2.10.3.i – Requirements for development in accordance with AO11.4, AO12.3 and AO13.4

**9.2.11 Dwelling house (Secondary dwelling) code**

**9.2.11.1 Application**

- (3) This code applies to assessing development for a Dwelling house, where incorporating a secondary dwelling.
- (4) When using this code, reference should be made to Part 5.

**9.2.11.2 Purpose**

- (3) The purpose of the Dwelling house (Secondary dwelling) code is to facilitate secondary dwellings while contributing to a safe and comfortable living environment.
- (4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) secondary dwellings are established at a scale and in a manner that is subordinate in size, scale and use to the primary dwelling whilst maintaining the character and amenity of the site, streetscape and surrounding area.

**9.2.11.3 Assessment benchmarks and requirements**

**Table 9.2.11.3.a – Dwelling house (Secondary dwelling) code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwelling</b>	
<p><b>PO1</b> Secondary dwellings:</p> <ul style="list-style-type: none"> <li>(a) are small-scaled dwellings that are subordinate to the primary dwelling;</li> <li>(b) contribute to a safe and pleasant living environment;</li> <li>(c) are established on appropriate sized lots;</li> <li>(d) do not cause adverse impacts on adjoining properties.</li> </ul>	<p><b>AO1.1</b> Where not within the Rural zone, the secondary dwelling:</p> <ul style="list-style-type: none"> <li>(a) has a GFA, exclusive of a single car port or garage, of not more than 70m<sup>2</sup>;</li> <li>(b) is established on lots greater than 450m<sup>2</sup>;</li> <li>(c) is provided with one off-street car parking space in addition to the requirement for the dwelling house.</li> </ul> <p>or</p> <p><b>AO1.2</b> Where within the Rural zone, the secondary dwelling:</p> <ul style="list-style-type: none"> <li>(a) is established on lots less than 10 hectares and has a GFA of not more than 70m<sup>2</sup>; or</li> <li>(b) is established on lots greater than 10 hectares and has a GFA of not more than 250m<sup>2</sup>.</li> </ul>

**9.2.12 Dwelling unit code**

**9.2.12.1 Application**

- (1) This code applies to assessing development for a Dwelling unit.
- (2) When using this code, reference should be made to Part 5.

**9.2.12.2 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.

**9.2.12.3 Assessment benchmarks and requirements**

**Table 9.2.12.3.a – Dwelling unit code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>

**9.2.13 Extractive industry code**

**9.2.13.1 Application**

- (1) This code applies to assessing development for an Extractive industry.
- (2) When using this code, reference should be made to Part 5.

**9.2.13.2 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.

**9.2.13.3 Assessment benchmarks and requirements**

**Table 9.2.13.3.a – Extractive industry code – benchmarks for 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> <p>Note – These are indicative distances only. The extent of the separation area shown in each key resource area identified in</p>

Performance outcomes	Acceptable outcomes
	the Extractive Resource Overlay map contained in Schedule 2 .
<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:</p> <ul style="list-style-type: none"> <li>(a) the extractive use;</li> <li>(b) areas of stockpiles;</li> <li>(c) sufficient car parking area to accommodate the level of car parking generated, including staff demand;</li> <li>(d) vehicle access and manoeuvring areas;</li> <li>(e) staff facilities.</li> </ul>
<b>Operation</b>	
<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>AO6.1</b> No acceptable outcomes are provided.</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>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> Blasting does not result in materials escaping or being ejected from the site.</p>



Performance outcomes	Acceptable outcomes
	<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>

**9.2.14 Forestry for wood production code**

**9.2.14.1 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.

**9.2.14.2 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.

**9.2.14.3 Assessment benchmarks and requirements**

**Table 9.2.14.3.a – Forestry and wood production code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 9.2.14.3.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 9.2.14.3.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 9.2.14.3.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 9.2.14.3.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>

For assessable development	
Cropping harvest, haulage and wildfire management	
<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 9.2.14.3.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 9.2.14.3.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.

**9.2.15 Home based business code**

**9.2.15.1 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.

**9.2.15.2 Purpose**

- (1) The purpose of the Home based business code is to ensure home based business activities are secondary to the primary use of the dwelling for residential purposes 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.

**9.2.15.3 Assessment benchmarks and requirements**

**Table 9.2.15.3.a – Home based business code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business (excluding Bed and breakfast and Home based child care)</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 adversely impact on the residential amenity and character of the area;</li> <li>(d) does not involve activities that would be incompatible or cause nuisance to the residential area;</li> <li>(e) 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> Where the home based business activity requires business related visitors and / or deliveries, 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>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.7</b> The home based business is a maximum of one home based business conducted on the premises.</p>
<p><b>PO2</b> Vehicles associated with the home based business do not cause nuisance to surrounding properties or adversely impact on the amenity of the surrounding area.</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>
	<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>
<b>Bed and breakfast</b>	
<p><b>PO4</b> The bed and breakfast: (a) is a small scale activity; (b) maintains the appearance of a residential dwelling; (c) does not adversely impact on the residential amenity and character of the area; (d) does not involve activities that would be incompatible or cause nuisance to the residential area; (e) 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>
	<p><b>AO4.3</b> The home based business is a maximum of one home based business conducted on the premises.</p>
<b>Home based child care</b>	
<p><b>PO5</b> The home based child care: (a) is a small scale activity; (b) maintains the appearance of a residential dwelling; (c) does not adversely impact on the residential amenity and character of the area; (d) does not involve activities that would be incompatible or cause nuisance to the residential area; (e) is subordinate to the primary use of the dwelling as a permanent residence; (f) does not adversely impact on the privacy or amenity of adjoining or nearby premises;</p>	<p><b>AO5.1</b> The home based child care is only conducted by a resident or residents of the premises.  Note – AO5.1 does not allow for anyone other than a resident of the premises to be employed on site in association with the home based child care.</p>
	<p><b>AO5.2</b> The home based child care must be entirely operated within the dwelling outside of the hours of 7:00am to 6:00pm.</p>
	<p><b>AO5.3</b> The home based child care provides a screen fence with a minimum height of 1.8 metres and a maximum gap of 10mm along the full length of the side and rear boundaries.</p>

Performance outcomes	Acceptable outcomes
<p>(g) does not result in vehicle movements of a volume that is greater than would be ordinarily be expected in a residential area.</p>	<p><b>AO5.4</b> The number of children at the home based child care does not exceed the maximum number as prescribed within the <i>Education and Care Services Act 2013</i>.</p>
	<p><b>AO5.5</b> The home based child care is the only home based business conducted on the premises.</p>



**9.2.16 Market code**

**9.2.16.1 Application**

- (1) This code applies to assessing development for a Market.
- (2) When using this code, reference should be made to Part 5.

**9.2.16.2 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.

**9.2.16.3 Assessment benchmarks and requirements**

**Table 9.2.16.3.a – Market code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>

**9.2.17 Multiple dwelling and short-term accommodation code**

**9.2.17.1 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.

**9.2.17.2 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.

**9.2.17.3 Assessment benchmarks and requirements**

**Table 9.2.17.3.a – Multiple dwelling and short-term accommodation code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Building work (not associated with a Material change of use) on a site containing an existing Multiple Dwelling</b>	
<b>Design</b>	
<p><b>PO1</b> Building work is designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) Maintain privacy and amenity for residents and adjoining premises;</li> <li>(b) maximise separation between buildings and adjoining premises;</li> <li>(c) maintain the character and amenity of the streetscape and surrounding area;</li> <li>(d) retain landscaping, private open space and communal recreational areas.</li> </ul>	<p><b>AO1.1</b> Building work does not:</p> <ul style="list-style-type: none"> <li>(a) increase the height of existing buildings and structures on the site;</li> <li>(b) reduce the number of car parking spaces on the site,</li> <li>(c) reduce the area of existing landscaping on the site;</li> <li>(d) reduce private open space or communal recreational areas on the site.</li> </ul> <p><b>AO1.2</b> Building work maintains the setback of existing buildings and structures from a road frontage or is set back not less than 6 metres from a road frontage, whichever is the lesser.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.3</b> Building work maintains the setback of existing buildings and structures from a rear boundary or is set back not less than 4 metres to the rear boundary, whichever is the lesser.</p> <p><b>AO1.4</b> Building work maintains whichever is the lesser of the setback of existing buildings and structures from a side boundary or: (a) for buildings of 1 or 2 storeys, not less than 2 metres for the entire building; or (b) for buildings of 3 and 4 storeys, not less than 3 metres for the entire building; or (c) for buildings greater than 4 storeys in height no acceptable outcomes are provided.</p> <p>Note – Figure 9.2.17.3.b and Figure 9.2.17.3.c provide guidance on meeting AO1.3.</p>
<b>For assessable development</b>	
<b>Site requirements</b>	
<p><b>PO2</b> The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) recreational areas and facilities.</p>	<p><b>AO2.1</b> The site has a minimum area of 800m<sup>2</sup>.</p> <p><b>AO2.2</b> The site has a minimum frontage of 15 metres.</p>
<b>Design</b>	
<p><b>PO3</b> Development is designed to: (a) maximise the separation between buildings; (b) provide adequate landscaping that contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents; (c) provide and open space around buildings for recreational opportunities; (d) reduce the bulk of buildings.</p>	<p><b>AO3.1</b> The site cover is not more than 40%.</p> <p><b>AO3.2</b> The GFA of development is not more than the maximum provided in Table 9.2.17.3.b.</p>
<p><b>PO4</b> Development has a tropical design and includes: (a) structural elements and building materials of varying scales and textures; (b) roof forms and eave overhangs shading of windows and walls; (c) awnings and other sun protection devices to shade windows and walls and minimise solar heat loads.</p> <p>Note – Figure 9.2.17.3.a provides visual guidance on meeting this outcome.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

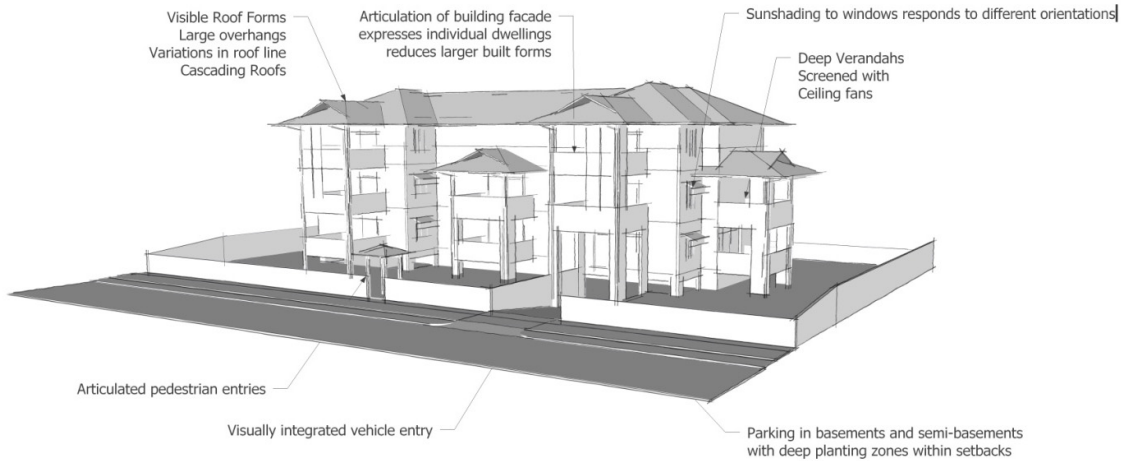
Performance outcomes	Acceptable outcomes
<p><b>PO5</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise cross-breezes to dwellings;</li> <li>(b) promote access to breeze and natural light.</li> </ul>	<p><b>AO5.1</b> Buildings are oriented on site to:</p> <ul style="list-style-type: 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>AO5.2</b> Each dwelling has openings to at least two different aspects.</p> <p><b>AO5.3</b> Each dwelling has access to a covered, outside area for the drying of clothes.</p> <p><b>AO5.4</b> Dwellings are not located on both sides of an enclosed central corridor (i.e. not double banked).</p>
<p><b>PO6</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>AO6.1</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>AO6.2</b> Buildings have a roof height not less than 3 metres.</p> <p><b>AO6.3</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>AO6.4</b> The length of any continuous eave line does not exceed 15 metres.</p>
<p><b>PO7</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>AO7.1</b> Buildings and structures are set back not less than 6 metres from a road frontage.</p> <p><b>AO7.2</b> Buildings and structures are set back not less than 4 metres to the rear boundary.</p> <p><b>AO7.3</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> </ul>

Performance outcomes	Acceptable outcomes
	<p>(c) for buildings greater than 4 storeys in height no acceptable outcomes are provided.</p> <p>Note – Figure 9.2.17.3.b and Figure 9.2.17.3.c provide guidance on meeting the outcomes.</p>
<b>Amenity</b>	
<p><b>PO8</b> Development is designed to provide amenity for residents whilst maintaining the visual and acoustic privacy of adjoining sensitive land uses.</p>	<p><b>AO8.1</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>PO9</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>AO9.1</b> Development incorporates balconies, windows or verandahs that face the street.</p> <p><b>AO9.2</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>AO9.3</b> Front boundary fences that exceed 10 metres in length are articulated to enhance the streetscape.</p>
<p><b>PO10</b> Development provides a functional private outdoor living area for each dwelling.</p>	<p><b>AO10.1</b> Each dwelling, has a private and functional outdoor living area:</p> <ul style="list-style-type: none"> <li>(a) that has a minimum dimension of not less than 3 metres;</li> <li>(b) that is directly accessed from internal living spaces (not bedrooms).</li> </ul>
<p><b>PO11</b> Development provides accessible and functional communal recreation area for the benefit of residents.</p>	<p><b>AO11.1</b> Development involving:</p> <ul style="list-style-type: none"> <li>(a) 6 dwellings or more not less than 35% of the site area is provided as communal recreational area; or</li> <li>(b) 5 dwellings or less no acceptable outcomes are provided.</li> </ul> <p><b>AO11.2</b> The design of the communal recreation area is designed so that:</p> <ul style="list-style-type: none"> <li>(a) at least 50% of the communal recreation area has a minimum dimension of not less than 5 metres;</li> </ul>

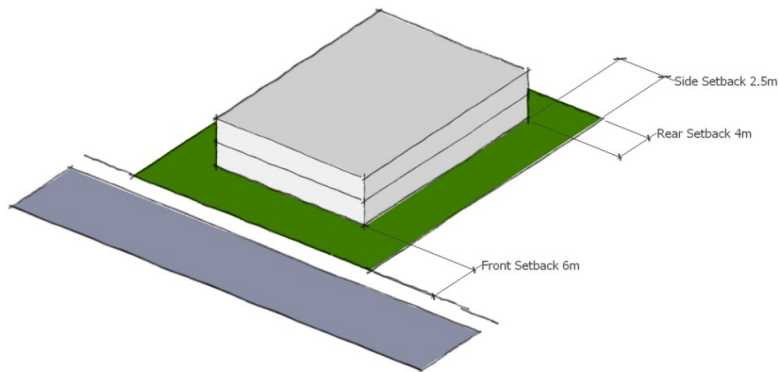
Performance outcomes	Acceptable outcomes
	(b) paved or sealed areas do not exceed 30% of the required communal recreation area.
<b>Safety</b>	
<p><b>PO12</b> Safety of users of the development and the surrounding community is considered and incorporated into the design.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO12.1</b> No acceptable outcomes are provided.</p>
<b>Landscaping</b>	
<p><b>PO13</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>AO13.1</b> A landscaped area not less than 1.5 metres wide is provided and maintained within the site along the full length of all street frontage boundaries, excluding areas required for vehicular and pedestrian access.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</p>
	<p><b>AO13.2</b> A landscaped area not less than 2 metres in depth is provided and maintained within the site along the full length of the side and rear boundaries.</p> <p>Note – Landscaping is provided in accordance with the Landscaping code.</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: (a) public spaces; (b) adjoining properties.</p>
	<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: (a) has a minimum space of 2.5m<sup>2</sup>; (b) has a minimum height of 2 metres; (c) is weather proof; (d) has immunity to the 1% AEP inundation event.</p>

**Table 9.2.17.3.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 9.2.17.3.a – Tropical design elements**



**Figure 9.2.17.3.b – Setbacks – 1 or 2 storey Multiple dwellings**

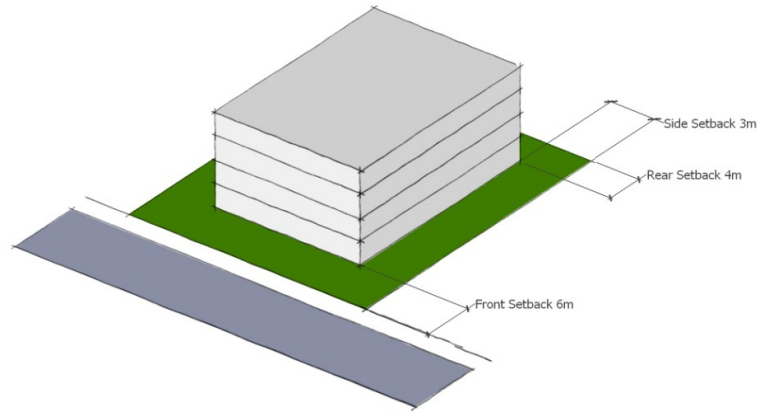


Figure 9.2.17.3.c – Setbacks – 3 or 4 storey Multiple dwellings



**9.2.18 Parking station code**

**9.2.18.1 Application**

- (1) This code applies to assessing development for a Parking station.
- (2) When using this code, reference should be made to Part 5.

**9.2.18.2 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.

**9.2.18.3 Assessment benchmarks and requirements**

**Table 9.2.18.3.a – Parking station code – benchmarks for 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> <p>Note – AS2890.1 and AS2890.2 provide car parking design standards.</p>

Performance outcomes	Acceptable outcomes
<b>Safety</b>	
<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>
<b>Landscaping and screening</b>	
<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 full length of 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 in depth is provided and maintained within the site along the full length of all street frontage boundaries, excluding areas required for vehicular and pedestrian access.</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 retail tenancies which contribute to an active street frontage.</li> </ul>

**9.2.19 Relocatable home park and tourist park code**

**9.2.19.1 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.

**9.2.19.2 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.

**9.2.19.3 Assessment benchmarks and requirements**

**Table 9.2.19.3.a –Relocatable home park and tourist park code – benchmarks for 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> <li>(f) recreational areas and facilities.</li> </ul>	<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> <ul style="list-style-type: none"> <li>(a) 3 metres from an internal road;</li> <li>(b) 1.5 metres from any site boundary.</li> </ul> <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>

Performance outcomes	Acceptable outcomes
<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 full length of the primary street frontage boundary, excluding areas required for vehicular and pedestrian access.</p>
	<p><b>AO6.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the full length of the side and rear boundaries and any secondary street frontage boundary.</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: (a) one way – minimum 4 metres wide; (b) two way – minimum 6 metres wide.</p>
<b>Operation and Maintenance</b>	
<p><b>PO8</b> The number, type and location of individual sites and facilities are readily identifiable.</p>	<p><b>AO8.1</b> A permanent sign clearly indicating the number and location of each type of individual site and</p>

Performance outcomes	Acceptable outcomes
	<p>the location of facilities is provided at the main entrance.</p> <p><b>A08.2</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>
Facilities	
<p><b>A09</b> Laundry, shower and toilet facilities are provided for site users.</p>	<p><b>A09.1</b> An amenities building is provided to service caravan and tent sites and includes a laundry, toilets and showers.</p>

**9.2.20 Retirement facility and residential care facility code**

**9.2.20.1 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.

**9.2.20.2 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.

**9.2.20.3 Assessment benchmarks and requirements**

**Table 9.2.20.3.a – Retirement facility and residential care facility code – benchmarks for 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> <hr/> <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 communal recreation area with a minimum dimension of 5 metres;</li> <li>(b) deep planting to 30% of the required communal recreation area,</li> <li>(c) paved or sealed areas do not exceed 30% of the required communal recreation 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>

**9.2.21 Roadside stall code**

**9.2.21.1 Application**

- (1) This code applies to assessing development for a Roadside stall.
- (2) When using this code, reference should be made to Part 5.

**9.2.21.2 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.

**9.2.21.3 Assessment benchmarks and requirements**

**Table 9.2.21.3.a – Roadside stall code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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>

**9.2.22 Rooming accommodation code**

**9.2.22.1 Application**

- (1) This code applies to assessing development for Rooming accommodation.
- (2) When using this code, reference should be made to Part 5.

**9.2.22.2 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.

**9.2.22.3 Assessment benchmarks and requirements**

**Table 9.2.22.3.a – Rooming accommodation code – benchmarks for 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> <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> <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> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <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>
<b>Setbacks</b>	
<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>
<b>Amenity</b>	
<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> <p><b>AO7.3</b> Fences and walls to road frontages are limited to:</p> <ul style="list-style-type: none"> <li>(a) 1.2 metres in height if solid; or</li> <li>(b) 1.5 metres in height if 30% permeable; or</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(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 full length of the primary street frontage boundary, excluding areas required for vehicular pedestrian access.</p> <p><b>AO10.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the full length of the side and rear boundaries.</p>

**9.2.23 Sales office code**

**9.2.23.1 Application**

- (1) This code applies to assessing development for a Sales office.
- (2) When using this code, reference should be made to Part 5.

**9.2.23.2 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.

**9.2.23.3 Assessment benchmarks and requirements**

**Table 9.2.23.3.a – Sales office code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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> <p><b>AO1.2</b> The side and rear boundaries of the site is provided with a solid 1.8 metre high fence.</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>



Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b> The car parking area reverts to its pre-development state following the cessation of the use.</p>

**9.2.24 Service station and car wash code**

**9.2.24.1 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.

**9.2.24.2 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, the hierarchy of centres 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 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.

**9.2.24.3 Assessment benchmarks and requirements**

**Table 9.2.24.3.a – Service station and car wash code – benchmarks for 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>

Access	
<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>
Design	
<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>

<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 the full length of all street frontage boundaries, excluding areas required for vehicular and pedestrian access.</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 full length of the boundary adjoining the sensitive land use;</li> <li>(b) a solid fence 2 metres high is provided and maintained along the full 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> Customer 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> Customer 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>

**9.2.25 Sport and recreation activities code**

**9.2.25.1 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.

**9.2.25.2 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.

**9.2.25.3 Assessment benchmarks and requirements**

**Table 9.2.25.3.a – Sport and recreation activities code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 full length of the boundary adjoining land in a 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> The site is of sufficient dimensions to contain the proposed use.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Design</b>	
<p><b>PO3</b> Development is located and designed to be:</p> <ul style="list-style-type: none"> <li>(a) convenient to users;</li> <li>(b) compatible with the character of the local area.</li> </ul>	<p><b>AO3.1</b> Buildings have articulated and textured facades to provide visual interest, incorporating windowed facades, awnings, eaves or similar design elements.</p> <p><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.</p>
<b>Safety</b>	
<p><b>PO4</b> Design actively contributes to the safety of users of the development and pedestrians.</p> <p>Note – Guidance on 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> <p>Note – Crime prevention through environmental design principles are outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).</p>
<b>Car parking</b>	
<p><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.</p>	<p><b>AO5.1</b> Car parking areas are set back not less than 2 metres from all boundaries.</p>
<b>Access</b>	
<p><b>PO6</b> Development provides convenient access to vehicular traffic without compromising the safety and efficiency of the road hierarchy.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Ancillary uses</b>	
<p><b>PO7</b> The provision of food and drink is ancillary to the use.</p>	<p><b>AO7.1</b> The provision of food and drink is ancillary to the sport and recreation use and only serves visitors or staff.</p> <p>Note – Where development does not satisfy the acceptable outcome, a separate development approval for a food and drink outlet will be required.</p>

**9.2.26 Telecommunications facility code**

**9.2.26.1 Application**

- (1) This code applies to assessing development for a Telecommunications facility.
- (2) When using this code, reference should be made to Part 5.

**9.2.26.2 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.

**9.2.26.3 Assessment benchmarks and requirements**

**Table 9.2.26.3.a – Telecommunications facility – benchmarks for 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>



**9.2.27 Veterinary services code**

**9.2.27.1 Application**

- (1) This code applies to assessing development for Veterinary services.
- (2) When using this code, reference should be made to Part 5.

**9.2.27.2 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.

**9.2.27.3 Assessment benchmarks and requirements**

**Table 9.2.27.3.a – Veterinary services code – benchmarks for 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>

## 9.3 Other development codes

### 9.3.1 Centre design code

#### 9.3.1.1 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.

#### 9.3.1.2 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 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 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.

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.

**9.3.1.3 Assessment benchmarks and requirements**

**Table 9.3.1.3.a – Centre design code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 ensure:</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 in GFA does not result in a loss of existing landscaping or landscaped area on the site;</li> <li>(c) where located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or</li> <li>(d) for all other development the total number of car parking spaces to meet the demand of the whole development is as per Table 9.3.7.3.b and Table 9.3.7.3.c within the Parking and access code.</li> </ul> <p><small>Note – The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.</small></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><small>Note – Refer to the definition of Centre zone contained in Schedule 1.2</small></p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p> <p><b>PO4</b> A centre activity is only established outside an appropriately identified area where:</p> <ul style="list-style-type: none"> <li>(a) community need is demonstrated for the centre activity;</li> <li>(b) the centre activity does not compromise the establishment of consolidated centres with distinct roles and functions across the Region;</li> <li>(c) the centre activity does not compromise the role and function of centres within the established hierarchy of centres for the Region;</li> <li>(d) the centre activity is located in a highly accessible place within the community it serves, not on the periphery;</li> <li>(e) the centre activity does not compromise the character and integrity of surrounding areas.</li> </ul> <p>Note – An appropriately identified area includes:</p> <ul style="list-style-type: none"> <li>(a) an existing Centre zone or Mixed use zone (Precincts provide further clarity); or</li> <li>(b) building containing an existing centre activity; or</li> <li>(c) an identified centre precinct within a Local Plan area.</li> </ul> <p>Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.</p> <p>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.</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>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Design</b>	
<p><b>PO5</b> The design contributes to the character and amenity of streets and adjoining premises by establishing a built form that:</p> <ul style="list-style-type: none"> <li>(a) ensures buildings are closely related to streets, public spaces and pedestrian routes;</li> <li>(b) has areas free of buildings and enclosed spaces to facilitate external pedestrian movement, vehicular circulation, landscaping and other functions associated with the building.</li> </ul> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO6</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>AO6.1</b> Crime prevention through environmental design principles are integrated into the form and design of the development.</p>
<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>

Performance outcomes	Acceptable outcomes
	<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> <ul style="list-style-type: none"> <li>(a) with 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>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> <ul style="list-style-type: none"> <li>(a) the safety and function of the road network;</li> <li>(b) operation of the centre activity with respect to pedestrians, cyclists and the types of vehicles accessing and servicing the development.</li> </ul> <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><b>AO12.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects with frontages.</p>

Performance outcomes	Acceptable outcomes
<p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning Scheme Policy – Parking and access.</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, public place, etc.), and are not dead ends, narrow or circuitous.</p>
<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 is 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</p>

Performance outcomes	Acceptable outcomes
	interior of the development where goods are displayed.
Additional requirements for centre activities with a GFA greater than 1500m <sup>2</sup>	
<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>



**9.3.2 Environmental performance code**

**9.3.2.1 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.

**9.3.2.2 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.

**9.3.2.3 Assessment benchmarks and requirements**

**Table 9.3.2.3.a – Environmental performance code – benchmarks for 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 complies with the requirements of Australian</p>

Performance outcomes	Acceptable outcomes
	<p>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>Refuse collection</b>	
<p><b>PO5</b> Development provides waste and recycling collection, separation and storage facilities that are designed, located and managed to:</p> <ul style="list-style-type: none"> <li>(a) avoid adverse impacts on building occupants, neighbouring properties and the public realm;</li> <li>(b) allow for the safe and efficient collection of waste and recycling.</li> </ul> <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> Development involving:</p> <ul style="list-style-type: none"> <li>(a) Multiple dwelling of five or less dwellings; or</li> <li>(b) Residential care facility, Retirement facility Rooming accommodation or Short-term accommodation for five or less rooms; must be designed to be serviced by wheelie bins for kerbside waste and recycling collection;</li> <li>(c) an area for the storage of wheelie bins is provided: <ul style="list-style-type: none"> <li>(i) at an accessible on site location at or near the road frontage; and</li> <li>(ii) that is convenient to the occupants; and</li> <li>(iii) screened from view from the street and adjoining properties.</li> </ul> </li> </ul> <p><b>AO5.2</b> Development involving:</p> <ul style="list-style-type: none"> <li>(a) Multiple dwelling of six or more dwellings; or</li> <li>(b) Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation for six or more rooms; or</li> <li>(c) Centre activities;</li> <li>(d) Industrial activities; or</li> <li>(e) Sport and recreation activities;</li> </ul> <p>must be designed to be serviced by bulk bins for waste and recycling collection;</p> <ul style="list-style-type: none"> <li>(f) a bulk bin enclosure must be provided, that at a minimum:</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(i) at an accessible on site location at or near the road frontage; and</li> <li>(ii) provides sufficient on site manoeuvrability area for collection services, and vehicles enter and leave the site in a forward gear; and</li> <li>(iii) are of a sufficient size to accommodate the required bulk bins; and</li> <li>(iv) are sited and designed to be unobtrusive and screened from view from the street frontage; and</li> <li>(v) are imperviously sealed, roofed and bunded, and contain a hose down area connected to the internal wastewater system.</li> </ul> <p>Note – A refuse collection agreement with an approved refuse collection contractor is required where development is serviced by bulk bins.</p> <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>
Sensitive land uses	
<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>
Hours of Operation	
<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>
Stormwater	
<p><b>PO8</b> Development activities are designed to ensure stormwater is directed to a lawful point of discharge and has a no worsening effect on downstream or upstream properties.</p>	<p><b>AO8.1</b> Stormwater associated with development is discharged to:</p> <ul style="list-style-type: none"> <li>(a) a lawful connection provided from the premises to Council’s stormwater network;</li> </ul> <p>or</p>

Performance outcomes	Acceptable outcomes
	<p>(b) land under Local Government control that has a lawful drainage function immediately adjoining to the premises; or</p> <p>(c) an easement for drainage purpose immediately adjoining to the premises; or</p> <p>(d) where the site cannot discharge to a, b or c, stormwater is discharged from the site in a manner that does not result in:</p> <ul style="list-style-type: none"> <li>(i) change to the location of stormwater discharge;</li> <li>(ii) an increase to peak flow velocity or volume;</li> <li>(iii) a concentration in stormwater discharge.</li> </ul> <p>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.9).</p> <p><b>AO8.2</b> Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> <li>(a) diversion of stormwater;</li> <li>(b) concentration of stormwater flows;</li> <li>(c) changes in other flow characteristics;</li> <li>(d) changes that affect the future use of land.</li> </ul> <p>Note – The Queensland Urban Drainage Manual provides guidance on changes to stormwater (Section 3.6) for the purpose of determining no worsening.</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 9.3.2.3.b and Table 9.3.2.3.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 addressing design objectives listed in Table 9.3.2.3.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,</p>

Performance outcomes	Acceptable outcomes
	<p>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 9.3.2.3.b and Table 9.3.2.3.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>
Land contaminants	
<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>
Hazardous materials, chemicals, dangerous goods, flammable or combustible substances	
<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 prior to any works occurring on site and before any material is removed from the site;</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 9.3.2.3.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 9.3.2.3.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>

**9.3.3 Excavation and filling code**

**9.3.3.1 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.

**9.3.3.2 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.

**9.3.3.3 Assessment benchmarks and requirements**

**Table 9.3.3.3.a – Excavation and filling code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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, , privacy or function of the site or adjoining premises;</li> <li>(b) is not visually intrusive;</li> <li>(c) does not rely on complex engineering solutions that have an adverse amenity impact;</li> <li>(d) incorporates landscaping to visually soften built form elements;</li> <li>(e) 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> <li>(f) other than Building work, avoids adverse impacts on the safety and stability of the site or adjoining premises and does rely on complex engineering solutions.</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 where there is a change in ground level exceeding 1 metre;</li> <li>(c) does not exceed a maximum of 2 batters (i.e. not greater than 3.6 metres in total height) on any one lot;</li> <li>(d) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy – Landscaping.</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>AO1.4</b> Excavation or filling does not exceed 40% of the site area or 500m<sup>2</sup> whichever is the lesser.</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, other than Building work, steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.</p>
<b>Protection of public utilities</b>	
<p><b>PO3</b> Excavation and filling does not have a detrimental impact on Public Utilities.</p>	<p><b>AO3.1</b> Excavation and filling, other than Building work, is clear of the zone of influence of public utilities.</p> <p>Editor's Note – Queensland Development Code (QDC) MP1.4 applies to development that is for Building work.</p>
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO4</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>AO4.1</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>
<p><b>PO5</b> The height of excavation or filling does not adversely impact the character and amenity of the adjoining premises, the streetscape and the surrounding area when considering the height of expected development that could occur on the premises once the works have been completed.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Environmental performance</b>	
<p><b>PO6</b> Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.</p>	<p><b>AO6.1</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>AO6.2</b> Excavation or filling does not result in:</p> <ul style="list-style-type: none"> <li>(a) the ponding of water; or</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(b) an erosive velocity of overland flow, on the site or adjoining premises.</p> <p><b>AO6.3</b> All berms: (a) are graded towards the upwards slope; (b) contain adequate drainage infrastructure to accommodate the changed drainage flows.</p> <p><b>AO6.4</b> Excavation or filling does not result in an increase in the volume of water or concentration of water in: (a) overland flow paths of the site and other sites; (b) waterways.</p> <p><b>AO6.5</b> 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>PO7</b> Excavation or filling does not result in a reduction of the water quality of receiving waters.</p>	<p><b>AO7.1</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>PO8</b> Excavation or filling does not result in any contamination of land.</p>	<p><b>AO8.1</b> No contaminated material is: (a) used as fill; (b) excavated or disturbed.</p>

**9.3.4 Industry design code**

**9.3.4.1 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.

**9.3.4.2 Purpose**

- (1) The purpose of the Industry design code is to ensure that industry activities and areas protect 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) infrastructure provision meets the needs of development, is safe and efficient and is provided to relevant standard;
  - (d) industrial, noxious and hazardous land uses are adequately separated from sensitive land uses to avoid adverse impacts and the occurrence of environmental harm or environmental nuisance to a sensitive land use;
  - (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 public safety and reduce the risk of contamination on the environment and to appropriately mitigate associated risks and off site hazards.

**9.3.4.3 Assessment benchmarks and requirements**

**Table 9.3.4.3.a – Industry design code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development for building work</b>	
<b>Site coverage</b>	
<p><b>PO1</b> The site coverage of development 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>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Setbacks:</p> <ul style="list-style-type: none"> <li>(a) contribute to an attractive and consistent streetscape appearance;</li> <li>(b) provide for visible employee and customer car parking;</li> <li>(c) allow for landscape strips along street frontages;</li> <li>(d) minimise unusable spaces between buildings and boundaries;</li> <li>(e) provide separation between industry activities occurring within an industry zone and land within other zones.</li> </ul>	<p><b>AO2.1</b> Buildings, display areas and storage areas are set back:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from the primary street frontage;</li> <li>(b) 3 metres from any secondary street 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>
<b>Amenity</b>	
<p><b>PO3</b> The development is designed to provide:</p> <ul style="list-style-type: none"> <li>(a) a safe and comfortable environment for employees and visitors;</li> <li>(b) easily identifiable vehicular and pedestrian entrances;</li> <li>(c) a high quality appearance;</li> <li>(d) mitigate adverse impacts on adjoining sensitive land uses.</li> </ul>	<p><b>AO3.1</b> A solid fence 2 metres high is provided and maintained along the full boundary adjoining land in a Residential zone and/or Community facilities zone and/or land containing a sensitive land use.</p>
<b>For all other accepted development subject to requirements and assessable development</b>	
<b>Site coverage</b>	
<p><b>PO4</b> The site coverage of development 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>AO4.1</b> The site coverage is not more than 80%.</p>
<b>Setbacks</b>	
<p><b>PO5</b> Setbacks:</p> <ul style="list-style-type: none"> <li>(a) contribute to an attractive and consistent streetscape appearance;</li> <li>(b) provide for visible employee and customer car parking;</li> <li>(c) allow for landscape strips along street frontages;</li> <li>(d) minimise unusable spaces between buildings and boundaries;</li> <li>(e) provide separation between industry activities occurring within an industry zone and land within other zones.</li> </ul>	<p><b>AO5.1</b> Buildings, display areas and storage areas are set back:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from the primary street frontage;</li> <li>(b) 3 metres from any secondary street 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>

Performance outcomes	Acceptable outcomes
	Note – Refer to the definition of Industry zone contained in Schedule 1.2.
<b>Amenity</b>	
<p><b>PO6</b> The development is designed to provide:</p> <ul style="list-style-type: none"> <li>(a) a safe and comfortable environment for employees and visitors;</li> <li>(b) easily identifiable vehicular and pedestrian entrances;</li> <li>(c) a high quality appearance;</li> <li>(d) mitigate adverse impacts on adjoining sensitive land uses.</li> </ul>	<p><b>AO6.1</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>AO6.2</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>AO6.3</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>AO6.4</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>AO6.5</b> Illumination is provided within parking and pedestrian areas during night time hours of operation.</p> <p><b>AO6.6</b> Development provides clear and legible street numbering for the benefit of motorists.</p> <p><b>AO6.7</b> Gates to a road frontage are sliding or open inwardly into the site.</p> <p><b>AO6.8</b> 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> <p><b>AO6.9</b> A solid fence 2 metres high is provided and maintained along the full boundary adjoining land in a Residential zone and/or Community facilities zone and/or land containing a sensitive land use.</p>

Landscaping	
<p><b>PO7</b> Landscaping is provided to:</p> <p>(a) enhance the appearance and amenity of the development;</p> <p>(b) contribute positively to the appearance of the streetscape.</p>	<p><b>AO7.1</b> At least 5% of the site is landscaped.</p>
	<p><b>AO7.2</b> A landscaped area not less than 2 metres wide is provided and maintained within the site along the full length of all street frontage boundaries, excluding areas required for vehicular and pedestrian access.</p>
	<p><b>AO7.3</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>AO7.4</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>AO7.5</b> Hardy tropical shrubs are provided in accordance with Planning scheme policy - Landscaping to screen bin storage and service areas.</p>
	<p><b>AO7.6</b> Fencing along street frontages is more than 50% transparent.</p>
Access and loading/unloading of goods	
<p><b>PO8</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>AO8.1</b> All vehicles are contained within the site when loading and unloading.</p>
	<p><b>AO8.2</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>AO8.3</b> Site access is limited to one access point to each frontage.</p> <p>or</p>
	<p><b>AO8.4</b> Where a site has a street frontage greater than 40 metres, the development provides:</p> <p>(a) no more than two access points to the street frontage that is greater than 40m;</p> <p>(b) no more than one access point to all other street frontages;</p> <p>(c) separation between access points by a distance of no less than 10m.</p>
Air and noise pollution	



<p><b>PO9</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>AO9.1</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 2019 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>
<p><b>Storage and handling of hazardous chemicals</b></p>	
<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 accepted development subject to requirements thresholds contained within Table 9.3.5.3b Accepted development subject to requirements thresholds and complies with the accepted development subject to requirements contained within Table 9.3.5.3d Accepted development subject to requirements for Hazardous chemicals;</li> <li>(b) does not involve identified assessable thresholds contained within Table 9.3.5.3c 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>
<p><b>Contaminated land</b></p>	
<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 not located on a part of the site containing contaminated soils.</p> <p>or</p> <p><b>AO11.2</b> Contaminated soils on the site are remediated prior to plan sealing, issuing of an operational works permit, or issuing of a building works permit.</p>

<b>For assessable development</b>	
<b>Safety</b>	
<p><b>PO12</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>AO12.1</b> Crime prevention through environmental design principles are integrated into the form and design of the development.</p>
<b>Services</b>	
<p><b>PO13</b> Development adequately takes into account the functional requirements of infrastructure needs and service of the use.</p>	<p><b>AO13.1</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>
<b>Protection of medium impact, high impact, extractive and noxious and hazardous industries</b>	
<p><b>PO14</b> Industrial land uses are protected from encroaching incompatible land uses.</p>	<p><b>AO14.1</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> <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>Hazardous chemicals</b>	
<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>PO15</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>AO15.1</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> </ul> </li> </ul>

	<p>(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:</p> <p>(i) 7 kPa overpressure;</p> <p>(ii) 4.7 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If benchmarks 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>AO15.2</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:</p> <p>(i) AEGL2 (60 minutes) or if not available ERPG2;</p> <p>(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:</p> <p>(i) 7 kPa overpressure;</p> <p>(ii) 4.7 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If benchmarks 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>AO15.3</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:</p> <p>(i) AEGL2 (60minutes) or if not available ERPG2</p> <p>(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:</p> <p>(i) 14 kPa overpressure</p> <p>(ii) 12.6 kW/m<sup>2</sup> heat radiation.</p> <p>Note – If benchmarks 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>PO16</b> Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the</p>	<p><b>AO16.1</b> Buildings and package stores containing fire-risk hazardous chemicals are provided with a 24 hour</p>

<p>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 qualified person in accordance with the <i>Model Planning Scheme development Code for Hazardous Industries and Chemicals</i>.</p>	<p>monitored fire detection system for early detection of a fire event.</p>
<p><b>PO17</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>AO17.1</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>PO18</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>AO18.1</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>AO18.2</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 9.3.4.3.b – Accepted development subject to requirements 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 hazardous chemical facility under Schedule 10 of the <i>Planning Regulation 2017</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 hazardous chemical facility under Schedule 10 of the <i>Planning Regulation 2017</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 9.3.4.3.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 hazardous chemical facility under Schedule 10 of the <i>Planning Regulation 2017</i> .
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 9.3.4.3.d –Accepted development subject to requirements 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 accepted development subject to requirements; (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 accepted development subject to requirements	Not accepted development subject to requirements	Not accepted development subject to requirements	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 accepted development subject to requirements	Not accepted development subject to requirements	3m	3m
>20,000L			Not accepted development subject to requirements	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 accepted development subject to requirements	Not accepted development subject to requirements	5m	3m
>20,000L			Not accepted development subject to requirements	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 accepted development subject to requirements;
- (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

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.

**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 shall be provided with a spill compound (e.g. bund) that complies with all of the following:
  - (a) is impervious;
  - (b) constructed of a fire resistant material(s);
  - (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 any other dangerous goods;
  - (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;
  - (h) has a minimum internal volume as per Table FL2.

**Table FL2**

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

**Ventilation**

- (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;
- (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 0.15 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 accepted development subject to requirements;</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>	



**Siting and separation – fire-rated double walled tanks**

- (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.

**Siting and separation – tank openings, vents and fill points**

- (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**

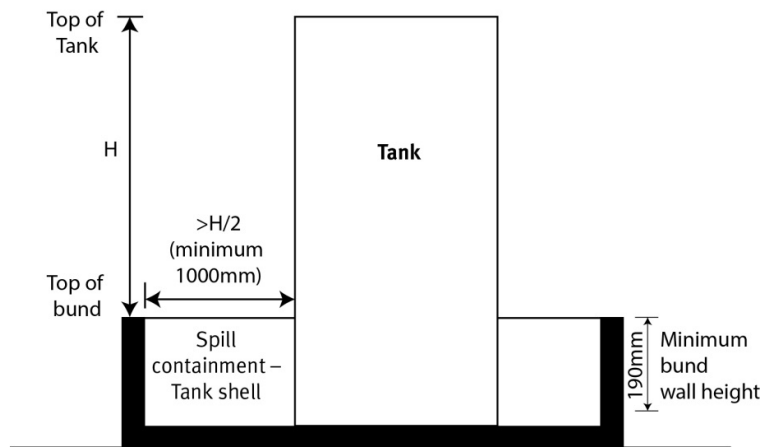
Liquid type	Vertical type	Horizontal tanks	Vertical and horizontal
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Flammable liquid tanks only $\geq 60,000$ L	$\geq 1$ m or $1/3$ of the larger tank's diameter, whichever is greater.	$\geq 600$ mm and side to side, (not end-to-end).	$\geq 1$ m or $1/3$ 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	$\geq 1$ m	$\geq 600$ 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	$\geq 1$ m or $1/3$ of the diameter of the largest flammable liquid tank, whichever is greater.	$\geq 600$ mm side to side, (not end-to-end).	$\geq 1$ 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 accepted development subject to requirements	Not accepted development subject to requirements	Not accepted development subject to requirements

**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  $\geq 110$  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
    - (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 located a minimum of 5 m from the tank.

#### Impact avoidance – underground tanks

- (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.

#### Impact avoidance – fill points

- (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.

#### Impact avoidance – vent pipes

- (1) Vent pipes shall be located inside an above ground tank bund or provided with impact protection as required for above ground tanks.

#### Impact avoidance – vehicle dispensers

- (1) Dispensers for road vehicles shall be provided with metal bollards in accordance with all of the following:
- (a) core-filled with concrete;
  - (b) minimum of 1.2 m high x 75 mm wide; buried a minimum of 500 mm deep;
  - (c) located at all 4 corners of a dispenser at a distance as wide as or wider than the dispenser;
  - (d) located a minimum of 500 mm from any side of a dispenser.

Note – Multiple dispensers in a row  $\leq 2$  m apart may be grouped together and considered as one individual dispenser.

#### Fire safety – storage tanks

- (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.

#### Fire safety – dispensers

- (1) Dispenser shall have access to  $\geq 2$  x 9 kg ABE extinguishers within 10 m and one no closer than 3 m.

#### Fire safety – Tank fill points

- (1) Fill points shall have access to  $\geq 2$  x 9 kg ABE extinguishers with one extinguisher >3 m from the fill point.

#### Fire safety – transfer pumps

(1) Transfer pumps shall have access to  $\geq 1$  x 9 kg ABE extinguisher within 10 m but not closer than 3 m.

**Table T3**

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 accepted development subject to requirements;
- (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 accepted development subject to requirements	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:
- Two or more open walls; or
  - One open wall, provided it is longer than it is wide; or
  - One open wall and vents in the opposite or adjacent wall at a minimum of every 3 m; or
  - Two opposite walls provided with vents a minimum of every 3 m; or
  - 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:
- 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;
  - An upright protector shall be positioned at all uprights positioned at aisle and gangway intersections;
  - 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;
  - 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

- Aboveground tanks, vents, fill points and dispensers shall be located outdoors only. Underground tanks are not permitted;
- Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for accepted development subject to requirements;
- 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;
- Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;
- 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;
- Hydrogen Peroxide tanks  $\geq 5,000$  L shall be fitted with an externally visible temperature measuring device;
- 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.

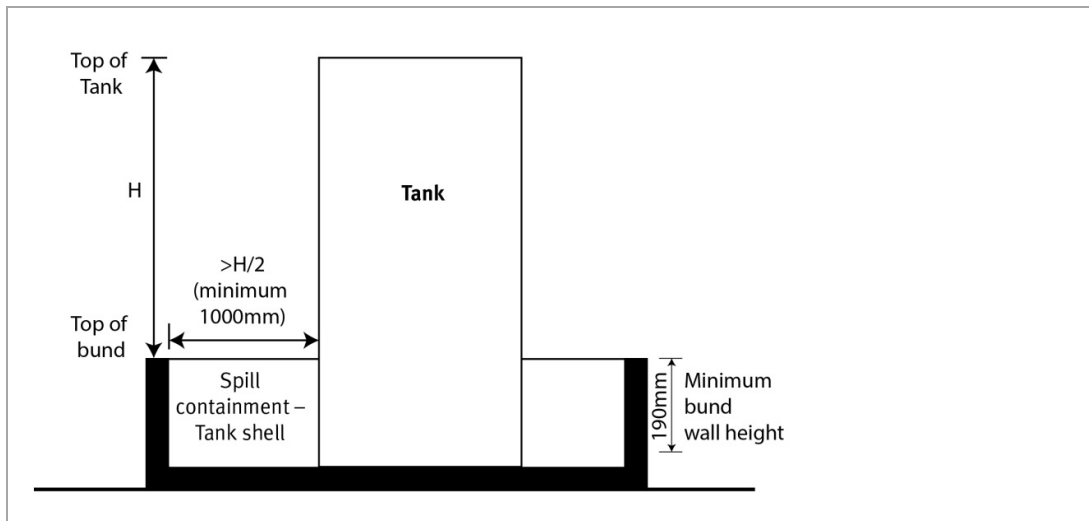
**Table OS3**

Tank size	PGII	PGIII
2 500 – 10 000L	8m	5m
10 000 – 20 000L	8m	5m
20 000 – 50 000L	Not accepted development subject to requirements	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 accepted development subject to requirements;
- (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  $>25 \text{ m}^2$  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 <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:
- Two or more open walls; or
  - One open wall, provided it is longer than it is wide; or
  - One open wall and vents in the opposite or an adjacent wall at a minimum of every 3 m; or
  - Two opposite walls <10 m apart provided with vents a minimum of every 3 m; or
  - 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:
- 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;
  - Upright protectors shall be positioned at uprights positioned at aisle and gangway intersections;
  - 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;
  - 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

- Underground tanks are not permitted;
- Separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for accepted development subject to requirements;
- 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;
- Spill compounds and tank supporting structures shall be constructed of fire resistant materials only;
- 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;
- 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

- Separation distances between tanks and property boundaries shall be  $\geq$  Table TS2;
- Separation distances between tanks and on-site protected places shall be  $\geq 50$  per cent Table TS2;
- 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.

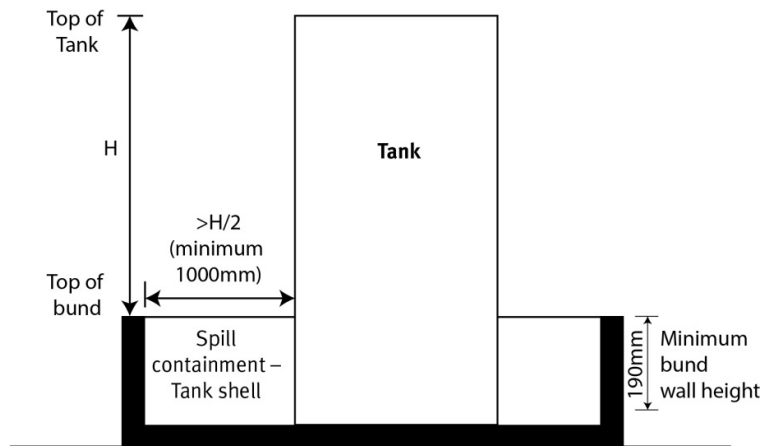
**Table TS2**

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.

**Fire safety**

- (1) Tank shall have access to  $\geq 1$  x 9 kg ABE fire extinguisher, within 10 m but no closer than 3 m.

**Security**

- (1) Aboveground tanks shall be kept under lock and key.

**Corrosive substances in packages and IBCs**

**General requirements**

- (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;
- (2) Package stores within a building shall be located on a floor that has immediate access from outside the building;
- (3) All separation distances shall be achieved by open air only and measurement across a property boundary is not permitted for accepted development subject to requirements;
- (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 corrosive substances to be stored. Package stores with a spill compound >25 m<sup>2</sup> shall have a minimum of 2 access 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 store shall be separated from property boundaries and on-site protected places by  $\geq$ Table CPS1;
- (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.

**Table CPS1**

PGII with or without PGIII		PGIII only
Open containers	Closed containers	Open or closed containers
5m	3m	3m

**Spill containment**

- (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);
- (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 that is compatible with the corrosive substance(s) to be stored;
  - (c) capable of holding liquid when full;
  - (d) sloped to a low point or sump;
  - (e) provided with a means of being emptied;
  - (f) has an internal volume  $\geq 35$  per cent of the aggregate storage capacity but need not exceed 5,500 L;
  - (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 CS1.1 in section 4.9 for guidance. Impervious shields may be used to extend bund wall heights);
  - (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 accepted development subject to requirements;
- (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 bunded 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.

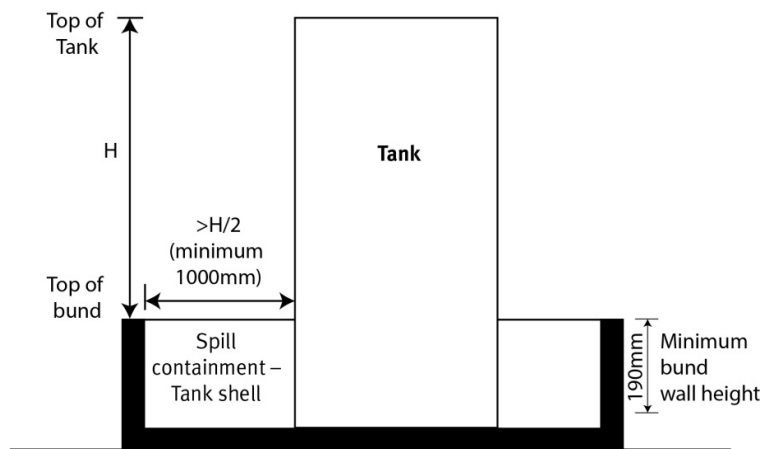
**Table CS2**

Tank size	PGII or PGIII	
	Solid	Liquid
2 500 – 3000L	3m	3m
3 000 – 50 000L	3m	5m
$>50 000$ L	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 banded 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.



**9.3.5 Infrastructure works code**

**9.3.5.1 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.

**9.3.5.2 Purpose**

- (1) The purpose of the Infrastructure works code is to ensure that infrastructure is provided in a manner and to a standard that meets the development’s needs, the community’s needs and is safe, efficient, and maintains and enhances the environmental qualities of the Region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) infrastructure provision meets the needs of development and is safe and efficient; infrastructure is provided to the relevant standards;
  - (b) development achieves 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) development maintains the integrity of existing infrastructure;
  - (e) development does not detract from environmental values or the desired character and amenity of an area.

**9.3.5.3 Assessment benchmarks and requirements**

**Table 9.3.5.3.a – Infrastructure works code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Road reserve</b>	
<p><b>PO1</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not impede the function of the road;</li> <li>(b) ensures the safe and efficient movement of vehicles, pedestrians and cyclists to and from the site and adjacent to the site;</li> <li>(c) does not have an adverse impact on the amenity of the site or surrounding area.</li> </ul>	<p><b>AO1.1</b> Development, other than Operational works by or for a public sector entity, and any associated buildings and structures, other than road infrastructure, is not located in the road reserve.</p> <p>Note – Buildings and structures includes but is not limited to, decks, verandahs, porte-cocheres, layover bays, stairs, ramps or other accessibility structures, posts, fire hydrant boosters or cabinets. Accessibility structures are those features required to provide access to premises for people with a disability, including ramps and lifting devices and includes any changes of grade required to provide access for people with a disability, including retrofitting accessibility features in an existing building.</p> <p><b>AO1.2</b> Development and any associated works, does not alter the grade of the road verge:</p> <ul style="list-style-type: none"> <li>(a) by more than 2.5%; or</li> <li>(b) where the existing crossfall of the road verge exceeds 2.5% in any direction, development, and any associated works</li> </ul>

	does not alter the existing crossfall of the verge.
<b>Utilities</b>	
<b>PO2</b> Development for new lots is connected to energy and telecommunications supply networks.	<b>AO2.1</b> Development for new lots is connected to the electricity and telecommunications networks in accordance with the requirements of the relevant utility provider.
	<b>AO2.2</b> Where development is connected to the gas network, it is connected in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual D8 Utilities.
<b>PO3</b> Padmount electricity infrastructure is incorporated into the design of development and does not have an adverse impact on the amenity of the site or surrounding area.	<b>AO3.1</b> Where Padmount electricity infrastructure is required, it is: <ul style="list-style-type: none"> <li>(a) not located on land used for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping and/or fencing;</li> <li>(c) accessible for maintenance; and</li> <li>(d) where development is located in a Centre zone, located within the building and screened from view and does not compromise activity or visual integration from the streetscape and the private realm.</li> </ul>
<b>Stormwater</b>	
<b>PO4</b> Development, other than Building work, is designed and constructed to ensure stormwater is directed to a lawful point of discharge and has a no worsening effect on downstream or upstream properties.	<b>AO4.1</b> Stormwater associated with development, other than Building Work, is discharged to: <ul style="list-style-type: none"> <li>(a) a lawful connection provided from the premises to Council’s stormwater network; or</li> <li>(b) land under Local Government control that has a lawful drainage function immediately adjoining to the premises; or</li> <li>(c) an easement for drainage purpose immediately adjoining to the premises; or</li> <li>(d) where the site cannot discharge to a, b or c, stormwater is discharged from the site in a manner that does not result in:                         <ul style="list-style-type: none"> <li>(i) change to the location of stormwater discharge;</li> <li>(ii) an increase to peak flow velocity or volume;</li> <li>(iii) a concentration in stormwater discharge.</li> </ul> </li> </ul> <p>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.9).</p>

	<p><b>AO4.2</b> Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> <li>(a) diversion of stormwater;</li> <li>(b) concentration of stormwater flows;</li> <li>(c) changes in other flow characteristics;</li> <li>(d) changes that affect the future use of land.</li> </ul> <p>Note – The Queensland Urban Drainage Manual provides guidance on changes to stormwater (Section 3.6) for the purpose of determining no worsening.</p>
<b>Water supply</b>	
<p><b>PO5</b> Development provides an adequate, safe and reliable supply of potable, firefighting and general use water.</p>	<p><b>AO5.1</b> Development provides a connection to Council's reticulated water supply system, that is:</p> <ul style="list-style-type: none"> <li>(a) an existing connection; or</li> <li>(b) a connection provided in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual;</li> </ul> <p>or</p> <p><b>AO5.3</b> Where a reticulated water supply system is not available to the premises, an 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 dwelling.</p>
<b>Wastewater</b>	
<p><b>PO6</b> Development provides for adequate treatment and disposal of wastewater.</p>	<p><b>AO6.1</b> Development provides a connection to Council's reticulated wastewater system, that is:</p> <ul style="list-style-type: none"> <li>(a) an existing connection; or</li> <li>(b) a connection provided in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual;</li> </ul> <p>or</p> <p><b>AO6.3</b> Where a reticulated wastewater system is not available to the premises, an on-site sewage facility or an environmentally relevant on-site sewage facility for treating and disposing sewage produced on the premises is provided in accordance with the requirements of the <i>Plumbing and Drainage Act 2018</i> and the relevant standards contained in Planning Scheme Policy - FNQROC Regional Development Manual.</p>

<b>Damage and repair to existing infrastructure</b>	
<p><b>PO7</b> Development ensures that any damage to existing infrastructure that occurs as a result of the development and any associated works is repaired to maintain the safe and efficient functioning of existing infrastructure.</p>	<p><b>AO7.1</b> Any damage to existing infrastructure that occurs as a result of development and any associated works is repaired to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual.</p>
	<p><b>AO7.2</b> Where existing footpaths are damaged as a result of development and any associated works, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> <li>(a) the damaged panel (not less than a 1.2 metre section) is replaced;</li> <li>(b) similar surface finishes are used;</li> <li>(c) it is to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual – Standard Drawing S1035.</li> </ul>
	<p><b>AO7.3</b> Where existing grassed areas of the road verge are damaged as a result of development and any associated works, the damaged areas are reinstated ensuring:</p> <ul style="list-style-type: none"> <li>(a) grass is reinstated to the damaged areas;</li> <li>(b) there is no separation in level or change in grade between the damaged and undamaged areas.</li> </ul> <p>Note – artificial grass or turf is not used to reinstate existing grassed areas of the road verge that are damaged as a result of development and any associated works.</p>
<b>For assessable development</b>	
<b>Road construction</b>	
<p><b>PO8</b> Development provides road infrastructure that:</p> <ul style="list-style-type: none"> <li>(a) ensures the safe and efficient movement of vehicles, pedestrians and cyclists to and from the site and adjacent to the site;</li> <li>(b) connects with the adjoining and surrounding road infrastructure;</li> <li>(c) does not have any adverse impacts on existing road infrastructure.</li> </ul>	<p><b>AO8.1</b> Road infrastructure is provided in accordance with the relevant standards for the particular hierarchy of the road as contained within Planning Scheme Policy – FNQROC Regional Development Manual.</p> <p>Note – Road hierarchies are shown in the Transport network overlay – Road hierarchy maps contained in Schedule 2.</p>
<b>Stormwater</b>	
<p><b>PO9</b> Development provides a stormwater drainage system which:</p> <ul style="list-style-type: none"> <li>(a) does not cause adverse stormwater drainage impacts to surrounding properties (including upstream or downstream of the site);</li> <li>(b) is of sufficient capacity to safely convey stormwater from the catchment of the site;</li> <li>(c) minimises risk to people and property;</li> </ul>	<p><b>AO9.1</b> Development provides a stormwater drainage system that is designed and constructed to convey stormwater from the premises to Council’s drainage system in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual.</p> <p>or</p>

<p>(d) protects the environmental values of receiving waters;</p> <p>(e) provides for safe access and maintenance.</p>	<p><b>AO9.2</b> Development provides a stormwater drainage system that is designed and constructed to:</p> <ul style="list-style-type: none"> <li>(a) safely convey minor and major stormwater flows to the lawful point of discharge;</li> <li>(b) achieve the stormwater management design objectives (post-construction phase) contained in Table 9.3.5.3.c;</li> <li>(c) maintain the natural hydraulic behaviour of catchments;</li> <li>(d) maintain waterway/waterbody health, biodiversity and ecosystem function.</li> </ul> <p>Note – To satisfy the requirements of AO9.2 a drainage study is to be prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p>
<p><b>PO10</b> Development is designed, constructed and operated to avoid or minimise adverse construction related 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 natural ecosystems and environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>AO10.1</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.3.5.3.b, 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; and</li> <li>(d) rainfall erosivity.</li> </ul> <p>Note – To assist in satisfying the requirements of AO10.1, the stormwater quality management plan is to be prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p> <p><b>AO10.2</b> An erosion and sediment control plan is prepared that demonstrates that the release of sediment-laden stormwater is avoided for the nominated design storm event, and minimised when it is exceeded by addressing design objectives listed in Table 9.3.5.3.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> <li>(e) waterway stability and flood flow management.</li> </ul> <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> <p>Note – To assist in satisfying the requirements of AO12.2, the erosion and sediment control plan is to be prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p> <p><b>AO10.3</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>

<b>Lighting</b>	
<p><b>PO11</b> Development provides lighting to roads and parks that provides appropriate levels of illumination for the safe and efficient movement of vehicles, pedestrians and cyclists and users of open space.</p>	<p><b>AO11.1</b> Development provides road and park lighting in accordance with the relevant standards contained in Planning Scheme Policy - FNQROC Regional Development Manual D8 Utilities.</p>
<b>Pathways</b>	
<p><b>PO12</b> Development provides active transport infrastructure in appropriate locations and at the appropriate standard.</p>	<p><b>AO12.1</b> Pathways (including footpaths, cycle paths, shared pathways and kerb ramp crossovers) are located where identified in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) The Planning Scheme Policy - FNQROC Regional Development Manual for the following hierarchy of road to the frontage of the site; Access Street, Minor Collector Road, Major Collector Road, Sub Arterial Road, Arterial Road and Industrial Collector Street; or</li> <li>(b) The Transport network overlay - Pedestrian network and cycle network overlay maps contained in Schedule 2; or</li> <li>(c) The network plans contained in Council's Active Transport Strategy; or</li> <li>(d) The Local Government Infrastructure Plan Transport network - Pedestrian and cycle movement - Plans for trunk infrastructure maps contained in Schedule 3.</li> </ul> <p>Note - Council's Active Transport Strategy provides guidance on the pedestrian and cycle infrastructure identified on the transport network overlay - pedestrian network maps and cycle network maps contained in Schedule 2.</p> <p><b>AO12.2</b> Pathways are provided in accordance with the relevant standards contained in the Planning Scheme Policy - FNQROC Regional Development Manual – Standard Drawing S1035.</p>
<b>Trunk infrastructure provision</b>	
<p><b>PO13</b> Development is designed and constructed in accordance with the Local Government Infrastructure Plan (and mapping and supporting material) contained within Part 4 and Schedule 3.</p> <p>Note – trunk infrastructure is the infrastructure shown in the Local Government Infrastructure Plan for the following networks:</p> <ul style="list-style-type: none"> <li>- water supply;</li> <li>- wastewater;</li> <li>- stormwater;</li> <li>- transport (roads and pedestrian and cycle movement)</li> <li>- public parks and land for community facilities.</li> </ul>	<p><b>AO13.1</b> No acceptable outcomes identified.</p>

<p>The Plans for trunk infrastructure contained in Schedule 3 identify the location of future trunk infrastructure.</p> <p>The Schedule of Works in Part 4 Local Government Infrastructure Plan contains details of the trunk infrastructure, including timing.</p>	
<p><b>Network utility infrastructure</b></p>	
<p><b>PO14</b> Development provides utility network infrastructure is located, designed and constructed to the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual.</p> <p>Note – Network utility infrastructure includes water supply, wastewater; stormwater, energy supply and telecommunications network infrastructure.</p>	<p><b>AO14.1</b> No acceptable outcomes identified.</p>
<p><b>Firefighting infrastructure</b></p>	
<p><b>PO15</b> Development provides firefighting infrastructure in accordance with the relevant standards contained in Planning Scheme Policy – FNQROC Regional Development Manual.</p>	<p><b>AO15.1</b> Hydrants are located, designed and constructed in accordance with the relevant standard contained in Planning scheme policy – FNQROC Regional Development Manual.</p> <p><b>AO15.2</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'. Planning scheme policy – FNQROC Regional Development Manual Standard drawing S2005 also includes details for road marking to identify hydrant locations.</p> <p><b>AO15.3</b> Residential streets and common access ways within a common private title have hydrants placed at intervals of not more than 120 metres and at each intersection. Hydrants may be situated above or below ground. Above ground Hydrants may have a single outlet</p> <p><b>AO15.4</b> Commercial and industrial streets and access ways within streets serving commercial and industrial properties such as factories, warehouses and offices are provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants have dual valved outlets.</p>
<p><b>Construction management</b></p>	
<p><b>PO16</b> Construction activities and works are undertaken in a manner that avoids, mitigates and minimises any adverse impacts on the road</p>	<p><b>AO16.1</b> Development, and any associated construction activities, including but not limited to: the loading and unloading, or storage, of materials or the</p>

<p>network and users, public safety and the amenity of the surrounding area.</p>	<p>storage of vehicles does not occur within the road reserve.</p> <p>or</p> <p><b>AO16.2</b> Development is undertaken in accordance with a traffic management plan prepared by a suitably qualified and experienced person in accordance with the Manual of Uniform Traffic Control Devices Part 3 and the Austroads Guide to Temporary Traffic Management Part 2: Traffic Management Planning.</p>
<p><b>PO17</b> Construction activities and works are undertaken in a manner that avoids, mitigates and minimises any adverse impacts on public safety, the amenity of the surrounding area or the environment.</p> <p>Note – A construction management plan prepared by a suitably qualified person may be required to demonstrate compliance with the Performance Outcome. A construction management plan, should include but is not limited to the following matters:</p> <ul style="list-style-type: none"> <li>(a) Screening of works such that nuisance to nearby residents and businesses does not occur;</li> <li>(b) Construction signage;</li> <li>(c) Dust, noise, odour and light emission suppression and management to avoid nuisance;</li> <li>(d) Hours of carrying out works in accordance with the Environmental Protection Act and Policies;</li> <li>(e) Storage of machinery, material and vehicles onsite so as to avoid creating a nuisance to surrounding properties and roads;</li> <li>(f) Construction access arrangements;</li> <li>(g) Relevant approvals to the carrying out of works (including this approval and any subsequent approvals, including permits under local laws);</li> <li>(h) Weed and pest species management and</li> <li>(i) Any associated Erosion and Sediment Control Plan or Traffic Management Plan.</li> </ul>	<p><b>AO17.1</b> Construction activities and works are undertaken in accordance with the relevant standards and procedures contained in the Planning Scheme Policy - FNQROC Regional Development Manual - CP1 Construction procedures.</p> <p><b>AO17.2</b> Prior to the commencement of any construction activities, public notices and project signage are placed in accordance with the relevant standards and procedures contained in the Planning Scheme Policy - FNQROC Regional Development Manual - CP1 Construction procedures.</p>
<p><b>PO18</b> Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO18.1</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 of declared noxious weeds.</li> </ul>
<p><b>Non tidal artificial waterways</b></p>	
<p><b>PO19</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p>	<p><b>AO19.1</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> </ul>



<ul style="list-style-type: none"> <li>(a) protect natural ecosystems and environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting natural ecosystems and environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> <li>(e) achieve water quality objectives.</li> </ul>	<ul style="list-style-type: none"> <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>AO19.2</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>AO19.3</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) water levels are maintained to prevent lowering of groundwater within adjacent acid sulfate soil;</li> <li>(b) there is sufficient flushing or a tidal range of &gt;0.3m;</li> <li>(c) any tidal flow alteration does not adversely impact on the tidal waterway;</li> <li>(d) there is no introduction of salt water into freshwater environments.</li> </ul>
	<p><b>AO19.4</b> Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> <li>(a) amenity (including aesthetics), landscaping or recreation; or</li> <li>(b) flood management, in accordance with a drainage catchment management plan; or</li> <li>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</li> <li>(d) aquatic habitat.</li> </ul>
	<p><b>AO19.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects natural ecosystems and environmental values.</p>
	<p><b>AO19.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the non-tidal artificial waterway.</p>
	<p><b>AO19.7</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>

Table 9.3.5.3.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> <li>(d) Where works are located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure – 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; <b>or</b></li> <li>(b) Turbidity not &gt;10% receiving waters turbidity, whichever is the lower: and</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 or appropriate alternatives to attenuate the discharge rate of stormwater from the site</li> </ul>

**Table 9.3.5.3.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>

**9.3.6 Landscaping code**

**9.3.6.1 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.

**9.3.6.2 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.

**9.3.6.3 Assessment benchmarks and requirements**

**Table 9.3.6.3.a – Landscaping code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</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 contribution to the streetscape;</li> <li>(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;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> </ul>	<p><b>AO1.1</b> Where for a centre activity within an existing building within the District centre zone, Major centre zone and Principal centre zone, development does not result in a loss of existing landscaping or landscaped areas on the site.</p> <p>Or</p> <p><b>AO1.2</b> Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes.</p> <p>or</p> <p><b>AO1.3</b> A minimum of 10% of the site is landscaped.</p>

Performance outcomes	Acceptable outcomes
<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 species chosen from the Planning scheme policy – Landscaping.</p>
<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></p>	<p><b>AO5.1</b></p>

Performance outcomes	Acceptable outcomes
Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	Species are selected in accordance with Planning scheme policy – Landscaping.
<b>Maintenance and drainage</b>	
<b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>AO6.1</b> A maintenance program is undertaken in accordance with Planning scheme policy – Landscaping.
<b>Podium planting</b>	
<b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	<b>AO7.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.
	<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.
<b>Weeds and invasive species</b>	
<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.	<b>AO8.1</b> Weed and invasive species detected on a development site are removed prior to any works occurring on site and before any material is removed from the site in accordance with a management plan prepared by an appropriately qualified person.
<b>Safety</b>	
<b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.  Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	<b>AO9.1</b> No acceptable outcomes are provided.
<b>Utilities and services</b>	
<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.	<b>AO10.1</b> Species are selected in accordance with Planning scheme policy – Landscaping.

**9.3.7 Parking and access code**

**9.3.7.1 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.

**9.3.7.2 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
  - (c) where within a Neighbourhood character area, to be consistent with, and complementary and responsive to the Neighbourhood character elements displayed on the Neighbourhood character place, within the Neighbourhood character streetscape and the Neighbourhood character area;
  - (d) where within the Places of significance overlay, is complementary to the cultural significance of the place.

**9.3.7.3 Assessment benchmarks and requirements**

**Table 9.3.7.3.a – Parking and access code – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 9.3.7.3.b.</p> <p>Note – Where a conflict exists between the rates specified in Table 9.3.7.3.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 9.3.7.3.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 9.3.7.3.d.</p> <p>Note – Variations to the rates contained in Table 9.3.7.3.b, 9.3.7.3.c and 9.3.7.3.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> Vehicular access is 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) so that they do not impede the safe movement of vehicles, cyclists or pedestrians on the adjacent road area or verge;</li> <li>(d) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</li> <li>(e) so that they do not adversely impact current and future on-street parking arrangements;</li> <li>(f) so that they do not adversely impact upon existing services within the road reserve adjacent to the site;</li> <li>(g) where within a Neighbourhood character area, to be consistent with, and complementary and responsive to the Neighbourhood character elements displayed on the Neighbourhood character place, within the Neighbourhood character streetscape and the Neighbourhood character area;</li> <li>(h) where within the Places of significance overlay, is complementary to the cultural significance of the place.</li> </ul>	<p><b>AO3.1</b> For development for a Dwelling House where located within the Neighbourhood Character Overlay or the Places of Significance Overlay access is limited to one access per lot that is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) a new access that: <ul style="list-style-type: none"> <li>(i) is from the lower order road where there is more than one frontage to the site;</li> <li>(ii) has a maximum width of 3m;</li> <li>(iii) unless where located within the Rural and Rural Residential Zone, is imperviously sealed.</li> </ul> </li> </ul> <p>Note - Imperviously sealed includes, but is not limited to, concrete, asphalt or concrete pavers. Where concrete is used, construction is in accordance with Planning scheme policy – FNQROC Regional Development Manual S7 – Concrete Works and Standard Drawing S1015.</p> <p>or</p> <p><b>AO3.2</b> For development for a Dwelling House, where not located within the Neighbourhood Character Overlay or the Places of Significance Overlay provides for access to the lot that is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) a new primary access that: <ul style="list-style-type: none"> <li>(i) is from the lower order road where there is more than one frontage to the lot;</li> <li>(ii) has a maximum width of 5.5m;</li> <li>(iii) unless where located within the Rural and Rural Residential Zone, is imperviously sealed.</li> </ul> </li> <li>(c) a secondary access may be provided where: <ul style="list-style-type: none"> <li>(i) development is on a lot that has a minimum road frontage of 18m to, and</li> </ul> </li> </ul>



Performance outcomes	Acceptable outcomes
	<p>access is being provided to the lot from, an Access Road;</p> <ul style="list-style-type: none"> <li>(ii) the access has a maximum width of 3m;</li> <li>(iii) the secondary access is separated by a minimum of 5.5m from the primary access;</li> <li>(iv) unless where located within the Rural and Rural Residential Zone, the access is imperviously sealed.</li> </ul> <p>Note - Imperviously sealed includes, but is not limited to, concrete, asphalt or concrete pavers. Where concrete is used, construction is in accordance with Planning scheme policy – FNQROC Regional Development Manual S7 – Concrete Works and Standard Drawing S1015.</p> <p>or</p> <p><b>AO3.3</b> Development for a Dual Occupancy provides for access to the dwellings that is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) a new shared access to the dwellings that has a maximum width: <ul style="list-style-type: none"> <li>(i) Where located within the Neighbourhood Character Overlay or the Places of Significance Overlay of 3m; or</li> <li>(ii) Where not located within the Neighbourhood Character Overlay or the Places of Significance Overlay of 5.5m; or</li> </ul> </li> <li>(c) two separate accesses to each of the dwellings each having a maximum width of 3m, that are separated by a minimum of 5.5m;</li> <li>(d) constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.</li> </ul> <p>or</p> <p><b>AO3.4</b> For all other development, access is limited to one access per lot and is:</p> <ul style="list-style-type: none"> <li>(a) an existing access; or</li> <li>(b) access constructed in accordance with Planning scheme policy – FNQROC Regional Development Manual.</li> </ul> <p>Note – access is for vehicular access and includes access crossovers and driveways.</p> <p>Note – Where multiple lots are associated with common property, access is provided via a single crossover to all associated lots or tenancies.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO3.5</b>            Access is designed, located and constructed to:</p> <ul style="list-style-type: none"> <li>(a) achieve the following minimum clearances:               <ul style="list-style-type: none"> <li>(i) 600mm from stormwater infrastructure;</li> <li>(ii) 500mm from street signage;</li> <li>(iii) 500mm from electrical pillars;</li> <li>(iv) 1m from parking metres;</li> <li>(v) 1m from power or light poles;</li> <li>(vi) 1m clear of existing trees (measured from the tree trunk);</li> <li>(vii) 6m from the tangent point of any intersection; and</li> </ul> </li> <li>(b) provides for a connection to any existing pathway located in the road verge either side of the access.</li> </ul> <p>Note – access is for vehicular access and includes access crossovers and driveways.</p> <p><b>AO3.6</b>            Driveways are:</p> <ul style="list-style-type: none"> <li>(a) designed to follow as close as possible to the existing contours of the land 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> <p><b>AO3.6</b>            The crossfall of a driveway over the road verge:</p> <ul style="list-style-type: none"> <li>(a) must not exceed 2.5%; or</li> <li>(b) where the existing crossfall of the road verge exceeds 2.5% in any direction, the driveway does not alter the crossfall of the verge.</li> </ul>

Performance outcomes	Acceptable outcomes
<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 Transport network overlay maps contained in Schedule 2;</li> <li>(c) located within the immediate frontage of the site</li> <li>(d) designed and constructed in accordance with the relevant standards;</li> <li>(e) designed and constructed so as not to detract from the character and amenity of the surrounding streetscape.</li> </ul> <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>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>End of trip facilities</b>	
<p><b>PO7</b> On-site end of trip facilities are incorporated into the design for the following developments:</p> <ul style="list-style-type: none"> <li>(a) office development with GFA greater than 2000m<sup>2</sup>; or</li> <li>(b) shop or shopping centre with a GFA greater than 2000m<sup>2</sup>; or</li> <li>(c) educational establishment with a GFA greater than 2000m<sup>2</sup>; or</li> <li>(d) hospital with a GFA greater than 2000m<sup>2</sup>.</li> </ul>	<p><b>AO7.1</b> End of trip facilities are provided, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>(a) Australian Standard AS2890.3;</li> <li>(b) The Queensland Development Code MP4.1.</li> </ul>
<b>Service vehicle requirements</b>	
<p><b>PO8</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) in accordance with relevant standards;</li> <li>(b) so that they do not interfere with the amenity of the surrounding area;</li> <li>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles on the site.</li> </ul>	<p><b>AO8.1</b> 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> Service and loading areas are contained wholly within the site.</p>
	<p><b>AO8.3</b> The movement of service vehicles and service operations are designed so that they:</p> <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>
<b>Vehicle queuing requirements</b>	
<p><b>PO9</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO9.1</b> 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> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drive-through facility;</li> <li>(e) hardware and trade supplies, where involving a drive-through facility;</li> <li>(f) hotel, where involving a drive-through facility;</li> <li>(g) service station.</li> </ul>
	<p><b>AO9.2</b> Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>

**Table 9.3.7.3.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	Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or  for all other development - 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	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 1 space per 25m <sup>2</sup> of GFA
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.
Dwelling house	(a) 2 car parking spaces per dwelling house.  Where involving a secondary dwelling: (a) The 2 car parking spaces per dwelling house; (b) 1 space for the secondary dwelling.  Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code

Land use	Minimum number of spaces
Dwelling unit	(a) 1.5 spaces per one or 2 bedroom unit; or (b) 2 spaces per 3 bedroom unit
Educational establishment	(a) 1 space per employee; plus  Where for a secondary school, college, university or technical institute: (a) 1 space per 10 students.  Note – space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.  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.
Food and drink outlet	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 1 space per 25m <sup>2</sup> GFA and outdoor dining area  Note - space for queuing of vehicles for drive through facilities is provided in accordance with the vehicle queuing requirements detailed in this code.
Function facility	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 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	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 1 space per 20m <sup>2</sup> of GFA
High impact industry	1 space per 100m <sup>2</sup> of GFA
Home based business	Where for a bed and breakfast: (a) The 2 car parking spaces required for the dwelling house; (b) 1 space per bed and breakfast bedroom.  Where for any other Home based business: (a) The 2 car parking spaces required for the dwelling house; (b) 1 space per non-resident employee; (c) 1 space per 25m <sup>2</sup> of GFA.  Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code
Hospital	(a) 1 space per 4 beds; (b) 2 spaces per consulting room; (c) 0.5 spaces per employee.
Hotel	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone,

Land use	Minimum number of spaces
	<p>the development does not result in a loss of existing on-site car parking spaces; or</p> <p>(b) for all other development -</p> <p>(i) 1 space per 15m<sup>2</sup> of GFA and licensed outdoor area; and</p> <p>(ii) 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> <p>Where for Indoor sports (e.g. basketball, netball, soccer, cricket):</p> <p>(a) 20 spaces per court / pitch.</p> <p>Where for Ten pin bowling:</p> <p>(a) 3 spaces per bowling lane.</p> <p>Where for a Gymnasium:</p> <p>(c) 1 space per 15m<sup>2</sup> of GFA; or</p> <p>(d) 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:</p> <p>(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:</p> <p>(b) 1 space per 50m<sup>2</sup> GFA.</p>
Multiple dwelling	<p>(a) 1.25 spaces per one or 2 bedroom unit; or</p> <p>(b) 1.75 spaces per 3 or more bedroom unit; and</p> <p>(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:</p> <p>(a) 1 space per one or 2 bedroom unit; or</p> <p>(b) 1.5 spaces per 3 or more bedroom unit; and</p> <p>(c) 1 spaces per 10 units for visitors.</p>
Nature based tourism	<p>For the accommodation component:</p> <p>(a) 1 space per lodge, hut, tent site or cabin;</p> <p>(b) 0.1 space per lodge, hut, tent site or cabin for visitor parking;</p> <p>(c) 1 space for an on-site manager.</p> <p>For all other components:</p> <p>Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.</p>

Land use	Minimum number of spaces
Office	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 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	Where for Football fields: (a) 50 spaces per field.  Where for Lawn bowls: (a) 30 spaces per green.  Where for a Swimming pool: (a) 15 spaces.  Where for Tennis courts: (a) 4 spaces per court.  Where for Netball courts: (a) 20 spaces per court.  Where for a Golf course: (a) 4 spaces per tee on the course.  Where for a Driving or Firing Range: (a) 1 space per tee or firing station  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.
Place of worship	1 space per 15m <sup>2</sup> of GFA
Relocatable home park	(a) 1 space per relocatable home site; (b) 0.1 space per relocatable home site for visitor parking; (c) 1 space for on-site management.
Research and technology industry	1 space per 100m <sup>2</sup> of GFA.
Residential care facility	(a) 1 space per 10 beds; (b) 0.5 spaces per bed for visitor parking; (c) 0.5 spaces per employee.
Resort complex	Use the minimum number of spaces for each land use component of the Resort complex.  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.
Retirement facility	Where for self-contained accommodation units: (a) 1 space per accommodation unit; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee.  Where for all other accommodation units: (a) 1 space per 5 accommodation units; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee.



Land use	Minimum number of spaces
Rooming accommodation	(a) The greater of 1 space per 2 bedrooms or 1 space per 4 beds; (b) 1 space for on-site management (where applicable).
Sales office	A minimum of 1 space
Service industry	Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or  for all other development - 1 space per 100m <sup>2</sup> of GFA
Service station	1 space per 25m <sup>2</sup> of GFA
Shop	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - 1 space per 25m <sup>2</sup> of GFA
Shopping centre	(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or (b) for all other development - (i) 1 space per 25m <sup>2</sup> GFA; (ii) 1 space per 100m <sup>2</sup> of internal storage and loading.  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.
Short-term accommodation	Where for self-contained accommodation units: (a) 1.25 spaces per one or 2 bedroom accommodation unit; (b) 1.75 spaces per 3 or more bedroom accommodation unit; (c) 0.25 spaces per accommodation unit for visitors, staff and service vehicles;  Where for non-self-contained accommodation units: (a) 0.5 spaces per accommodation unit; (b) 0.25 spaces per accommodation unit for visitors, staff and service vehicles;  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: (a) 1 space per one or 2 bedroom accommodation unit; or (b) 1.5 spaces per 3 or more bedroom accommodation unit; and (c) 1 spaces per 10 accommodation units for visitors, staff and service vehicles;  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: (a) 0.25 spaces per accommodation unit; (b) 1 space per 10 accommodation units for visitors, staff and service vehicles;  Where for Backpackers accommodation: (a) 1 space per 10 beds.

Land use	Minimum number of spaces
	<p>Note – Where development includes 'dual key' units, each room or discrete area that can be separately occupied (whether self-contained or non- self-contained) 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) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or</p> <p>(b) for all other development:</p> <p>(i) 1 space per 50m<sup>2</sup> of GFA;</p> <p>(ii) 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	<p>(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or</p> <p>(b) for all other development - 1 space per 15m<sup>2</sup> of GFA</p>
Veterinary services	<p>(a) Where within an existing building located within the District centre zone, Major centre zone and Principal centre zone, the development does not result in a loss of existing on-site car parking spaces; or</p> <p>(b) for all other development - 1 space per 25m<sup>2</sup> of GFA</p>
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 9.3.7.3.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 accommodation 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 accommodation unit or bedroom means a self-contained accommodation unit or bedroom that has features to enable use by people with a disability.</p>
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	1 space for every 100 car parking spaces or part thereof.

Land use	Minimum number of spaces
Outdoor sales Sales office Service industry Showroom Warehouse	
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 9.3.7.3.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

Land use	Minimum number of spaces
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:                      (a) 1 space per court</p> <p>Where for Netball Courts:                      (a) 3 spaces per court</p>

Land use	Minimum number of spaces
	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.

**9.3.8 Reconfiguring a lot code**

**9.3.8.1 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.

**9.3.8.2 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.

**9.3.8.3 Assessment benchmarks and requirements**

**Table 9.3.8.3.a – Reconfiguring a lot code – benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Lot areas and dimensions</b>	
<p><b>PO1</b> Lots have areas and dimensions that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the purpose and overall outcomes of the applicable zones or zone;</li> <li>(b) can accommodate land uses that are consistent with the purpose and overall outcomes of the applicable zone or zones;</li> <li>(c) are generally rectangular in shape.</li> </ul>	<p><b>AO1.1</b> Lots comply with the lot reconfiguration outcomes in Table 9.3.8.3.b.</p>
	<p><b>AO1.2</b> Lots align with zone boundaries.</p>
	<p><b>AO1.3</b> New lots are generally rectangular in shape with functional areas for land uses intended by the zone.</p>

Performance outcomes	Acceptable outcomes
	<b>AO1.4</b> Boundary angles are not less than 45 degrees.
<b>Climate and site responsive design</b>	
<b>PO2</b> The street design and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions by: (a) maximising solar access to the north; (b) minimising the extent of external walls facing to the east and west. (c) proportioning lots and building envelopes to accommodate energy efficient building orientation; (d) maximising access to prevailing winds to allow for air-permeability.	<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.
	<b>AO2.2</b> The street pattern maximises the number of streets running in a general north-south direction.
<b>PO3</b> Development responds appropriately to its local context, natural systems and site features.	<b>AO3.1</b> Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.
<b>Access</b>	
<b>PO4</b> Lots have safe, legal and practical access to a public road.	<b>AO4.1</b> Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.
<b>Safety</b>	
<b>PO5</b> Safety of users of the development and the surrounding community is considered and incorporated into the design of the reconfiguration.  Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.	<b>AO5.1</b> No acceptable outcomes are provided.
<b>Additional requirements for lots that are capable of further reconfiguration</b>	
<b>PO6</b> New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve: (a) sufficient area and dimensions to accommodate the appropriate intended land use; (b) the provision of a safe, efficient and effective infrastructure network; (c) limited proportions of rear allotments.	<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.
<b>Additional requirements for the retention of existing buildings and structures</b>	
<b>PO7</b>	<b>AO7.1</b>

Performance outcomes	Acceptable outcomes
<p>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>Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.</p>
Additional requirements for the creation of rear lots	
<p><b>PO8</b></p> <p>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></p> <p>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 9.3.8.3.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 9.3.8.3.a provides guidance on meeting the outcomes.</p> <hr/> <p><b>AO8.2</b></p> <p>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>
Additional requirements for development within a Centre zone	
<p><b>PO9</b></p> <p>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></p> <p>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> Open space areas and recreational facilities are designed and constructed to an appropriate standard, having regard to their intended recreational use and environmental values.</p>	<p><b>AO20.1</b> Development provides non trunk open space infrastructure in accordance with the relevant standards contained in the Planning scheme policy FNQROC Regional Development Manual and Council's Public Open Space Policy.</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 potential for nuisance, health and safety concerns.</li> </ul>	<p><b>AO21.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<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 9.3.8.3.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 9.3.8.3.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 9.3.8.3.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 Development Manual, with reference to the specifications set out in Sections D1 and D3.</p>	<p><b>AO26.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<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 9.3.8.3.b – Lot reconfiguration outcomes**

Zone	Minimum lot sizes Note – The minimum lot size excludes the area for access strips.	Minimum width and dimension Note – This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes the area for access strips.
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.	

Zone	Minimum lot sizes Note – The minimum lot size excludes the area for access strips.	Minimum width and dimension Note – This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes the area for access strips.
	Note – The Neighbourhood centre zone code contains additional lot reconfiguration outcomes.	
Open space	No minimum lot size or road frontage is provided.	
Principal centre	No minimum lot size or road frontage is provided.	
Rural residential	4,000m <sup>2</sup> , incorporating: (a) a minimum of 2000m <sup>2</sup> which is exclusive of land with slopes exceeding 1 in 4 (25%); (b) a minimum dimension of 30 metres; (c) sufficient area to cater for on-site waste water management systems.  or  2,000m <sup>2</sup> (where serviced by reticulated sewerage infrastructure and adjoining land within a Residential zone.  Note – refer to the definition of Residential zones contained in Schedule 1.2.	30m
Rural	40ha, unless: (a) the reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot created to accommodate: (i) an emergency services facility; or (ii) water cycle management infrastructure; or (iii) waste management facility; or (iv) telecommunications infrastructure.	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

Zone	Minimum lot sizes Note – The minimum lot size excludes the area for access strips.	Minimum width and dimension Note – This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes the area for access strips.
Township	600m <sup>2</sup>	15m
Waterfront and marine industry	1000m <sup>2</sup>	20m

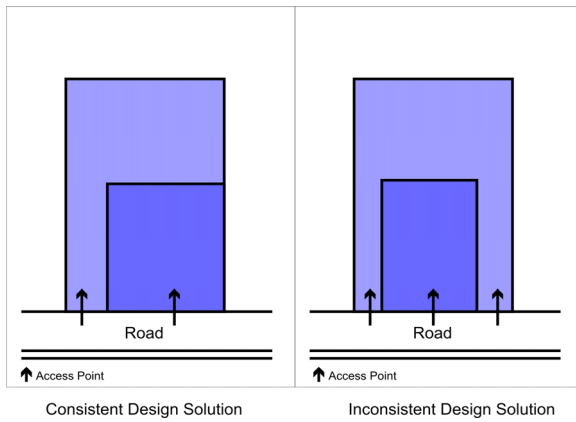


Figure 9.3.8.3.a – Design solutions for access



Figure 9.3.8.3.b – Consistent design solution for the orientation of lots surrounding open space and parkland



**9.3.9 Vegetation management code**

**9.3.9.1 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.

**9.3.9.2 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.

**9.3.9.3 Assessment benchmarks and requirements**

**Table 9.3.9.3.a – Vegetation management – benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements 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 which is located within a zone other than the Conservation zone, Environmental management zone, Rural zone 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>

Performance outcomes	Acceptable outcomes
	<p>or</p> <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><b>PO2</b> Vegetation damaged on a lot does not result in a nuisance</p>	<p><b>AO2.1</b> Damaged vegetation is removed and disposed of at an approved site;</p>

Performance outcomes	Acceptable outcomes
	<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>
Additional requirements for vegetation damage within the Neighbourhood character overlay	
<p><b>PO4</b> Vegetation damage on a Neighbourhood character place does not result in a negative impact on or detract from the Neighbourhood character place or Neighbourhood character streetscape.</p>	<p><b>AO4.1</b> Vegetation damage on a Neighbourhood character place does not result in the removal of a significant tree.</p> <p>or</p> <p><b>AO4.2</b> Vegetation damage on a Neighbourhood character place is undertaken by a statutory authority on land that the statutory authority has control over.</p>
Additional requirements for vegetation damage within the Places of significance overlay	
<p><b>PO5</b> Vegetation damage on a lot identified on the Places of significance overlay does not result in a negative impact on the sites heritage values.</p>	<p><b>AO5.1</b> Vegetation damage does not result in the removal of 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 (or as established under the *Planning Regulation 2017* or the *Planning Act 2016*) 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.

If Cairns Regional Council is identified as the assessment manager, the Cairns Plan 2016 planning scheme is an applicable Local planning instrument and the Special purpose zone applies for the purpose of determining the level of assessment and the assessment benchmarks in Part 5.

### 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 chief executive (or as established under the *Planning Regulation 2017* or the *Planning Act 2016*) 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.

If Cairns Regional Council is identified as the assessment manager, the Cairns Plan 2016 planning scheme is an applicable Local planning instrument and the Special purpose zone applies for the purpose of determining the level of assessment and the assessment benchmarks in Part 5.

### 10.3 State Development Areas

The CairnsPlan 2016 includes the Cairns South State Development Area (SDA) and Tropical North SDA declared by the Queensland government under the *State Development and Public Works Organisation Act 1971*. Planning and development in a State Development Area is subject to the requirements of a Development Scheme, a regulatory document prepared and implemented by the Coordinator-General. The Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland. For further information about SDAs and the role of the Coordinator-General, refer to the website for the Department of State Development, Tourism and Innovation.

#### 10.3.1 Cairns South State Development Area

The Cairns South SDA was declared in November 2018 and varied in February 2020, the 1159-hectare Cairns South SDA is located over two separate areas at Wrights Creek and Gordonvale. The SDA will facilitate economic growth and diversification of the Cairns economy as well as job creation to support the long-term needs of the Cairns region.

The Cairns South SDA Development Scheme was approved by the Governor in Council and came into effect in March 2020. The Development Scheme regulates the following types of development:

- Material change of use;
- Reconfiguring a lot;
- Operational work (as part of an SDA application for a Material change of use or Reconfiguring a lot);
- Operational work for the clearing of native vegetation in the Environmental Management Precinct only.

Cairns Plan 2016 remains the relevant planning instrument for other types of development not regulated by the Cairns South SDA development scheme.

### 10.3.2 Tropical North State Development Area

The Tropical North State Development Area was declared in April 2019. The Tropical North SDA, located at the Cityport precinct in the Cairns CBD, was established to support the continued growth of the tourism industry in Far North Queensland.

Until a development scheme for the Tropical North SDA is adopted, development in the SDA continues to be regulated by existing regulatory arrangements.

### 10.3.3 Wet Tropics Management Plan 1998

The [Wet Tropics Management Plan 1998](#) has been prepared to satisfy the requirements of the *Wet Tropics World Heritage Protection and Management Act 1993*.

The Wet Tropics Management Plan 1998 (the Management Plan) applies to all development within the Wet Tropics of Queensland World Heritage Area. The Wet Tropics of Queensland World Heritage Area is shown on the Part 10 Other Plans maps contained in Schedule 2.

To the extent of any inconsistency the Management Plan prevails over the CairnsPlan 2016 Planning Scheme. The Management Plan is administered by the Wet Tropics Management Authority. Council may seek Third-party advice from the Wet Tropics Management Authority in relation to development applications within the Wet Tropics of Queensland World Heritage Area.

# Schedule 1 Definitions

## SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
  - (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.
- Note – Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
  - (4) The use definitions listed here are the definitions used in this planning scheme.
  - (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
  - (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
  - (7) Column 3 and 4 of Table SC1.1.2 are not exhaustive lists.
  - (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

**Table SC1.1.1 – Index of use definitions**

<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Caretaker’s accommodation</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> </ul>	<ul style="list-style-type: none"> <li>• Health care services</li> <li>• High impact industry</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Outstation</li> <li>• Park</li> <li>• Parking station</li> <li>• Party house</li> <li>• Permanent plantation</li> <li>• Place of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers’ accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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Table SC1.1.2 — Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>Adult store means the use of premises for the primary purpose of displaying or selling</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop.	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> <li>• the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or</li> <li>• the sale or display of underwear or lingerie; or</li> <li>• the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	<p>Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products - Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i></p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery.
Air services	<p>Air services means the use of premises for—</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</p> <p>(d) training and education facilities relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that—</p> <p>(i) is ancillary to an activity or facility</p>	Airport, airstrip, helipad, public or private airfield.	



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p>		
Animal husbandry	<p>Animal husbandry means the use of premises for—</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p>	Cattle studs, grazing of livestock, non-feedlot dairying.	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries.
Animal keeping	<p>Animal keeping means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p>	Aviaries, catteries, kennels, stables, wildlife refuge.	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry.
Aquaculture	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Crocodile farm, pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages.	Intensive animal industry.
Bar	<p>Bar means the use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, nightclub entertainment facility, tavern.
Brothel	Brothel means premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery.
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house.
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station.
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum.	Crematorium, funeral parlour.
Child care centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, vacation care.	Educational establishment, home based child care, family day care.
Club	<p>Club means the use of premises for—</p> <p>(a) an association established for social, literary, political, sporting, athletic or other similar purposes; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p> <p>Note – See also the definition of Club (small scale) contained in Schedule 1.2.</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club.	Hotel, nightclub entertainment facility, place of worship, theatre, Club (small scale).

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community care centre	<p>Community care centre—</p> <p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> <li>(i) providing social support to members of the public; or</li> <li>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but</li> </ul> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p>	Disability support services, drop in centre, respite centre, integrated Indigenous support centre.	Child care centre, family day care, home based child care, health care services, residential care facility.
Community residence	<p>Community residence—</p> <p>(a) means the use of premises for residential accommodation for—</p> <ul style="list-style-type: none"> <li>(i) no more than— <ul style="list-style-type: none"> <li>(A) 6 children, if the accommodate on is provided as part of a program or service under the Youth Justice Act 1992; or</li> <li>(B) 6 persons who require assistance or support with daily living needs; and</li> </ul> </li> <li>(ii) no more than 1 support worker; and</li> </ul> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice.	Dwelling house, dwelling unit, rooming accommodation, residential care facility, short-term accommodation.
Community use	<p>Community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Art gallery, community centre, community hall, library, museum.	Cinema, club, hotel, nightclub entertainment facility, place of worship.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Crematorium	Crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery.
Cropping	Cropping means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard.	Permanent plantations, intensive horticulture, rural industry.
Detention facility	Detention facility means the use of premises for the lawful detention of persons.	Prison, detention centre, correctional facility.	
Dual occupancy	Dual occupancy— (a) means a residential use of premises for 2 households involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.	Dwelling house, multiple dwelling.
Dwelling house	Dwelling house means a residential use of premises involving— (a) 1 dwelling for a single household and any		Caretaker's accommodation, dual occupancy, rooming accommodation,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.</p>		<p>short-term accommodation, student accommodation, multiple dwelling.</p>
Dwelling unit	<p>Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.</p>	<p>“Shop-top” apartment.</p>	<p>Caretaker’s accommodation, dwelling house.</p>
Educational establishment	<p>Educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p>	<p>Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres.</p>	<p>Child care centre, home based child care, family day care.</p>
Emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p>	<p>State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres.</p>	<p>Community use, hospital, residential care facility.</p>
Environment facility	<p>Environment facility—</p> <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide</p>	<p>Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides.</p>	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	accommodation for tourists and travellers.		
Extractive industry	Extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry.	
Food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room.	Bar, club, hotel, shop, theatre, nightclub entertainment facility.
Function facility	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre.	Community use, hotel.
Funeral parlour	Funeral parlour— (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship.
Garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or	Retail plant nursery.	Bulk landscape supplies, wholesale nursery, outdoor sales.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(c) a food and drink outlet that is ancillary to the use in paragraph (a).		
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse.
Health care services	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic, cosmetic or beauty services that involve injectables	Community care centre, hospital.
High impact industry	High impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry.  Note – additional examples are shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry.
Home based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, hair or beauty services, massage services, tailor, home based child care for a	Animal keeping, office, parking station, place of worship, shop, sport and recreation activities, warehouse, transport depot, low impact industry, medium

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		stand-alone service in accordance with the <i>Education and Care Services Act 2013</i> .	impact industry, high impact industry, outdoor sales.
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility.
Hotel	Hotel— (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	pub, tavern.	Nightclub entertainment facility.
Indoor sport and recreation	Indoor recreation means— (a) a food and drink outlet; or (b) a hotel; or (c) indoor sport and recreation; or (d) a major sport, recreation and entertainment facility at which events are carried out mainly indoors; or (e) tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (a) to (d); or	Amusement parlour, bowling alley, yoga school, dance school, martial arts school, gymnasium, squash courts, enclosed tennis courts, swim school (where located indoors).	Cinema, hotel, nightclub entertainment facility, theatre.



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(f) a commercial use that is ancillary to a use stated in paragraphs (a) to (d).		
Intensive animal industry	<p>Intensive animal industry—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production (where not otherwise defined as Animal husbandry).	Animal husbandry (including where involving supplementary feeding), aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens.
Intensive horticulture	<p>Intensive horticulture—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms.	Wholesale nursery.
Landing	<p>Landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p>	Boat ramp, jetty, pontoon.	Marina.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) from which passengers embark and disembark.		
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note - additional examples are shown in SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry.</p>
Major electricity infrastructure	<p>Major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input</p>	<p>Powerlines greater than 66kV.</p>	<p>Minor electricity infrastructure, substation.</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	or output standard voltage.		
Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing.	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation.
Marine industry	Marine industry means the use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).	Boat building, boat storage, dry dock.	Marina.
Market	Market means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales.	Shop, roadside stall.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>Medium impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</p> <p>Note—additional examples are shown in SC1.1.2 industry thresholds.</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry.</p>
Motor sport facility	<p>Motor sport facility means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks.</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation.</p>
Multiple dwelling	<p>Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex.</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility.</p>
Nature-based tourism	<p>Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p>	<p>Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps.</p>	<p>Environment facility.</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) a local ecosystem; or (c) the natural environment.		
Nightclub entertainment facility	Nightclub entertainment facility means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall.
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation.	Relocatable home park, short-term accommodation, tourist park.
Office	Office— (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods.	Bank, real estate agent, administration building.	Home based business, home office, shop, outdoor sales.
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is	Agricultural machinery sales yard, motor vehicles sales yard.	Bulk landscape supplies, market.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>		
Outdoor sport and recreation	<p>Outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p>	<p>Driving range, golf course, swimming pool, tennis courts, swim school, football ground, cricket oval.</p>	<p>Major sport, recreation and entertainment facility, motor sport, park, community use.</p>
Outstation	<p>Outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	<p>Indigenous camp site.</p>	<p>Dwelling house, hostel, multiple dwellings, relocatable home park, short-term accommodation, tourist park.</p>
Park	<p>Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	<p>Urban common.</p>	<p>Tourist attraction, outdoor sport and recreation.</p>
Parking station	<p>Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>	<p>Car park, 'park and ride', bicycle parking.</p>	
Party house	<p>Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if –</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or</p>		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management.	Forestry for wood production, biofuel production.
Place of worship	Place of worship means the use of premises for— <p>(a) organised worship and other religious activities; or</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>	Church, chapel, mosque, synagogue, temple.	Community use, child care centre, funeral parlour, crematorium.
Port services	Port service means the use of premises for— <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>	Marina, ferry terminal.	Landing.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable home park	Relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager’s residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park.
Renewable energy facility	Renewable energy facility— (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.	Solar farm, wind farm, tidal power.	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site.
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility, biotechnology industries, energy industries.	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home.	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility.



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Resort complex	<p>Resort complex means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities</i></p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	Island resort.	
Retirement facility	<p>Retirement facility means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or</p> <p>(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Retirement village.	Residential care facility.
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall.	Market.
Rooming accommodation	<p>Rooming accommodation means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises; and</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>(ii) does not have a right to occupy the whole of the premises; and</li> <li>(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and</li> <li>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</li> <li>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</li> </ul>		
Rural industry	<p>Rural industry means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</li> <li>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</li> </ul>	Packing shed.	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural workers' accommodation	Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation.	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings.
Sales office	Sales office means the use of premises for the temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling.	Bank, office.
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor.	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry.
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Shop	<p>Shop means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) displaying, selling or hiring goods; or</li> <li>(b) providing personal services or betting to the public.</li> </ul> <p>Note – See also the definition of Department store and Supermarket contained in Schedule 1.2.</p>	<p>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store.</p>	<p>Adult store, food and drink outlet, showroom, market.</p>
Shopping centre	<p>Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
Short-term accommodation	<p>Short-term accommodation—</p> <ul style="list-style-type: none"> <li>(a) means the use of premises for— <ul style="list-style-type: none"> <li>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</li> <li>(ii) a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</li> </ul> </li> <li>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</li> </ul>	<p>Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay.</p>	<p>Hostel, rooming accommodation, tourist park.</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <ul style="list-style-type: none"> <li>(a) a related product line; and</li> <li>(b) a size, shape or weight that requires—               <ul style="list-style-type: none"> <li>(i) a large area for handling, display or storage; and</li> <li>(ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.</li> </ul> </li> </ul>	<p>Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies.</p>	<p>Food and drink outlet, shop, outdoor sales.</p>
Special industry	<p>Special industry means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> <li>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</li> <li>(b) that a local planning instrument applying to the premises states is a special industry; and</li> <li>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers.</p> <p>Note—additional examples are shown in SC1.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry.</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	<p>Substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the Electricity Act, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards.	Major electricity infrastructure, minor electricity infrastructure.
Telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunications on tower, broadcasting station, television station.	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i> .
Theatre	<p>Theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio.	Community hall, hotel, indoor sport and recreation facility, temporary film studio.

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p>		
Tourist attraction	<p>Tourist attraction means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>	Theme park, zoo.	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility.
Tourist park	<p>Tourist park means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager’s residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>	Camping ground, caravan park, holiday cabins.	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation.
Transport depot	<p>Transport depot means the use of premises for—</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p>	<p>Contractor’s depot, bus depot, truck yard, heavy machinery yard.</p> <p>Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</p>	Home based business, warehouse, low impact industry, service industry.
Utility installation	<p>Utility installation means the use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant.	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>(b) a sewerage, drainage or stormwater service; or</li> <li>(c) a transport service; or</li> <li>(d) a waste management service; or</li> <li>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</li> </ul>		energy facility, transport depot.
Veterinary services	<p>Veterinary service means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) the medical or surgical treatment of animals; or</li> <li>(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</li> </ul>		Animal keeping.
Warehouse	<p>Warehouse means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) storing or distributing goods, whether or not carried out in a building; or</li> <li>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ul>	Self storage sheds.	Hardware and trade supplies, outdoor sales, showroom, shop.
Wholesale nursery	<p>Wholesale nursery means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) the wholesale of plants grown on or next to the premises; or</li> <li>(b) selling gardening materials, if the use is ancillary to the use in paragraph (a).</li> </ul>		Bulk landscape supplies, garden centre.
Winery	<p>Winery means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) making wine; or</li> <li>(b) selling wine that is made on the premises.</li> </ul>		Rural industry.



**SC1.1.1 Defined activity groups**

- (a) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (b) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (c) An activity group is able to be referenced in Part 5.
- (d) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

**Table SC1.1.1.1 — Index of defined activity groups**

<ul style="list-style-type: none"> <li>• Accommodation activities</li> <li>• Centre activities</li> <li>• Industry activities</li> <li>• Sport and recreation activities</li> </ul>
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**Table SC1.1.1.2 — Defined activity groups**

Column 1 Activity group	Column 2 Uses
Accommodation activities	Community residence Dual occupancy Dwelling house Dwelling unit Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation
Centre activities	Adult store Bar Club (other than small scale) Food and drink outlet Function facility Health care services Hotel Nightclub entertainment facility Office Service industry Shop Shopping centre Showroom Theatre Veterinary services
Industry activities	Low impact industry Marine industry Medium impact industry High impact industry
Sport and recreation activities	Indoor sport and recreation Outdoor sport and recreation

**SC1.1.2 Industry thresholds**

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2 - Low impact industry, medium impact industry, high impact industry and special industry.

**Table SC1.1.2.1 - Industry thresholds**

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> <li>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting</li> <li>(2) Repairing and servicing lawn mowers and outboard engines</li> <li>(3) Fitting and turning workshop</li> <li>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</li> <li>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</li> <li>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</li> </ul>
Medium impact industry	<ul style="list-style-type: none"> <li>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</li> <li>(2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum</li> <li>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i></li> <li>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum</li> <li>(5) Enamelling workshop using less than 15 000 litres of enamel per annum</li> <li>(6) Galvanising works using less than 100 tonnes of zinc per annum</li> <li>(7) Anodising or electroplating workshop where tank area is less than 400 square metres</li> <li>(8) Powder coating workshop using less than 500 tonnes of coating per annum</li> <li>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum</li> <li>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</li> <li>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</li> <li>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</li> <li>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</li> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</li> <li>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum</li> </ul>

Use	Additional examples include
	<ul style="list-style-type: none"> <li>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum</li> <li>(17) Recycling and reprocessing batteries</li> <li>(18) Repairing or maintaining boats</li> <li>(19) Manufacturing substrate for mushroom growing</li> <li>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</li> <li>(21) Recycling or reprocessing tyres including retreading</li> <li>(22) Printing advertising material, magazines, newspapers, packaging and stationery</li> <li>(23) Distribution centre</li> <li>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum;</li> <li>(26) Reconditioning metal or plastic drums</li> <li>(27) Glass fibre manufacture less than 200 tonnes per annum</li> <li>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
High impact industry	<ul style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</li> <li>(2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum</li> <li>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</li> <li>(4) Scrap metal yard including a fragmentiser</li> <li>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</li> <li>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</li> <li>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1 000 tonnes per annum</li> <li>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</li> <li>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum</li> <li>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum</li> <li>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</li> <li>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum</li> <li>(13) Galvanising works using 100 tonnes or greater of zinc per annum</li> <li>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater</li> <li>(15) Powder coating workshop using 500 tonnes or greater of coating per annum</li> <li>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum</li> </ul>

Use	Additional examples include
	<ul style="list-style-type: none"> <li>(17) Concrete batching and producing concrete products</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</li> <li>(20) Manufacturing fibreglass pools, tanks and boats</li> <li>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum</li> <li>(23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre</li> <li>(24) Abattoir</li> <li>(25) Recycling chemicals, oils or solvents</li> <li>(26) Waste disposal facility (other than waste incinerator)</li> <li>(27) Recycling, storing or reprocessing regulated waste</li> <li>(28) Manufacturing batteries</li> <li>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</li> <li>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum</li> <li>(31) Crematoria</li> <li>(32) Glass fibre manufacture producing 200 tonnes or greater per annum</li> <li>(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
Special industry	<ul style="list-style-type: none"> <li>(1) Oil refining or processing</li> <li>(2) Producing, refining or processing gas or fuel gas</li> <li>(3) Distilling alcohol in works producing greater than 2500 litres per annum</li> <li>(4) Power station</li> <li>(5) Producing, quenching, cutting, crushing or grading coke</li> <li>(6) Waste incinerator</li> <li>(7) Sugar milling or refining</li> <li>(8) Pulp or paper manufacturing</li> <li>(9) Tobacco processing</li> <li>(10) Tannery or works for curing animal skins, hides or finishing leather</li> <li>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</li> <li>(12) Rendering plant</li> <li>(13) Manufacturing chemicals, poisons and explosives</li> <li>(14) Manufacturing fertilisers involving ammonia</li> <li>(15) Manufacturing polyvinyl chloride plastic.</li> </ul>

## SC1.2 Administrative definitions

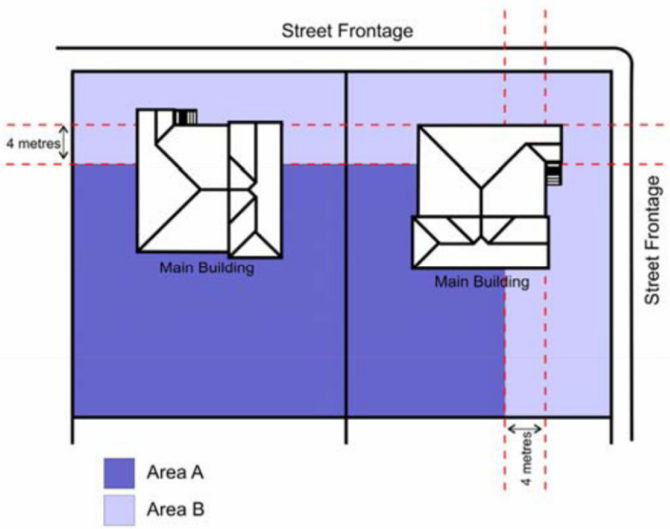
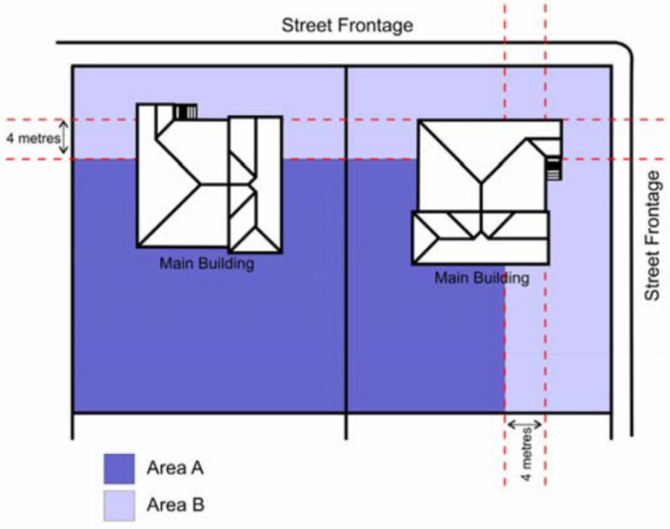
- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.a - Index of administrative definitions**

<ul style="list-style-type: none"> <li>• Acid sulfate soils</li> <li>• Access strip</li> <li>• Active frontage</li> <li>• Active transport</li> <li>• Adjoining premises</li> <li>• Ancillary clearing</li> <li>• Ancillary use</li> <li>• Annual exceedance probability (AEP)</li> <li>• Area A for a Neighbourhood character place</li> <li>• Area B for a Neighbourhood character place</li> <li>• Areas of environmental significance</li> <li>• Articulation</li> <li>• Australian height datum (AHD)</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Bed and breakfast</li> <li>• Bed space</li> <li>• Boundary clearance</li> <li>• Boundary realignment</li> <li>• Buffer</li> <li>• Building height</li> <li>• Burra Charter</li> <li>• Carport</li> <li>• Centre zone</li> <li>• Club (small scale)</li> <li>• Coastal processes</li> <li>• Coastal-dependant development</li> <li>• Community infrastructure</li> <li>• Crime prevention through environmental design (CPTED)</li> <li>• Deep planting</li> <li>• Defined inundation event</li> <li>• Demand unit</li> <li>• Demolition</li> <li>• Department store</li> <li>• Development footprint</li> <li>• Domestic outbuilding</li> </ul>	<ul style="list-style-type: none"> <li>• Dual key unit</li> <li>• Dwelling</li> <li>• Edge of wetland</li> <li>• Equivalent demand unit</li> <li>• Erosion prone area</li> <li>• Garage</li> <li>• Gateway site</li> <li>• Greenfield development</li> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Habitable room</li> <li>• Hazardous Material</li> <li>• Heavy rigid vehicle</li> <li>• Hierarchy of centres</li> <li>• Higher order centre</li> <li>• Household</li> <li>• Impact assessable signage</li> <li>• Industry zone</li> <li>• Infill development</li> <li>• Landscape values</li> <li>• Landscaping</li> <li>• Legibility</li> <li>• Major transport corridor</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Mixed use</li> <li>• Neighbourhood character area</li> <li>• Neighbourhood character elements</li> <li>• Neighbourhood character place</li> <li>• Neighbourhood character streetscape</li> <li>• Net developable area</li> <li>• Night time activity</li> <li>• Non-resident workers</li> <li>• Non-urban waterway</li> <li>• Open carport</li> <li>• Operational airspace</li> <li>• Outermost projection</li> <li>• Permeability</li> <li>• Planning assumptions</li> <li>• Plot ratio</li> </ul>	<ul style="list-style-type: none"> <li>• Pre-existing development commitment</li> <li>• Primary street frontage</li> <li>• Projection area(s)</li> <li>• Public realm</li> <li>• Rear lot</li> <li>• Residential zones</li> <li>• Road infrastructure</li> <li>• Roof height</li> <li>• Secondary dwelling</li> <li>• Secondary street frontage</li> <li>• Self-contained accommodation unit</li> <li>• Sensitive land use</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Semi-public space</li> <li>• Signage</li> <li>• Significant tree</li> <li>• Site</li> <li>• Site cover</li> <li>• Small residential lot</li> <li>• Storey</li> <li>• Streetscape</li> <li>• Structure</li> <li>• Supermarket</li> <li>• Temporary use</li> <li>• Tower</li> <li>• Transit oriented development</li> <li>• Tropical urbanism</li> <li>• Ultimate development</li> <li>• Urban purposes</li> <li>• Urban waterway A</li> <li>• Urban waterway B</li> <li>• Vegetation</li> <li>• Vegetation damage</li> <li>• Vulnerable land use</li> <li>• Waterway corridor</li> <li>• Zone of influence</li> </ul>
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**Table SC1.2.b – Administrative definitions**

Column 1 Term	Column 2 Definition
Acid sulfate soils	Means soils, sediments, or other materials containing iron sulfate and/or acidity generated by their breakdown.  Note – these materials are environmentally benign when left undisturbed in an aqueous, anoxic environment, but when exposed to oxygen, the iron sulfate break down, releasing large quantities of acid and soluble iron. Both substances have considerable ability to degrade the natural and built environment, and the acid can mobilise other pollutants such as arsenic, lead and zinc
Access strip	That part of a site which is used for providing access to a road
Active frontage	A ground level façade of a building that provides interactions between the private and public realm through appearance and function by: <ul style="list-style-type: none"> <li>• ensuring internal uses are visible from the outside through the use of display windows utilising clear glazing;</li> <li>• where security grills are used, they are visually permeable and are internally mounted;</li> <li>• entrances front and open towards the street;</li> <li>• buildings are built to the front boundary;</li> <li>• vehicle ingress and egress, loading and unloading facilities, and waste and recyclable materials storage and collection areas are not dominant features;</li> <li>• the location of services including, but not limited to fire hydrants and boosters, and electricity sub-stations / pad mounts does not compromise activity or visual integration from the streetscape and the private realm. They are appropriately included within the design, located within the building and screened from view;</li> <li>• are broken into smaller components by vertical elements.</li> </ul>
Active transport	Non-motorised travel such as walking and cycling.
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Ancillary clearing	Ancillary clearing is clearing necessary to establish approved development. It includes firebreaks and clearing for the provision of infrastructure. Ancillary clearing is minimised to the greatest extent possible.
Ancillary use	A use that is directly associated with and subordinate to the primary use of the land.
Annual exceedance probability (AEP)	Means the likelihood of a hazard event (e.g. flood or storm tide) of a given size or larger occurring in any one year; usually expressed as a percentage.  Note – For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five per cent, it means that there is a five per cent risk (i.e. probability of 0.05 or a likelihood of one in 20) of a peak flood discharge of 500 cubic metres per second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

Column 1 Term	Column 2 Definition
<p>Area A for a Neighbourhood character place</p>	<p>Area A for a Neighbourhood character place is the area of a lot within the Neighbourhood character overlay shown as Area A on the figure below:</p>  <p>Where there is no dwelling on a lot, the entire lot is considered to be within Area B for a Neighbourhood character place.</p>
<p>Area B for a Neighbourhood character place</p>	<p>Area B for a Neighbourhood character place is the area of a lot within the Neighbourhood character overlay shown as Area B on the figure below:</p>  <p>Where there is no dwelling on a lot, the entire lot is considered to be within Area B for a neighbourhood character place.</p>
<p>Areas of environmental significance</p>	<p>Areas of environmental significance are the areas and values identified on the Natural areas overlay maps contained in Schedule 2.</p> <p>Note – Areas of environmental significance include Matters of National environmental significance, Matters of State environmental significance and Matters of local environmental significance.</p>
<p>Articulation</p>	<p>Designing a building, or the façade of a building, with clearly distinguishable parts and features.</p>

Column 1 Term	Column 2 Definition
Australian height datum (AHD)	The datum used for the determination of elevations in Australia. The determination uses a national network of bench marks and tide gauges, and sets mean sea level as zero elevation.
Average width	Average width, of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	Base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	Basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Bed and breakfast	A dwelling with rooms used for overnight paying guest accommodation.
Bed space	Means a space occupied by one person for the purpose of sleeping.
Boundary clearance	Boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.
Boundary realignment	The relocation of a common boundary between adjoining lots.
Buffer	An area required for ecological, acoustic, scenic amenity or potential hazard protection purposes that incorporates a separation distance and associated landscaping, structures and works: <ul style="list-style-type: none"> <li>• between different land uses; or</li> <li>• from a major noise source; or</li> <li>• from a conservation area or a public recreation area; or</li> <li>• from a wetland, waterway or waterbody.</li> </ul>
Building height	Building height, of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian members of the International Council on Monuments and Sites (ICOMOS).
Carport	A Class 10a building, other than a garage, providing covered vehicle parking.
Centre zone	For the purpose of the planning scheme, the following zones are considered to be centre zones: <ul style="list-style-type: none"> <li>• Principal centre zone;</li> <li>• Major centre zone;</li> <li>• District centre zone;</li> <li>• Local centre zone;</li> <li>• Neighbourhood centre zone.</li> </ul>
Club (small scale)	Club where not including an activity which requires a liquor license or a gaming licence and where not exceeding 100m <sup>2</sup> GFA.
Coastal processes	Means the natural processes of the coast including sediment transport to and along the coast; fluctuations in the location and form of the foreshore, beach,



Column 1 Term	Column 2 Definition
	dunes and associated ecosystems; waves, tides; changes in sea-level and coastal hazards (for example, storm tide), ecological processes (for example, migration of plant and animal species) and the natural water cycle (for example coastal wetlands' role in filtration and flood mitigation).
Coastal-dependant development	<p>Means development that requires land adjoining the foreshore and access to tidal water to function. The term does not include residential development, waste management facilities (landfills, sewerage treatment plants) or transport infrastructure (other than for access to the coast).</p> <p>Editor's note - Coastal-dependant development may include:</p> <ul style="list-style-type: none"> <li>Industrial and commercial facilities such as ports, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, erosion control structures and beach nourishment</li> <li>Tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.</li> </ul>
Community infrastructure	<p>The following types of community infrastructure that provide services vital to the wellbeing of the community:</p> <ul style="list-style-type: none"> <li>air services;</li> <li>community use where involving facilities for the storage of valuable records or items of cultural or historic significance, including public libraries, museums, galleries and the like;</li> <li>educational establishment;</li> <li>emergency services;</li> <li>hospitals and associated facilities;</li> <li>utility installation, where involving:</li> <li>communication network facilities;</li> <li>rail lines, stations and associated facilities;</li> <li>a State-controlled road or sub-arterial road;</li> <li>water cycle management infrastructure; or</li> <li>works of an electricity entity.</li> </ul>
Crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in opportunities for concealment and crime and increased perceptions of safety.
Deep planting	Deep planting is the planting of shrubs and trees within the natural ground of the site where there are no structures or basements below the surface of the ground. Deep planting allows sufficient area and conditions to accommodate the normal full growth of large scale trees. Planting in containers or planter boxes is not considered to be deep planting.
Defined inundation event	The highest level of inundation of either the 1% AEP flood event or 1% AEP storm tide inundation event over land.
Demand unit	Demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Demolition	<p>Full or partial demolition of a building or structure.</p> <p>Where within the Places of significance overlay, demolition means the full or partial demolition of a building or structure, where the demolition materially affects the cultural significance of the place.</p> <p>Note – Council advice should be sought in determining if development is for demolition on a site within the Places of significance overlay.</p>

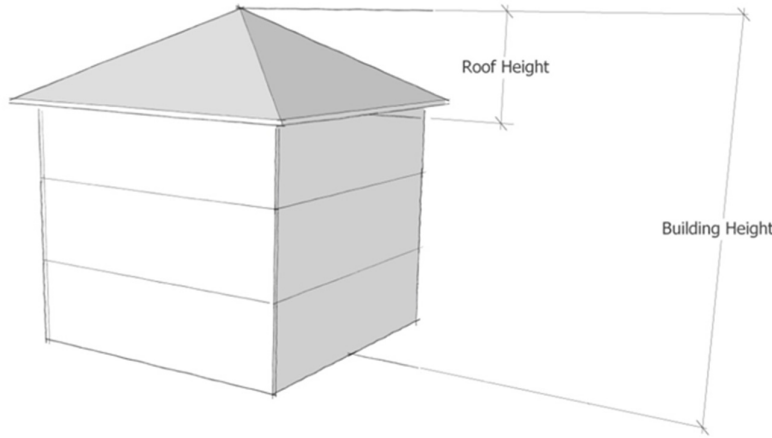
Column 1 Term	Column 2 Definition
Department store	Incorporates multiple internal departments selling a variety of products in a single tenancy with a floor area over 1,500m <sup>2</sup> . It commonly includes any shop referred to as a department store, discount department store or discount variety store. It does not include a supermarket.
Development footprint	Development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dual key unit	A unit containing two discrete areas that are capable of being separately occupied. The unit may have a shared hallway or entry area with separate lockable entrances to each area.
Dwelling	Dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Edge of wetland	The edge of wetland is identified using prominent on ground features such as a definitive change in vegetation, soils and or presence of water.  Note – the <i>Queensland Wetland Definition and Delineation Guideline</i> can provide further guidance on establishing the edge of wetland.
Equivalent demand unit	A standard unit of measurement representing the consumption of capacity of a trunk infrastructure network by one detached dwelling.
Erosion prone area	An area declared to be an erosion prone area under section 70(1) of the <i>Coastal Protection and Management Act 1995</i> .  Note – definition from the <i>Coastal Protection and Management Act 1995</i> .
Garage	An enclosed Class 10a building, providing covered vehicular parking.
Gateway site	A specific area identified on a local plan map, through the use of a symbol, that is in a key entry location to or within an activity centre. Gateway sites contribute to the character of places through the use of height, notable architectural excellence, mixed use activity and connections to public transport, pedestrian activity and public spaces.  Note – A gateway site may comprise part or all of a lot, or an area not contained within a lot. Refer to the Local plan maps contained in Schedule 2 for locations of gateway sites.
Greenfield development	Development of vacant land within a predominantly undeveloped area intended for urban development.
Gross floor area	Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or

Column 1 Term	Column 2 Definition
	(c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	Ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Habitable room	A room used for normal domestic activities, and: <ul style="list-style-type: none"> <li>• includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but</li> <li>• excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul> <p>Note – definition from the Building Code of Australia.</p>
Hazardous Material	A substance with potential to cause harm to persons, property or the environment because of one or more of the following: <ul style="list-style-type: none"> <li>• the chemical properties of the substance;</li> <li>• the physical properties of the substance;</li> <li>• the biological properties of the substance.</li> </ul> <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p> <p>Note – definition from the Dangerous Goods Safety Management Act 2001.</p>
Heavy rigid vehicle	A rigid or articulated motor vehicle or omnibus which has three or more axles and a gross vehicle mass of greater than 8 tonnes.
Hierarchy of centres	The hierarchy of centres within the region as listed below in order from highest to lowest: <ul style="list-style-type: none"> <li>• Principal centre;</li> <li>• Major centre;</li> <li>• District centre;</li> <li>• Local centre;</li> <li>• Neighbourhood centre.</li> </ul> <p>Centres are concentrations of activity that vary in type and scale dependant on their identified role and function within the hierarchy. Each centre within the hierarchy is distinct and does not replicate the role and function of another centre within the hierarchy.</p> <p>Note – The role and function of centres within the hierarchy of centres is included within Schedule; 6 and within Part 3 Strategic framework.</p>
Higher order centre	A Principal, Major or District centre.
Household	Household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.

Column 1 Term	Column 2 Definition
Impact assessable signage	An advertising device or any other sign that is identified within Part 3 of Cairns Regional Council's <i>Local Law No. 4 (Advertising devices) 2019</i> .
Industry zone	For the purpose of the planning scheme, the following zones are considered to be industry zones: <ul style="list-style-type: none"> <li>• Low impact industry zone;</li> <li>• Medium impact industry zone;</li> <li>• High impact industry zone;</li> <li>• Waterfront and marine industry zone.</li> </ul>
Infill development	Development of a vacant or underdeveloped site within a predominantly developed urban area.
Landscape values	Landscape attributes perceived by the community and visitors as contributing to the attractive scenery and distinctive visual imagery of the Cairns region, comprising significant landscape elements and features, valued landscape character types and areas of high and moderate scenic amenity, taking into account scenic preferences and visual exposure. These attributes include (but are not limited to) mountain ranges, coastal headlands, beaches, rivers, valleys and gorges, rainforest, canefields, wetlands and estuaries, character towns, islands and seascape; and also views from lookouts, gateways and scenic routes.
Landscaping	Landscaping is the planting of trees, shrubs, grasses and other plants.
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.
Major transport corridor	Major transport corridors are identified in the Transport network overlay maps and Strategic framework maps contained in schedule 2, as: <ul style="list-style-type: none"> <li>• state controlled roads;</li> <li>• state controlled railways;</li> <li>• sub-arterial roads (or Future sub-arterial roads or Upgrade to an existing sub-arterial roads);</li> <li>• rural major road (or Future rural major road or Upgrade to an existing rural major road);</li> <li>• a Future transport connection or Transport investigation corridor.</li> </ul>
Minor building work	Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— <ol style="list-style-type: none"> <li>(a) 50m<sup>2</sup>;</li> <li>(b) an area equal to 5% of the gross floor area of the building.</li> </ol> <p>Note – Council advice should be sought in determining if development materially affects the cultural significance of the place.</p>
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— <ol style="list-style-type: none"> <li>(a) a new zone substation or bulk supply substation; or</li> <li>(b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</li> </ol>
Mixed use	Development containing a mix of residential, retail, commercial, government, community, cultural, education, health, sport and recreation, entertainment and other leisure activities within a building or in close proximity to each other.

Column 1 Term	Column 2 Definition
Neighbourhood character area	<p>The mapped area, as identified and described on the Neighbourhood character overlay maps contained in Schedule 2, in which a Neighbourhood character place or a Neighbourhood character streetscape is located. The Neighbourhood character areas are as follows:</p> <ul style="list-style-type: none"> <li>• Neighbourhood character area 1 – Aeroglen</li> <li>• Neighbourhood character area 2 – Babinda</li> <li>• Neighbourhood character area 3 – Cairns North</li> <li>• Neighbourhood character area 4 – Earville</li> <li>• Neighbourhood character area 5 – Edge Hill</li> <li>• Neighbourhood character area 6 – Freshwater</li> <li>• Neighbourhood character area 7 – Gordonvale</li> <li>• Neighbourhood character area 8 – Manunda</li> <li>• Neighbourhood character area 9 – Parramatta Park A</li> <li>• Neighbourhood character area 10 – Parramatta Park B</li> <li>• Neighbourhood character area 11 – Stratford</li> <li>• Neighbourhood character area 12 – Westcourt</li> </ul>
Neighbourhood character elements	<p>The features and characteristics of a Neighbourhood character place, Neighbourhood character streetscape or Neighbourhood character area. Neighbourhood character elements may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Architectural style of buildings and structures (including roof style);</li> <li>• Building materials;</li> <li>• Pattern of development;</li> <li>• Setbacks;</li> <li>• Building height, form, scale and bulk;</li> <li>• Layout and orientation of buildings and structures;</li> <li>• Access, car parking and vehicle storage;</li> <li>• Lot layout, lot sizes, dimensions and frontages;</li> <li>• Site coverage;</li> <li>• Topography;</li> <li>• Fencing, landscaping and vegetation;</li> <li>• Street trees.</li> </ul> <p>Note – Planning scheme policy – Neighbourhood character identifies character elements generally displayed in each of the Neighbourhood character areas. Neighbourhood character elements are also identified through a Site assessment and design response prepared in accordance with the Planning scheme policy – neighbourhood character.</p>
Neighbourhood character place	<p>A lot within a Neighbourhood character area, including any buildings, structures, other improvements and Neighbourhood character elements on the lot or any vegetation on an adjoining road reserve fronting the lot.</p>
Neighbourhood character streetscape	<p>The streets or public places within a Neighbourhood character area on which a Neighbourhood character place is located (including streets from which it gains access) and the streets or public places within the Neighbourhood character area from which a Neighbourhood character place can be viewed.</p> <p>The streetscape includes the overall appearance of the street or streets including, but not limited to Neighbourhood character places within the streetscape and the Neighbourhood character elements displayed.</p>
Net developable area	<p>Net developable area, for premises, means the area of the premises that—</p> <p>(a) is able to be developed; and</p> <p>(b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.</p> <p>Note – for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Night time activities	<p>Development that operates between the hours of 10.00pm and 6.00am.</p>

Column 1 Term	Column 2 Definition
Non-resident workers	<p>Non-resident worker means a person who—</p> <p>(a) performs work as part of—</p> <p>(i) a resource extraction project; or</p> <p>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</p> <p>(iii) a rural use; and</p> <p>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</p> <p>Example of a non-resident worker - a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.</p>
Non-urban waterway	A classification of waterway that is identified on the natural areas overlay maps contained in Schedule 2.
Open carport	<p>A carport with –</p> <p>(a) Two sides or more open, and a side is also considered open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear allotment boundary; and</p> <p>(b) Not less than one-third of its perimeter open.</p>
Operational airspace	Means the airspace around a strategic airport in which aircraft take-off, land or manoeuvre and for the Cairns Airport is defined as the obstacle limitation surface (OLS) and the Procedure for Air Navigation Services – Aircraft Operational Surfaces (PANS-OPS) shown on the Airport environs overlay maps contained in Schedule 2.
Outermost projection	<p>Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <p>(a) a retractable blind; or</p> <p>(b) a fixed screen; or</p> <p>(c) a rainwater fitting; or</p> <p>(d) an ornamental attachment.</p>
Permeability	The extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made, or the extent and ease at which people can see through a place, site, an area or a building.
Planning assumptions	Planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	Plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Pre-existing development commitment	<p>Where within the Hazardous and explosive facilities overlay, a pre-existing development commitment includes any of the following:</p> <ul style="list-style-type: none"> <li>• Development consistent with a valid development permit;</li> <li>• Development consistent with a valid preliminary approval;</li> <li>• Development consistent with a valid preliminary approval that varies the effect of the planning scheme;</li> <li>• Development consistent with a designation for community infrastructure;</li> </ul>
Primary street frontage	Where within a Residential zone or the Rural residential zone the Primary street frontage is the allotment boundary fronting the street from which the primary vehicular and pedestrian access for the property is achieved.

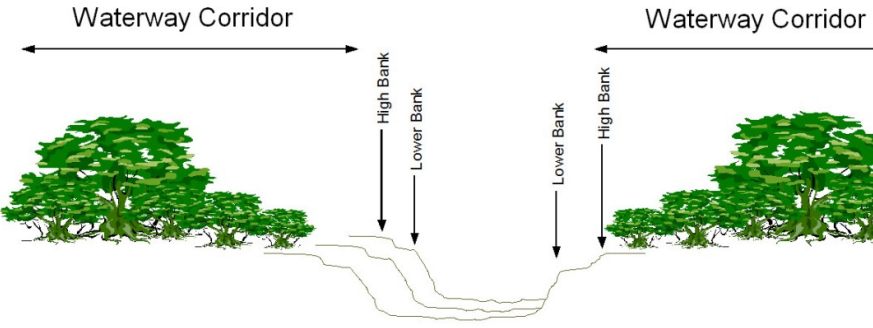
Column 1 Term	Column 2 Definition
	<p>Where not within a Residential zone or the Rural residential zone, the Primary street frontage is the frontage of an allotment to the highest order road/street, or where both roads/streets are the same, the road/street frontage of the least length.</p> <p>Where a site has frontage to a constructed Esplanade, the Esplanade is the primary street frontage.</p>
Projection area(s)	Projection area means a part of the local government area for which the local government has carried out demand growth projection.
Public realm	Any publicly accessible streets, pathways, cross-block links, parks, open spaces, foreshores and any public and civic building and facilities.
Rear lot	A lot that has access to a road only by means of an access strip that forms part of the lot or via an easement over adjoining land.
Residential zones	<p>For the purpose of the planning scheme, the following zones are considered residential zones:</p> <ul style="list-style-type: none"> <li>• Low density residential zone;</li> <li>• Low-medium density residential zone;</li> <li>• Medium density residential zone;</li> <li>• Tourist accommodation zone.</li> </ul>
Road infrastructure	<p>Road infrastructure includes the following:</p> <ul style="list-style-type: none"> <li>• pavement;</li> <li>• kerb and channel;</li> <li>• official traffic signs (as defined in the Transport Operations (Road Use Management) Act 1995; and</li> <li>• verge.</li> </ul>
Roof height	<p>The vertical distance between the upper most point of the exterior wall of the building and highest point of the building roof (apex) or parapet at any point but not including non-load bearing antenna, aerial, chimney, flagpole or the like.</p> <p>Roof height is contained within the Building height.</p>  <p>Note – Refer to administrative definition for Building height.</p>
Secondary dwelling	Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Secondary street frontage	A street frontage that is not the primary street frontage.

Column 1 Term	Column 2 Definition
Self-contained accommodation unit	<p>A unit for accommodation purposes that contains all of the following:</p> <ul style="list-style-type: none"> <li>• food preparation facilities;</li> <li>• a bath or shower;</li> <li>• a toilet and wash basin;</li> <li>• clothes washing facilities.</li> </ul>
Sensitive land use	<p>Means the following uses:</p> <ul style="list-style-type: none"> <li>• caretakers accommodation;</li> <li>• child care centre;</li> <li>• community care centre;</li> <li>• community residence;</li> <li>• detention facility;</li> <li>• dual occupancy;</li> <li>• dwelling house;</li> <li>• dwelling unit;</li> <li>• educational establishment;</li> <li>• health care services;</li> <li>• hospital;</li> <li>• hotel;</li> <li>• multiple dwelling;</li> <li>• non-resident workforce accommodation;</li> <li>• relocatable home park;</li> <li>• residential care facility;</li> <li>• resort complex;</li> <li>• retirement facility;</li> <li>• rooming accommodation;</li> <li>• rural workers accommodation;</li> <li>• short-term accommodation;</li> <li>• tourist park.</li> </ul> <p>Where development is for an Adult store, sensitive land use means the following uses:</p> <ul style="list-style-type: none"> <li>• child care centre;</li> <li>• place of worship;</li> <li>• educational establishment (where catering for children of primary and secondary school age).</li> </ul>
Service catchment	<p>Service catchment means an area serviced by an infrastructure network.</p> <p>Note – for example:</p> <ul style="list-style-type: none"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchment can be established as the area serviced by a particular reservoir.</li> </ul>
Setback	<p>Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p>
Semi-public space	<p>Any publicly accessible buildings (or parts-thereof), structures, streets, pathways, cross-block links, parks, open spaces and or facilities on private land which are commonly used (example: shopping centre).</p>



Column 1 Term	Column 2 Definition
Signage	An advertising device or any other sign that is used for advertising.
Significant tree	A tree greater than 7.5m in height when measured from the natural ground level to the top of the crown.
Site	Site, of development, means the land that the development is to be carried out on. Examples— 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Small residential lot	A lot in a residential zone, or created for residential or accommodation purposes, that is less than 450m <sup>2</sup> .  Note – Refer to administrative definition of Residential zone.
Storey	Storey— (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private realms. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a constructed element that has a built presence on or above land. It includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.
Supermarket	A large form of the traditional grocery store providing a wide variety of food and household products. Generally requires a larger floor space and products are generally organised into aisles. The term does not include a Department store.
Temporary use	Temporary use means a use that— (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Tower	The part of a building which is located above a podium.
Transit oriented development	A mixed use development incorporating a public transport hub, designed to maximise access to public transport through higher density development and pedestrian-friendly environments.

Column 1 Term	Column 2 Definition
Tropical urbanism	Tropical urbanism is the integration of landscape and tropical design elements in the built environment.
Ultimate development	Ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban waterway A	A classification of waterway that is identified on the Natural areas overlay maps contained in Schedule 2.
Urban waterway B	A classification of waterway that is identified on the Natural areas overlay maps contained in Schedule 2. An Urban waterway B has generally been modified through the use of an erosion resistant lining (e.g. concrete, stone or other).
Vegetation	An individual tree or trees, plants and any other organisms of vegetable origin, not including marine plants.
Vegetation damage	Remove, cut down, ring bark, push over, poison or destroy in any way including by burning, flooding or draining.
Vulnerable land use	Means the following land uses: <ul style="list-style-type: none"> <li>• air services;</li> <li>• child care centre;</li> <li>• community care centre;</li> <li>• community use;</li> <li>• detention facility;</li> <li>• educational establishment;</li> <li>• emergency service</li> <li>• function facility;</li> <li>• health care services;</li> <li>• home based business where for home based child care</li> <li>• hotel</li> <li>• landing</li> <li>• hospital;</li> <li>• major electrical infrastructure;</li> <li>• major sport, recreation and entertainment facility;</li> <li>• multiple dwelling;</li> <li>• office</li> <li>• place of worship;</li> <li>• port service;</li> <li>• residential care facility</li> <li>• resort complex;</li> <li>• retirement facility;</li> <li>• shopping centre;</li> <li>• short term accommodation</li> <li>• substation</li> <li>• telecommunications facility;</li> <li>• theatre;</li> <li>• tourist attraction</li> <li>• tourist park</li> <li>• utility installation.</li> </ul>

Column 1 Term	Column 2 Definition
<p>Waterway corridor</p>	<p>Measured from the top of the high bank, applicable to both sides of the watercourse.</p> 
<p>Zone of influence</p>	<p>An area directly above and either side of a buried pipe where it is considered that a structure may impose a load through the ground on to the pipe, or where settlement or excavation of the sewer or water trench may cause damage to a pipe.</p>

## Schedule 2 Mapping

### SC2.1 Map index

The table below lists any strategic framework, zone, local plan and overlay maps applicable to the planning scheme area.

**Table SC2.1.a – Map index**

Map number	Map title
<b>Strategic framework maps</b>	
SFM-01	Strategic framework map – Settlement pattern
SFM-02	Strategic framework map – Employment and Economic activity
SFM-03	Strategic framework map – Regional infrastructure
SFM-04	Strategic framework map – Wet Tropics World Heritage Area
<b>Zone maps</b>	
ZM-001 (A-Z)	Zone maps
<b>Local plan maps</b>	
LPM-001	Babinda local plan
LPM-002	City Centre local plan - Precincts
LPM-003	City Centre local plan – Active frontages and night time entertainment areas
LPM-004	City Centre local plan – Green streets and pedestrian arcades
LPM-005	City Centre local plan – Limited access streets
LPM-006	Earlville local plan
LPM-007	Edmonton local plan
LPM-008	Edmonton industry and business local plan
LPM-009	Gordonvale local plan
LPM-010	Mount Peter local plan – Precincts and initial development area
LPM-011	Mount Peter local plan – Indicative structure
LPM-012	Smithfield local plan
<b>Overlay maps</b>	
OM-01 (A-E)	Acid sulfate soils overlay
OM-02 (A)	Airport environs overlay - obstacle limitation surface (OLS)
OM-02 (B)	Airport environs overlay - public safety area
OM-02 (C)	Airport environs overlay – wildlife hazard
OM-02 (D)	Airport environs overlay - light intensity
OM-02 (E)	Airport environs overlay - Australian noise exposure Forecast (ANEF) contour
OM-02 (F)	Airport environs overlay - procedures for air navigation services - aircraft operational (PANS-OPS) surfaces
OM-02 (G-H)	Airport environs overlay - aviation facilities
OM-03	Building height overlay
OM-04 (A-E)	Bushfire hazard overlay
OM-05 (A-D)	Coastal processes overlay
OM-06 (A-B)	Extractive resources overlay
OM-07 (A- F)	Flood and inundation hazard overlay
OM-08 (A-B)	Hazardous and Explosive Facilities Overlay
OM-09 (A-E)	Hillslopes overlay
OM-10 (A-E)	Landscape values overlay
OM-11 (A-E)	Natural areas overlay - MLES (Waterway trigger area)
OM-11 (F-J)	Natural areas overlay - MSES (Habitat)

OM-11 (K-O)	Natural areas overlay - MSES (Wildlife habitat)
OM-11 (P-T)	Natural areas overlay – MSES (Protected areas)
OM-11 (U-Y)	Natural areas overlay – MSES (Vegetation)
OM-11 (Z-AD)	Natural areas overlay – MSES (Watercourse, wetland and marine park)
OM-12 (A-L)	Neighbourhood character overlay
OM-13 (A-M)	Places of significance overlay
OM-14 (A-E)	Potential landslip hazard overlay
OM-015 (A-E)	Transport network overlay – Road hierarchy
OM-015 (F-I)	Transport network overlay – Pedestrian network
OM-015 (J-M)	Transport network overlay – Cycle network
<b>Other Plans</b>	
OP-001 (A-C)	Part 10 – Other plans

## Schedule 3 Local government infrastructure plan mapping and supporting material

### SC3.1 Map index

The table below lists any local government infrastructure plan maps applicable to the planning scheme area.

**Table SC3.1.a – Map index**

Map number	Map title
<b>Priority infrastructure area map</b>	
PIA (1-10)	Priority infrastructure area
<b>Plans for trunk infrastructure maps</b>	
CM WS (1-6)	Catchment maps - water supply
CM SEW (1-5)	Catchment maps - wastewater
CM SW (1-6)	Catchment maps - stormwater
CM TR (1-3)	Catchment maps - transport (roads)
CM TR-P (1-3)	Catchment maps - transport (pedestrian and cycle movement)
CM PLCF (1-3)	Catchment maps - parks and land for community facilities
WS (1-17)	Plans for trunk infrastructure - water supply
SEW (1-14)	Plans for trunk infrastructure - wastewater
SW (1-18)	Plans for trunk infrastructure - stormwater
TR-R (1-30)	Plans for trunk infrastructure - transport (roads)
TP (1-15)	Plans for trunk infrastructure - transport (pedestrian and cycle movement)
EX PLCF (1-22)	Plans for trunk infrastructure - existing parks and land for community facilities
FUT PLCF (1-19)	Plans for trunk infrastructure - future parks and land for community facilities

## SC3.2 Planning assumption tables

Table SC3.2.1 – Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2018 (Existing)	2021	2026	2031	2036	Ultimate development (capacity)
<b>Cairns Beaches</b>	Single dwelling	16,995	17,818	19,101	20,331	21,224	25,556
	Multiple dwelling	4,851	5,086	5,453	5,804	6,059	7,296
	Other dwelling	534	560	600	639	667	803
	<b>Total</b>	<b>22,380</b>	<b>23,464</b>	<b>25,154</b>	<b>26,773</b>	<b>27,949</b>	<b>33,655</b>
<b>Barron - Smithfield</b>	Single dwelling	14,613	15,457	16,851	18,057	18,817	22,806
	Multiple dwelling	4,171	4,412	4,811	5,155	5,372	6,510
	Other dwelling	459	486	529	567	591	716
	<b>Total</b>	<b>19,243</b>	<b>20,355</b>	<b>22,191</b>	<b>23,779</b>	<b>24,780</b>	<b>30,033</b>
<b>Redlynch Valley</b>	Single dwelling	6,865	7,197	7,663	8,034	8,288	9,729
	Multiple dwelling	1,960	2,055	2,188	2,293	2,366	2,777
	Other dwelling	216	226	241	252	260	306
	<b>Total</b>	<b>9,040</b>	<b>9,478</b>	<b>10,092</b>	<b>10,579</b>	<b>10,914</b>	<b>12,811</b>
<b>Freshwater - Stratford - Aeroglen</b>	Single dwelling	3,206	3,293	3,428	3,537	3,614	4,101
	Multiple dwelling	915	940	979	1,010	1,032	1,171
	Other dwelling	101	103	108	111	114	129
	<b>Total</b>	<b>4,222</b>	<b>4,336</b>	<b>4,514</b>	<b>4,658</b>	<b>4,759</b>	<b>5,400</b>
<b>CBD - North Cairns</b>	Single dwelling	13,539	14,419	15,711	17,594	19,817	29,566
	Multiple dwelling	3,865	4,116	4,485	5,023	5,657	8,440
	Other dwelling	425	453	494	553	623	929
	<b>Total</b>	<b>17,829</b>	<b>18,988</b>	<b>20,690</b>	<b>23,169</b>	<b>26,097</b>	<b>38,935</b>
<b>Portsmith - Woree Industrial</b>	Single dwelling	727	784	837	892	943	1,190
	Multiple dwelling	208	224	239	255	269	340
	Other dwelling	23	25	26	28	30	37
	<b>Total</b>	<b>957</b>	<b>1,032</b>	<b>1,102</b>	<b>1,175</b>	<b>1,242</b>	<b>1,568</b>
<b>Inner Suburbs</b>	Single dwelling	48,681	49,911	53,025	55,752	57,720	66,398
	Multiple dwelling	13,897	14,248	15,137	15,915	16,477	18,955
	Other dwelling	1,529	1,568	1,666	1,751	1,813	2,086
	<b>Total</b>	<b>64,108</b>	<b>65,728</b>	<b>69,827</b>	<b>73,419</b>	<b>76,011</b>	<b>87,438</b>

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					Ultimate development (capacity)
		2018 (Existing)	2021	2026	2031	2036	
White Rock - Edmonton	Single dwelling	24,583	25,471	27,030	28,872	29,584	33,753
	Multiple dwelling	7,018	7,271	7,716	8,242	8,445	9,636
	Other dwelling	772	800	849	907	929	1,060
	<b>Total</b>	<b>32,373</b>	<b>33,542</b>	<b>35,595</b>	<b>38,022</b>	<b>38,959</b>	<b>44,449</b>
Mt Peter	Single dwelling	197	461	912	1,158	1,177	1,277
	Multiple dwelling	56	132	260	331	336	364
	Other dwelling	6	14	29	36	37	40
	<b>Total</b>	<b>260</b>	<b>607</b>	<b>1,201</b>	<b>1,525</b>	<b>1,550</b>	<b>1,681</b>
Gordonvale - Goldsborough	Single dwelling	4,162	4,265	4,485	4,612	4,692	6,650
	Multiple dwelling	1,188	1,217	1,280	1,317	1,339	1,898
	Other dwelling	131	134	141	145	147	209
	<b>Total</b>	<b>5,480</b>	<b>5,616</b>	<b>5,906</b>	<b>6,074</b>	<b>6,179</b>	<b>8,757</b>
Babinda	Single dwelling	1,044	1,049	1,059	1,062	1,069	1,156
	Multiple dwelling	298	299	302	303	305	330
	Other dwelling	33	33	33	33	34	36
	<b>Total</b>	<b>1,375</b>	<b>1,382</b>	<b>1,395</b>	<b>1,399</b>	<b>1,407</b>	<b>1,522</b>
Inside priority infrastructure area (total)	Single dwelling	134,612	140,125	150,101	159,902	166,945	202,181
	Multiple dwelling	38,428	40,001	42,849	45,647	47,658	57,717
	Other dwelling	4,229	4,402	4,715	5,023	5,244	6,351
	<b>Total</b>	<b>177,268</b>	<b>184,528</b>	<b>197,666</b>	<b>210,572</b>	<b>219,847</b>	<b>266,249</b>
Outside priority infrastructure area (total)	Single dwelling	8,636	8,710	8,910	9,369	12,101	37,283
	Multiple dwelling	2,465	2,486	2,544	2,674	3,455	10,643
	Other dwelling	271	274	280	294	380	1,171
	<b>Total</b>	<b>11,373</b>	<b>11,470</b>	<b>11,734</b>	<b>12,337</b>	<b>15,936</b>	<b>49,097</b>
Cairns Regional Council	Single dwelling	143,248	148,835	159,012	169,271	179,047	239,464
	Multiple dwelling	40,893	42,488	45,393	48,322	51,112	68,360
	Other dwelling	4,500	4,675	4,995	5,317	5,624	7,522
	<b>Total</b>	<b>188,641</b>	<b>195,999</b>	<b>209,400</b>	<b>222,910</b>	<b>235,784</b>	<b>315,347</b>



Table SC3.2.2 – Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
<b>Cairns Beaches</b>	Retail	651	688	755	821	882	1,234
	Commercial	1,866	1,999	2,243	2,486	2,709	3,990
	Industry	605	605	605	605	605	605
	Community Purposes	636	692	794	896	990	1,527
	Rural and Other Uses	370	415	486	554	604	822
	<b>Total</b>	<b>4,129</b>	<b>4,398</b>	<b>4,883</b>	<b>5,363</b>	<b>5,790</b>	<b>8,177</b>
<b>Barron - Smithfield</b>	Retail	591	636	716	790	844	1,114
	Commercial	1,420	1,584	1,875	2,144	2,343	3,327
	Industry	656	672	699	724	738	792
	Community Purposes	767	836	958	1,071	1,154	1,567
	Rural and Other Uses	356	402	479	546	588	810
	<b>Total</b>	<b>3,790</b>	<b>4,130</b>	<b>4,728</b>	<b>5,274</b>	<b>5,668</b>	<b>7,611</b>
<b>Redlynch Valley</b>	Retail	211	221	240	257	273	342
	Commercial	643	681	748	813	868	1,120
	Industry	242	242	242	242	242	242
	Community Purposes	538	554	582	609	632	738
	Rural and Other Uses	283	301	327	348	362	448
	<b>Total</b>	<b>1,917</b>	<b>1,999</b>	<b>2,139</b>	<b>2,269</b>	<b>2,377</b>	<b>2,889</b>
<b>Freshwater - Stratford - Aeroglen</b>	Retail	182	189	201	213	225	289
	Commercial	820	843	888	932	974	1,209
	Industry	1,813	1,852	1,925	1,998	2,057	2,337
	Community Purposes	543	553	571	590	607	706
	Rural and Other Uses	190	195	202	208	213	241
	<b>Total</b>	<b>3,548</b>	<b>3,631</b>	<b>3,787</b>	<b>3,942</b>	<b>4,076</b>	<b>4,783</b>
<b>CBD - North Cairns</b>	Retail	725	821	1,003	1,187	1,367	2,424
	Commercial	4,899	5,249	5,912	6,586	7,241	11,096

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Industry	548	555	570	584	595	636
	Community Purposes	1,392	1,539	1,817	2,100	2,375	3,992
	Rural and Other Uses	440	487	559	664	787	1,237
	<b>Total</b>	<b>8,003</b>	<b>8,652</b>	<b>9,860</b>	<b>11,120</b>	<b>12,366</b>	<b>19,386</b>
<b>Portsmith - Woree Industrial</b>	Retail	106	111	121	131	140	190
	Commercial	221	239	274	311	345	527
	Industry	523	732	1,130	1,522	1,841	3,377
	Community Purposes	271	279	294	309	323	400
	Rural and Other Uses	202	205	208	211	214	229
	<b>Total</b>	<b>1,322</b>	<b>1,566</b>	<b>2,027</b>	<b>2,483</b>	<b>2,863</b>	<b>4,723</b>
<b>Inner Suburbs</b>	Retail	4,707	4,755	4,858	4,959	5,049	5,467
	Commercial	17,418	17,596	17,969	18,337	18,665	20,191
	Industry	7,728	7,768	7,847	7,925	7,986	8,227
	Community Purposes	6,881	6,956	7,112	7,267	7,404	8,044
	Rural and Other Uses	3,898	3,964	4,137	4,289	4,398	4,912
	<b>Total</b>	<b>40,631</b>	<b>41,039</b>	<b>41,922</b>	<b>42,776</b>	<b>43,501</b>	<b>46,841</b>
<b>White Rock - Edmonton</b>	Retail	649	686	754	832	906	1,555
	Commercial	1,472	1,608	1,855	2,138	2,410	4,777
	Industry	886	927	1,002	1,084	1,173	1,842
	Community Purposes	1,000	1,057	1,161	1,280	1,394	2,387
	Rural and Other Uses	511	558	645	747	787	1,038
	<b>Total</b>	<b>4,517</b>	<b>4,837</b>	<b>5,416</b>	<b>6,081</b>	<b>6,671</b>	<b>11,600</b>
<b>Mt Peter</b>	Retail	2	5	9	14	24	120
	Commercial	8	17	34	52	87	437
	Industry	2	2	2	2	2	2
	Community Purposes	4	8	15	23	37	184

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Rural and Other Uses	12	27	52	65	66	74
	<b>Total</b>	<b>29</b>	<b>58</b>	<b>111</b>	<b>156</b>	<b>216</b>	<b>816</b>
<b>Gordonvale - Goldsborough</b>	Retail	110	114	120	127	139	233
	Commercial	355	368	392	416	459	803
	Industry	296	307	327	348	367	485
	Community Purposes	241	247	257	267	285	430
	Rural and Other Uses	149	154	166	173	178	291
	<b>Total</b>	<b>1,151</b>	<b>1,189</b>	<b>1,263</b>	<b>1,332</b>	<b>1,427</b>	<b>2,242</b>
<b>Babinda</b>	Retail	17	18	21	23	27	59
	Commercial	49	54	66	72	86	204
	Industry	51	67	109	127	166	428
	Community Purposes	47	49	54	57	63	112
	Rural and Other Uses	109	109	110	110	110	115
	<b>Total</b>	<b>273</b>	<b>297</b>	<b>360</b>	<b>388</b>	<b>452</b>	<b>918</b>
<b>Inside priority infrastructure area (total)</b>	Retail	7,951	8,244	8,797	9,354	9,875	13,027
	Commercial	29,170	30,239	32,256	34,287	36,187	47,681
	Industry	13,349	13,729	14,458	15,161	15,772	18,972
	Community Purposes	12,320	12,769	13,615	14,467	15,265	20,087
	Rural and Other Uses	6,521	6,817	7,371	7,916	8,307	10,218
	<b>Total</b>	<b>69,310</b>	<b>71,796</b>	<b>76,497</b>	<b>81,184</b>	<b>85,406</b>	<b>109,985</b>
<b>Outside priority infrastructure area (total)</b>	Retail	201	244	324	407	494	1,109
	Commercial	552	709	1,004	1,304	1,624	3,864
	Industry	1,145	1,364	1,762	2,195	2,667	6,164
	Community Purposes	152	218	342	467	602	1,542
	Rural and Other Uses	749	753	764	790	942	2,390
	<b>Total</b>	<b>2,799</b>	<b>3,288</b>	<b>4,197</b>	<b>5,163</b>	<b>6,329</b>	<b>15,069</b>

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Employees					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
<b>Cairns Regional Council</b>	Retail	8,151	8,487	9,121	9,760	10,369	14,136
	Commercial	29,722	30,948	33,261	35,591	37,811	51,545
	Industry	14,494	15,092	16,220	17,356	18,439	25,137
	Community Purposes	12,472	12,986	13,957	14,934	15,866	21,629
	Rural and Other Uses	7,270	7,570	8,136	8,706	9,249	12,608
	<b>Total</b>	<b>72,110</b>	<b>75,084</b>	<b>80,694</b>	<b>86,348</b>	<b>91,735</b>	<b>125,054</b>

**Table SC3.2.3 - Planned density**

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
<b>Residential development</b>			
Rural		NA	0.02
Rural	Babinda Local Plan Site C	NA	9
Rural Residential		NA	2
Emerging Communities		NA	15
Emerging Communities	Mount Peter Precinct 2 - Cooper Road - Residential 12-15 Dwellings	NA	13
Emerging Communities	Mount Peter Precinct 2 - Cooper Road - Residential 15-20 Dwellings	NA	18
Emerging Communities	Mount Peter Precinct 3 - Maitland Road	NA	13
Emerging Communities	Mount Peter Precinct 4 - Future Urban Communities	NA	13
Emerging Communities	Gordonvale Local Plan - Precinct 4 - Draper Road Residential	NA	11
Low Density Residential		NA	11
Low Density Residential	Babinda	NA	9
Low-Medium Density Residential		NA	15
Medium Density Residential		NA	48
Medium Density Residential	Building Heights Overlay - Precinct 3	NA	66

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
Township		NA	9
Tourist Accommodation		NA	74
Tourist Accommodation	City Centre Local Plan Precinct 2a	NA	368
Tourist Accommodation	Building Heights Overlay - Precinct 1	NA	180
Tourist Accommodation	Building Heights Overlay - Precinct 2	NA	90
Tourist Accommodation	Building Heights Overlay - Precinct 3	NA	75
Tourist Accommodation	Islands - Fitzroy Island	NA	6
Tourist Accommodation	Islands - Green Island	NA	18
Tourist Accommodation	Islands - Double Island	NA	6
Principal Centre	City Centre Local Plan Precinct 1	NA	406
Principal Centre	City Centre Local Plan Precinct 2	NA	248
Principal Centre	City Centre Local Plan Sub-Precinct 1a	NA	0
Major Centre	Edmonton - Precinct 1 - Centre Core	NA	23
Major Centre	Edmonton - Precinct 2 - Centre Frame	NA	23
District Centre	Gordonvale	NA	4
District Centre	Babinda	NA	4
Local Centre		NA	6
Neighbourhood Centre		NA	4
Specialised Centre	Hospitals & Allied Medical - BHO Precinct 1 – T&R Component	NA	180
Mixed Use	Commercial - BHO Precinct 1	NA	116
Mixed Use	Commercial - City Centre Local Plan Precinct 2	NA	155
Mixed Use	Commercial - BHO Precinct 2a	NA	219
Mixed Use	Commercial - BHO Precinct 2	NA	76
Mixed Use	Commercial - BHO Precinct 3a	NA	53
Mixed Use	Commercial - BHO Precinct 3	NA	45
Mixed Use	Commercial	NA	26
Mixed Use	Trades and Services - BHO Precinct 3	NA	45
Mixed Use	Trades and Services	NA	2

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
Mixed Use	Residential	NA	44
Strategic Port Land	City Port LP - Precinct 8	NA	274
Strategic Port Land	City Port LP - Precinct 10	NA	309
Strategic Port Land	City Port LP - Precinct 11	NA	229
Strategic Port Land	City Port LP - Precinct 2	NA	192
Strategic Port Land	City Port LP - Precinct 3	NA	15
Strategic Port Land	City Port LP - Precinct 4	NA	216
Strategic Port Land	City Port LP - Precinct 5	NA	179
Strategic Port Land	City Port LP - Precinct 6	NA	139
Strategic Port Land	City Port LP - Precinct 7	NA	67
<b>Non-residential development</b>			
Rural	Edmonton Business - Precinct 2 - Industry	150	NA
Rural	Edmonton Business - Precinct 7 - High Impact Sports	20	NA
Rural	Edmonton Business - Precinct 8 - Future Investigation	150	NA
Emerging Communities	Edmonton Business - Precinct 1 - Business, Trade & Services	30	NA
Emerging Communities	Edmonton Business - Precinct 2 - Industry	150	NA
Emerging Communities	Edmonton Business - Precinct 3 - Transport & High Impact Industry	150	NA
Emerging Communities	Edmonton Business - Precinct 4 - Mixed Use Centre	30	NA
Emerging Communities	Edmonton Business - Precinct 8 - Future Investigation	30	NA
Emerging Communities	Gordonvale Local Plan - Precinct 3 – Riverstone Road	150	NA
Low Density Residential	Edmonton Business - Precinct 2 - Industry	150	NA
Principal Centre	City Centre Local Plan Precinct 1	30	NA
Principal Centre	City Centre Local Plan Precinct 2	30	NA
Principal Centre	City Centre Local Plan Sub-Precinct 1a	30	NA
Major Centre	Earlville	30	NA
Major Centre	Smithfield	30	NA
Major Centre	Edmonton - Precinct 1 - Centre Core	30	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
Major Centre	Edmonton - Precinct 2 - Centre Frame	30	NA
District Centre		30	NA
District Centre	Gordonvale	30	NA
District Centre	Babinda	30	NA
Local Centre		30	NA
Neighbourhood Centre		30	NA
Specialised Centre	Hospitals & Allied Medical - BHO 1 – Tourist & Residential Component	30	NA
Specialised Centre	Hospitals & Allied Medical - BHO 1	30	NA
Specialised Centre	Showgrounds & Major Sport	30	NA
Tourism		30	NA
Mixed Use	Commercial - BHO Precinct 1	30	NA
Mixed Use	Commercial - City Centre Local Plan Precinct 2	30	NA
Mixed Use	Commercial - BHO Precinct 2a	30	NA
Mixed Use	Commercial - BHO Precinct 2	30	NA
Mixed Use	Commercial - BHO Precinct 3a	30	NA
Mixed Use	Commercial - BHO Precinct 3	30	NA
Mixed Use	Commercial	30	NA
Mixed Use	Trades and Services - BHO Precinct 3	30	NA
Mixed Use	Trades and Services	30	NA
Mixed Use	Residential	30	NA
Strategic Port Land	City Port LP - Precinct 8	30	NA
Strategic Port Land	City Port LP - Precinct 10	30	NA
Strategic Port Land	City Port LP - Precinct 11	30	NA
Strategic Port Land	City Port LP - Precinct 12	30	NA
Strategic Port Land	City Port LP - Precinct 1	30	NA
Strategic Port Land	City Port LP - Precinct 2	30	NA
Strategic Port Land	City Port LP - Precinct 3	30	NA
Strategic Port Land	City Port LP - Precinct 4	30	NA
Strategic Port Land	City Port LP - Precinct 5	30	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
Strategic Port Land	City Port LP - Precinct 6	30	NA
Strategic Port Land	City Port LP - Precinct 7	30	NA
Strategic Port Land	Sea Port LP - Commercial & Business	30	NA
Strategic Port Land	Sea Port LP - Industrial	150	NA
Strategic Port Land	Sea Port LP - Industrial & Liquid Bulk	150	NA
Strategic Port Land	Sea Port LP - Mixed Cargo	150	NA
Strategic Port Land	Sea Port LP - Navy	150	NA
Strategic Port Land	Sea Port LP - Waterfront Industry	150	NA
Strategic Port Land		30	NA
Low Impact Industry		150	NA
Low Impact Industry	Edmonton Business - Precinct 1 - Business, Trade & Services	30	NA
Low Impact Industry	Edmonton Business - Precinct 2 - Industry	150	NA
Medium Impact Industry		150	NA
Medium Impact Industry	Gordonvale Local Plan - Precinct 3 – Riverstone Road	150	NA
High Impact Industry		150	NA
High Impact Industry	Gordonvale Local Plan - Precinct 5 - Mill	150	NA
Waterfront and Marine Industry		150	NA
Community Facilities		25	NA
Community Facilities	City Centre Local Plan Precinct 1	30	NA
Community Facilities	City Centre Local Plan Precinct 2a	30	NA
Community Facilities	Edmonton Business - Precinct 2 - Industry	150	NA
Special Purpose		25	NA
Special Purpose	Developed - e.g. Depot, Office.	30	NA
Sport and Recreation		NA	NA
Sport and Recreation	With pool	NA	NA
Sport and Recreation	Edmonton Business - Precinct 7 - High Impact Sports	NA	NA
Sport and Recreation	Edmonton Business - Precinct 8 - Future Investigation	150	NA
Open Space		NA	NA



Column 1 Zone	Column 2 Precinct / Location	Column 3 Planned density	
		Non-residential density (floor Space (m <sup>2</sup> )/ employee)	Residential density (dwellings/ net dev ha)
Open Space	Active with pool (esplanade lagoon)	NA	NA
Open Space	Active without pool (esplanade)	NA	NA
Environmental Management		NA	NA
Conservation		NA	NA

**Table SC3.2.4 Demand generation rate for trunk infrastructure network**

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/ Ha)
<b>Residential development</b>							
Rural		0.06	0.06	0.2	0.2	0.05	0.06
Rural	Babinda Local Plan Site C	24	24	88	88	0.4	24
Rural Residential		6	6	21	21	0.2	6
Emerging Communities		41	41	152	152	0.5	41
Emerging Communities	Mount Peter Precinct 2 - Cooper Road - Residential 12-15 Dwellings	35	35	130	130	0.5	35
Emerging Communities	Mount Peter Precinct 2 - Cooper Road - Residential 15-20 Dwellings	49	49	180	180	0.5	49
Emerging Communities	Mount Peter Precinct 3 - Maitland Road	35	35	130	130	0.5	35
Emerging Communities	Mount Peter Precinct 4 - Future Urban Communities	35	35	130	130	0.5	35
Emerging Communities	Gordonvale Local Plan - Precinct 4 - Draper Road Residential	30	30	110	110	0.5	30
Low Density Residential		30	30	111	111	0.4	30
Low Density Residential	Babinda	24	24	88	88	0.4	24

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/Ha)
Low-Medium Density Residential		41	41	152	152	0.6	41
Medium Density Residential		130	130	479	479	0.75	130
Medium Density Residential	Building Heights Overlay - Precinct 3	179	179	657	657	0.75	179
Township		24	24	88	88	0.4	24
Tourist Accommodation		202	202	741	741	0.75	202
Tourist Accommodation	City Centre Local Plan Precinct 2a	1002	1002	3681	3681	0.75	1002
Tourist Accommodation	Building Heights Overlay - Precinct 1	490	490	1801	1801	0.75	490
Tourist Accommodation	Building Heights Overlay - Precinct 2	245	245	898	898	0.75	245
Tourist Accommodation	Building Heights Overlay - Precinct 3	204	204	751	751	0.75	204
Tourist Accommodation	Islands - Fitzroy Island	17	17	62	62	0.75	17
Tourist Accommodation	Islands - Green Island	50	50	185	185	0.75	50
Tourist Accommodation	Islands - Double Island	17	17	62	62	0.75	17
Principal Centre	City Centre Local Plan Precinct 1	1104	1104	4056	4056	1	1104
Principal Centre	City Centre Local Plan Precinct 2	676	676	2484	2484	1	676
Principal Centre	City Centre Local Plan Sub-Precinct 1a	0	0	0	0	1	0
Major Centre	Edmonton - Precinct 1 - Centre Core	62	62	229	229	1	62
Major Centre	Edmonton - Precinct 2 - Centre Frame	62	62	229	229	1	62
District Centre	Gordonvale	10	10	37	37	1	10
District Centre	Babinda	10	10	37	37	1	10
Local Centre		17	17	64	64	0.9	17

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/ Ha)
Neighbourhood Centre		11	11	40	40	0.9	11
Specialised Centre	Hospitals & Allied Medical - BHO Precinct 1 – T&R Component	490	490	1801	1801	0.9	490
Mixed Use	Commercial - BHO Precinct 1	316	316	1161	1161	0.9	316
Mixed Use	Commercial - City Centre Local Plan Precinct 2	421	421	1547	1547	0.9	421
Mixed Use	Commercial - BHO Precinct 2a	596	596	2191	2191	0.9	596
Mixed Use	Commercial - BHO Precinct 2	207	207	761	761	0.9	207
Mixed Use	Commercial - BHO Precinct 3a	145	145	534	534	0.9	145
Mixed Use	Commercial - BHO Precinct 3	122	122	448	448	0.9	122
Mixed Use	Commercial	72	72	263	263	0.9	72
Mixed Use	Trades and Services - BHO Precinct 3	122	122	448	448	0.9	122
Mixed Use	Trades and Services	5	5	20	20	0.9	5
Mixed Use	Residential	121	121	443	443	0.9	121
Strategic Port Land	City Port LP - Precinct 8	746	746	2743	2743	1	746
Strategic Port Land	City Port LP - Precinct 10	840	840	3086	3086	1	840
Strategic Port Land	City Port LP - Precinct 11	622	622	2286	2286	1	622
Strategic Port Land	City Port LP - Precinct 2	522	522	1919	1919	1	522
Strategic Port Land	City Port LP - Precinct 3	42	42	154	154	1	42
Strategic Port Land	City Port LP - Precinct 4	588	588	2160	2160	1	588
Strategic Port Land	City Port LP - Precinct 5	487	487	1790	1790	1	487
Strategic Port Land	City Port LP - Precinct 6	378	378	1389	1389	1	378

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/Ha)
Strategic Port Land	City Port LP - Precinct 7	182	182	669	669	1	182
<b>Non-residential development</b>							
Rural	Edmonton Business - Precinct 2 - Industry	41	41	150	NA	0.9	NA
Rural	Edmonton Business - Precinct 7 - High Impact Sports	24	24	45	NA	0.9	NA
Rural	Edmonton Business - Precinct 8 - Future Investigation	41	41	150	NA	0.9	NA
Emerging Communities	Edmonton Business - Precinct 1 - Business, Trade & Services	22	22	160	NA	0.9	NA
Emerging Communities	Edmonton Business - Precinct 2 - Industry	41	41	150	NA	0.9	NA
Emerging Communities	Edmonton Business - Precinct 3 - Transport & High Impact Industry	41	41	150	NA	0.9	NA
Emerging Communities	Edmonton Business - Precinct 4 - Mixed Use Centre	38	38	140	NA	0.9	NA
Emerging Communities	Edmonton Business - Precinct 8 - Future Investigation	41	41	150	NA	0.9	NA
Emerging Communities	Gordonvale Local Plan - Precinct 3 – Riverstone Road	41	41	113	NA	0.9	NA
Low Density Residential	Edmonton Business - Precinct 2 - Industry	41	41	150	NA	0.9	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/Ha)
Principal Centre	City Centre Local Plan Precinct 1	163	163	1200	NA	1	NA
Principal Centre	City Centre Local Plan Precinct 2	163	163	1200	NA	1	NA
Principal Centre	City Centre Local Plan Sub-Precinct 1a	163	163	1200	NA	1	NA
Major Centre	Earlville	82	82	750	NA	1	NA
Major Centre	Smithfield	82	82	750	NA	1	NA
Major Centre	Edmonton - Precinct 1 - Centre Core	38	38	350	NA	1	NA
Major Centre	Edmonton - Precinct 2 - Centre Frame	38	38	350	NA	1	NA
District Centre		76	76	700	NA	1	NA
District Centre	Gordonvale	68	68	625	NA	1	NA
District Centre	Babinda	68	68	625	NA	1	NA
Local Centre		46	46	340	NA	0.9	NA
Neighbourhood Centre		38	38	280	NA	0.9	NA
Specialised Centre	Hospitals & Allied Medical - BHO 1 – Tourist & Residential Component	82	82	300	NA	0.9	NA
Specialised Centre	Hospitals & Allied Medical - BHO 1	354	354	1950	NA	0.9	NA
Specialised Centre	Showgrounds & Major Sport	33	33	120	NA	0.2	NA
Tourism		27	27	100	NA	0.2	NA
Mixed Use	Commercial - BHO Precinct 1	82	82	300	NA	0.9	NA
Mixed Use	Commercial - City Centre Local Plan Precinct 2	82	82	300	NA	0.9	NA
Mixed Use	Commercial - BHO Precinct 2a	82	82	300	NA	0.9	NA
Mixed Use	Commercial - BHO Precinct 2	46	46	170	NA	0.9	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/Ha)
Mixed Use	Commercial - BHO Precinct 3a	82	82	300	NA	0.9	NA
Mixed Use	Commercial - BHO Precinct 3	46	46	170	NA	0.9	NA
Mixed Use	Commercial	38	38	140	NA	0.9	NA
Mixed Use	Trades and Services - BHO Precinct 3	22	22	160	NA	0.9	NA
Mixed Use	Trades and Services	22	22	160	NA	0.9	NA
Mixed Use	Residential	11	11	40	NA	0.9	NA
Strategic Port Land	City Port LP - Precinct 8	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 10	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 11	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 12	41	41	225	NA	1	NA
Strategic Port Land	City Port LP - Precinct 1	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 2	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 3	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 4	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 5	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 6	163	163	900	NA	1	NA
Strategic Port Land	City Port LP - Precinct 7	163	163	900	NA	1	NA
Strategic Port Land	Sea Port LP - Commercial & Business	41	41	300	NA	0.9	NA
Strategic Port Land	Sea Port LP - Industrial	41	41	150	NA	0.9	NA
Strategic Port Land	Sea Port LP - Industrial & Liquid Bulk	41	41	150	NA	0.9	NA
Strategic Port Land	Sea Port LP - Mixed Cargo	41	41	150	NA	0.9	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/ Ha)
Strategic Port Land	Sea Port LP - Navy	41	41	150	NA	0.9	NA
Strategic Port Land	Sea Port LP - Waterfront Industry	41	41	150	NA	0.9	NA
Strategic Port Land		41	41	150	NA	0.9	NA
Low Impact Industry		22	22	160	NA	0.9	NA
Low Impact Industry	Edmonton Business - Precinct 1 - Business, Trade & Services	22	22	160	NA	0.9	NA
Low Impact Industry	Edmonton Business - Precinct 2 - Industry	41	41	150	NA	0.9	NA
Medium Impact Industry		41	41	113	NA	0.9	NA
Medium Impact Industry	Gordonvale Local Plan - Precinct 3 – Riverstone Road	41	41	113	NA	0.9	NA
High Impact Industry		41	41	75	NA	0.9	NA
High Impact Industry	Gordonvale Local Plan - Precinct 5 - Mill	41	41	75	NA	0.9	NA
Waterfront and Marine Industry		41	41	113	NA	0.9	NA
Community Facilities		22	22	80	NA	0.2	NA
Community Facilities	City Centre Local Plan Precinct 1	163	163	600	NA	0.9	NA
Community Facilities	City Centre Local Plan Precinct 2a	163	163	600	NA	0.9	NA
Community Facilities	Edmonton Business - Precinct 2 - Industry	41	41	150	NA	0.9	NA
Special Purpose		3	3	10	NA	0.2	NA
Special Purpose	Developed - e.g. Depot, Office.	8	8	8	NA	0.9	NA

Column 1 Zone	Column 2 Precinct / Location	Column 3 Demand generation rate for a trunk infrastructure network					
		Water supply network (EP/Ha)	Waste water network (EP/Ha)	Transport (Roads) network (Trips/Ha)	Transport (Pedestrian & cycle movement) network (Trips/Ha)	Stormwater network (impervious fraction)	PLCF network (Persons/Ha)
Sport and Recreation		24	24	45	NA	0.1	NA
Sport and Recreation	With pool	79	79	290	NA	0.1	NA
Sport and Recreation	Edmonton Business - Precinct 7 - High Impact Sports	24	24	45	NA	0.1	NA
Sport and Recreation	Edmonton Business - Precinct 8 - Future Investigation	41	41	150	NA	0.1	NA
Open Space		0	0	0	NA	0	NA
Open Space	Active with pool (esplanade lagoon)	29	29	14.5	NA	0	NA
Open Space	Active without pool (esplanade)	9	9	4.5	NA	0	NA
Environmental Management		0	0	0	NA	0	NA
Conservation		0	0	0	NA	0	NA

Table SC3.2.5 – Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2018 (Existing)	2021	2026	2031	2036	Ultimate development (capacity)
<b>Cairns Beaches</b>	Single dwelling	6,094	6,424	6,945	7,448	7,799	9,391
	Multiple dwelling	2,574	2,713	2,933	3,145	3,293	3,966
	Other dwelling	265	279	302	324	339	408
	<b>Total</b>	<b>8,933</b>	<b>9,416</b>	<b>10,180</b>	<b>10,917</b>	<b>11,431</b>	<b>13,765</b>
<b>Barron - Smithfield</b>	Single dwelling	5,240	5,573	6,127	6,615	6,915	8,380
	Multiple dwelling	2,213	2,353	2,587	2,794	2,920	3,539
	Other dwelling	228	242	266	288	301	364
	<b>Total</b>	<b>7,681</b>	<b>8,169</b>	<b>8,981</b>	<b>9,697</b>	<b>10,135</b>	<b>12,284</b>
<b>Redlynch Valley</b>	Single dwelling	2,462	2,595	2,786	2,943	3,046	3,575



Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2018 (Existing)	2021	2026	2031	2036	Ultimate development (capacity)
	Multiple dwelling	1,040	1,096	1,177	1,243	1,286	1,510
	Other dwelling	107	113	121	128	132	155
	<b>Total</b>	<b>3,608</b>	<b>3,804</b>	<b>4,084</b>	<b>4,314</b>	<b>4,464</b>	<b>5,240</b>
<b>Freshwater - Stratford - Aeroglen</b>	Single dwelling	1,150	1,187	1,246	1,296	1,328	1,507
	Multiple dwelling	485	501	526	547	561	636
	Other dwelling	50	52	54	56	58	65
	<b>Total</b>	<b>1,685</b>	<b>1,740</b>	<b>1,827</b>	<b>1,900</b>	<b>1,947</b>	<b>2,209</b>
<b>CBD - North Cairns</b>	Single dwelling	4,855	5,199	5,712	6,446	7,282	10,865
	Multiple dwelling	2,050	2,195	2,412	2,722	3,075	4,588
	Other dwelling	211	226	248	280	317	472
	<b>Total</b>	<b>7,116</b>	<b>7,620</b>	<b>8,373</b>	<b>9,448</b>	<b>10,674</b>	<b>15,925</b>
<b>Portsmouth - Woree Industrial</b>	Single dwelling	261	283	304	327	347	437
	Multiple dwelling	110	119	128	138	146	185
	Other dwelling	11	12	13	14	15	19
	<b>Total</b>	<b>382</b>	<b>414</b>	<b>446</b>	<b>479</b>	<b>508</b>	<b>641</b>
<b>Inner Suburbs</b>	Single dwelling	17,457	17,996	19,280	20,425	21,210	24,399
	Multiple dwelling	7,372	7,599	8,142	8,625	8,957	10,303
	Other dwelling	759	782	838	888	922	1,061
	<b>Total</b>	<b>25,588</b>	<b>26,377</b>	<b>28,259</b>	<b>29,939</b>	<b>31,089</b>	<b>35,763</b>
<b>White Rock - Edmonton</b>	Single dwelling	8,816	9,184	9,828	10,578	10,871	12,403
	Multiple dwelling	3,723	3,878	4,150	4,467	4,591	5,238
	Other dwelling	383	399	427	460	473	539
	<b>Total</b>	<b>12,921</b>	<b>13,461</b>	<b>14,405</b>	<b>15,504</b>	<b>15,934</b>	<b>18,180</b>
<b>Mt Peter</b>	Single dwelling	71	166	331	424	433	469
	Multiple dwelling	30	70	140	179	183	198
	Other dwelling	3	7	14	18	19	20
	<b>Total</b>	<b>104</b>	<b>244</b>	<b>486</b>	<b>622</b>	<b>634</b>	<b>688</b>
<b>Gordonvale - Goldsborough</b>	Single dwelling	1,492	1,538	1,631	1,690	1,724	2,444
	Multiple dwelling	630	649	689	714	728	1,032
	Other dwelling	65	67	71	73	75	106

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2018 (Existing)	2021	2026	2031	2036	Ultimate development (capacity)
	<b>Total</b>	<b>2,187</b>	<b>2,254</b>	<b>2,390</b>	<b>2,477</b>	<b>2,527</b>	<b>3,582</b>
<b>Babinda</b>	Single dwelling	374	378	385	389	393	425
	Multiple dwelling	158	160	163	164	166	179
	Other dwelling	16	16	17	17	17	18
	<b>Total</b>	<b>549</b>	<b>554</b>	<b>564</b>	<b>571</b>	<b>576</b>	<b>623</b>
<b>Inside priority infrastructure area (total)</b>	Single dwelling	48,272	50,522	54,576	58,582	61,347	74,295
	Multiple dwelling	20,385	21,335	23,047	24,739	25,906	31,374
	Other dwelling	2,098	2,196	2,372	2,546	2,667	3,229
	<b>Total</b>	<b>70,755</b>	<b>74,053</b>	<b>79,996</b>	<b>85,867</b>	<b>89,920</b>	<b>108,898</b>
<b>Outside priority infrastructure area (total)</b>	Single dwelling	3,097	3,140	3,240	3,432	4,447	13,700
	Multiple dwelling	1,308	1,326	1,368	1,449	1,878	5,786
	Other dwelling	135	137	141	149	193	595
	<b>Total</b>	<b>4,539</b>	<b>4,603</b>	<b>4,749</b>	<b>5,031</b>	<b>6,518</b>	<b>20,081</b>
<b>Cairns Regional Council</b>	Single dwelling	51,369	53,663	57,816	62,014	65,794	87,995
	Multiple dwelling	21,693	22,661	24,415	26,188	27,784	37,160
	Other dwelling	2,233	2,333	2,513	2,696	2,860	3,825
	<b>Total</b>	<b>75,294</b>	<b>78,657</b>	<b>84,744</b>	<b>90,898</b>	<b>96,438</b>	<b>128,980</b>

**Table SC3.2.6 – Existing and projected non-residential floor space**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Non Residential Floor Space m <sup>2</sup>					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
<b>Cairns Beaches</b>	Retail	19,537	20,627	22,637	24,635	26,472	37,006
	Commercial	55,990	59,965	67,295	74,582	81,279	119,690
	Industry	90,750	90,750	90,750	90,750	90,750	90,750
	Community Purposes	15,902	17,292	19,855	22,403	24,745	38,176
	Rural and Other Uses	7,409	8,292	9,719	11,085	12,077	16,441
	<b>Total</b>	<b>189,587</b>	<b>196,926</b>	<b>210,257</b>	<b>223,455</b>	<b>235,324</b>	<b>302,063</b>

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Non Residential Floor Space m <sup>2</sup>					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
<b>Barron - Smithfield</b>	Retail	17,732	19,085	21,481	23,691	25,328	33,425
	Commercial	42,589	47,523	56,261	64,318	70,286	99,814
	Industry	98,461	100,803	104,906	108,544	110,680	118,829
	Community Purposes	19,175	20,900	23,956	26,773	28,860	39,186
	Rural and Other Uses	7,124	8,030	9,580	10,920	11,765	16,196
	<b>Total</b>	<b>185,081</b>	<b>196,341</b>	<b>216,184</b>	<b>234,247</b>	<b>246,918</b>	<b>307,449</b>
<b>Redlynch Valley</b>	Retail	6,324	6,635	7,191	7,721	8,177	10,247
	Commercial	19,283	20,417	22,442	24,375	26,040	33,587
	Industry	36,318	36,318	36,318	36,318	36,318	36,318
	Community Purposes	13,449	13,845	14,554	15,230	15,812	18,451
	Rural and Other Uses	5,668	6,025	6,543	6,954	7,237	8,950
	<b>Total</b>	<b>81,043</b>	<b>83,241</b>	<b>87,048</b>	<b>90,598</b>	<b>93,585</b>	<b>107,553</b>
<b>Freshwater - Stratford - Aeroglen</b>	Retail	5,470	5,664	6,029	6,395	6,739	8,674
	Commercial	24,593	25,302	26,633	27,965	29,220	36,279
	Industry	271,925	277,737	288,796	299,744	308,588	350,491
	Community Purposes	13,565	13,813	14,279	14,745	15,183	17,652
	Rural and Other Uses	3,802	3,895	4,046	4,167	4,253	4,830
	<b>Total</b>	<b>319,355</b>	<b>326,412</b>	<b>339,782</b>	<b>353,016</b>	<b>363,982</b>	<b>417,926</b>
<b>CBD - North Cairns</b>	Retail	21,742	24,627	30,079	35,621	41,016	72,728
	Commercial	146,956	157,479	177,357	197,565	217,239	332,875
	Industry	82,207	83,300	85,469	87,633	89,299	95,428
	Community Purposes	34,793	38,472	45,423	52,490	59,369	99,805
	Rural and Other Uses	8,799	9,744	11,180	13,273	15,743	24,741
	<b>Total</b>	<b>294,497</b>	<b>313,623</b>	<b>349,508</b>	<b>386,582</b>	<b>422,666</b>	<b>625,576</b>
<b>Portsmith - Woree Industrial</b>	Retail	3,178	3,329	3,621	3,920	4,203	5,700
	Commercial	6,616	7,168	8,234	9,321	10,355	15,813
	Industry	78,403	109,833	169,497	228,318	276,083	506,518

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Non Residential Floor Space m <sup>2</sup>					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	Community Purposes	6,774	6,967	7,340	7,720	8,081	9,990
	Rural and Other Uses	4,038	4,099	4,158	4,220	4,277	4,583
	<b>Total</b>	<b>99,008</b>	<b>131,397</b>	<b>192,850</b>	<b>253,498</b>	<b>302,999</b>	<b>542,605</b>
<b>Inner Suburbs</b>	Retail	141,197	142,663	145,730	148,763	151,455	164,009
	Commercial	522,534	527,880	539,061	550,123	559,938	605,716
	Industry	1,159,158	1,165,170	1,176,984	1,188,738	1,197,895	1,234,009
	Community Purposes	172,021	173,891	177,801	181,668	185,101	201,108
	Rural and Other Uses	77,960	79,280	82,741	85,772	87,959	98,246
	<b>Total</b>	<b>2,072,871</b>	<b>2,088,884</b>	<b>2,122,317</b>	<b>2,155,064</b>	<b>2,182,348</b>	<b>2,303,089</b>
<b>White Rock - Edmonton</b>	Retail	19,468	20,591	22,618	24,949	27,189	46,663
	Commercial	44,159	48,253	55,643	64,143	72,313	143,322
	Industry	132,825	139,014	150,290	162,614	176,011	276,287
	Community Purposes	25,004	26,436	29,020	31,992	34,849	59,680
	Rural and Other Uses	10,215	11,168	12,901	14,949	15,739	20,758
	<b>Total</b>	<b>231,673</b>	<b>245,462</b>	<b>270,472</b>	<b>298,646</b>	<b>326,101</b>	<b>546,709</b>
<b>Mt Peter</b>	Retail	64	139	274	426	712	3,590
	Commercial	245	518	1,011	1,566	2,608	13,102
	Industry	293	293	293	293	293	293
	Community Purposes	101	197	369	563	928	4,597
	Rural and Other Uses	249	532	1,033	1,307	1,328	1,481
	<b>Total</b>	<b>951</b>	<b>1,679</b>	<b>2,980</b>	<b>4,155</b>	<b>5,868</b>	<b>23,063</b>
<b>Gordonvale - Goldsborough</b>	Retail	3,305	3,410	3,608	3,807	4,156	6,993
	Commercial	10,658	11,041	11,763	12,489	13,760	24,105
	Industry	44,381	46,012	49,060	52,181	55,074	72,713
	Community Purposes	6,036	6,170	6,422	6,676	7,121	10,738
	Rural and Other Uses	2,971	3,082	3,326	3,468	3,556	5,828

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and Projected Non Residential Floor Space m <sup>2</sup>					
		2018	2021	2026	2031	2036	Ultimate development (capacity)
	<b>Total</b>	<b>67,351</b>	<b>69,715</b>	<b>74,179</b>	<b>78,621</b>	<b>83,667</b>	<b>120,376</b>
<b>Babinda</b>	Retail	499	539	641	686	803	1,772
	Commercial	1,472	1,617	1,987	2,154	2,580	6,114
	Industry	7,637	10,066	16,295	19,025	24,845	64,196
	Community Purposes	1,180	1,231	1,360	1,418	1,567	2,803
	Rural and Other Uses	2,181	2,186	2,197	2,201	2,208	2,310
	<b>Total</b>	<b>12,969</b>	<b>15,638</b>	<b>22,480</b>	<b>25,484</b>	<b>32,004</b>	<b>77,196</b>
<b>Inside priority infrastructure area (total)</b>	Retail	238,516	247,310	263,909	280,614	296,250	390,808
	Commercial	875,095	907,163	967,688	1,028,601	1,085,619	1,430,417
	Industry	2,002,358	2,059,296	2,168,658	2,274,157	2,365,836	2,845,832
	Community Purposes	308,000	319,214	340,378	361,678	381,616	502,185
	Rural and Other Uses	130,417	136,335	147,425	158,316	166,142	204,365
	<b>Total</b>	<b>3,554,386</b>	<b>3,669,318</b>	<b>3,888,057</b>	<b>4,103,366</b>	<b>4,295,463</b>	<b>5,373,607</b>
<b>Outside priority infrastructure area (total)</b>	Retail	6,016	7,307	9,733	12,201	14,833	33,263
	Commercial	16,571	21,281	30,127	39,124	48,722	115,926
	Industry	171,806	204,547	264,334	329,298	400,048	924,646
	Community Purposes	3,797	5,444	8,538	11,684	15,040	38,540
	Rural and Other Uses	14,987	15,067	15,289	15,798	18,835	47,798
	<b>Total</b>	<b>213,177</b>	<b>253,646</b>	<b>328,022</b>	<b>408,105</b>	<b>497,478</b>	<b>1,160,173</b>
<b>Cairns Regional Council</b>	Retail	244,531	254,618	273,642	292,814	311,083	424,071
	Commercial	891,665	928,444	997,815	1,067,726	1,134,341	1,546,343
	Industry	2,174,164	2,263,843	2,432,992	2,603,455	2,765,884	3,770,477
	Community Purposes	311,797	324,658	348,916	373,362	396,656	540,725
	Rural and Other Uses	145,404	151,401	162,714	174,114	184,977	252,162
	<b>Total</b>	<b>3,767,562</b>	<b>3,922,964</b>	<b>4,216,079</b>	<b>4,511,471</b>	<b>4,792,941</b>	<b>6,533,779</b>

## SC3.3 Schedules of works

Table SC3.3.1 - Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WIF001	Intake and Pump Station - Barron River Intake and Pump Station		2041	\$128,459,633
WIF002	Intake and Pump Station - Mulgrave River Intake Stage 1		2026	Included in budget for WTPF004
WPSF001	Pump Station - Warren Road Pump Station		2020	\$686,790
WPSF002	Pump Station - Discovery Drive Pump Station		2023	\$1,093,911
WPSF003	Pump Station - Trinity Beach Booster Pump System		2022	\$993,891
WPSF004	Pump Station - Lyndal Drive Pump Station		2025	\$5,599,869
WRF001	Reservoir - Kamerunga Reservoir and Clear Water Storage		2026	\$5,539,461
WRF002	Pump Station - Mount Peter High Level Pump Station		2026	\$1,130,488
WRF002	Reservoir - Mount Peter High Level Reservoir		2026	\$3,847,111
WRF003	Reservoir - Goldsborough Low Level		2031	\$876,687
WRF004	Reservoir - Mount Peter Low Level Reservoir		2036	\$5,663,708
WRF005	Reservoir - Draper Road High Level Reservoir		2041	\$2,967,932
WTPF002	Water Treatment Plant - Kamerunga WTP Stage 1 (25ML/d)		2041	\$57,446,901
WTPF003	Water Treatment Plant - Draper Rd WTP Stage 2 (19 ML/d)		2026	Included in budget for WTPF004
WTPF004	Water Treatment Plant - Draper Rd WTP Stage 1 (40 ML/d)		2026	\$204,905,474
WMF001	Water Main (450)	1,030	2022	\$2,596,781

Note—11. Table SC3.2.1.a Column 5 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF002	Water Main (450)	602	2022	\$1,517,399
WMF003	Water Main (450)	274	2022	\$690,710
WMF004	Water Main (150)	916	2031	\$397,556
WMF005	Water Main (150)	300	2031	\$130,197
WMF006	Water Main (150)	2,327	2031	\$1,009,876
WMF007	Water Main (900)	3,170	2041	Included in budget for WIF001
WMF008	Water Main (750)	284	2041	Included in budget for WTPF002
WMF009	Water Main (150)	373	2031	\$161,999
WMF010	Water Main (150)	657	2031	\$284,967
WMF011	Water Main (150)	404	2031	\$175,316
WMF012	Water Main (525)	6,002	2026	Included in budget for WTPF004
WMF013	Water Main (375)	912	2020	\$4,479,953
WMF014	Water Main (375)	1,981	2020	Included in budget for WMF013
WMF015	Water Main (600)	373	2041	\$3,167,529
WMF016	Water Main (375)	941	2026	\$2,370,612
WMF017	Water Main (300)	702	2026	\$531,661
WMF018	Water Main (225)	117	2026	\$67,706
WMF019	Water Main (225)	614	2023	\$590,534
WMF020	Water Main (225)	64	2023	\$356,372
WMF021	Water Main (300)	1,825	2041	Included in budget for WMF015
WMF022	Water Main (375)	1,259	2041	\$2,003,542
WMF023	Water Main (300)	499	2023	\$1,503,864
WMF025	Water Main (225)	344	2023	Included in budget for WMF023
WMF026	Water Main (225)	343	2023	\$198,688
WMF027	Water Main (225)	68	2023	\$69,761
WMF028	Water Main (225)	345	2026	\$200,005
WMF029	Water Main (225)	121	2031	\$116,896
WMF030	Water Main (300)	2,617	2026	Included in budget for WTPF004

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF031	Water Main (300)	536	2026	Included in budget for WTPF004
WMF032	Water Main (375)	681	2026	\$1,193,049
WMF033	Water Main (225)	18	2031	\$10,656
WMF034	Water Main (450)	639	2023	\$1,821,977
WMF035	Water Main (225)	294	2023	\$282,857
WMF036	Water Main (600)	743	2031	\$2,949,867
WMF037	Water Main (225)	184	2023	\$106,731
WMF038	Water Main (225)	19	2026	\$11,091
WMF039	Water Main (225)	592	2036	\$343,127
WMF109	Water Main (525)	754	2036	\$1,773,484
WMF041	Water Main (375)	383	2026	\$564,120
WMF042	Water Main (300)	681	2031	\$515,986
WMF043	Water Main (525)	2,078	2026	\$4,326,291
WMF046	Water Main (450)	1,113	2026	\$3,173,689
WMF047	Water Main (300)	339	2026	\$426,170
WMF048	Water Main (300)	745	2026	\$564,106
WMF049	Water Main (300)	47	2026	\$83,595
WMF050	Water Main (375)	66	2026	\$187,599
WMF051	Water Main (300)	230	2031	\$289,455
WMF052	Water Main (300)	25	2023	\$31,725
WMF053	Water Main (300)	572	2023	\$433,447
WMF054	Water Main (225)	300	2036	\$173,805
WMF055	Water Main (375)	457	2036	\$800,934
WMF056	Water Main (225)	457	2026	\$265,131
WMF057	Water Main (225)	598	2031	\$346,722
WMF058	Water Main (375)	447	2026	\$782,949
WMF059	Water Main (225)	505	2036	\$486,467
WMF060	Water Main (225)	219	2023	\$235,820
WMF061	Water Main (225)	601	2036	\$348,299



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF062	Water Main (225)	473	2031	\$274,245
WMF063	Water Main (225)	365	2031	\$211,328
WMF064	Water Main (300)	1,289	2026	Included in budget for WTPF004
WMF065	Water Main (300)	769	2026	Included in budget for WTPF004
WMF066	Water Main (600)	870	2031	\$3,879,063
WMF067	Water Main (450)	666	2036	\$2,130,601
WMF068	Water Main (375)	645	2031	\$1,625,488
WMF069	Water Main (300)	1,010	2031	\$1,269,323
WMF070	Water Main (300)	230	2041	Included in budget for WMF015
WMF071	Water Main (225)	20	2023	\$11,653
WMF072	Water Main (300)	74	2023	\$93,464
WMF073	Water Main (375)	141	2023	\$391,752
WMF074	Water Main (225)	667	2036	\$386,628
WMF075	Water Main (225)	183	2031	\$249,046
WMF076	Water Main (600)	1,478	2031	\$6,593,757
WMF077	Water Main (450)	413	2023	\$688,098
WMF078	Water Main (225)	339	2036	\$326,329
WMF079	Water Main (600)	1,960	2031	\$7,784,739
WMF080	Water Main (450)	1,333	2036	\$4,266,066
WMF081	Water Main (225)	37	2026	\$50,766
WMF082	Water Main (450)	943	2036	\$3,019,261
WMF083	Water Main (225)	44	2031	\$59,581
WMF084	Water Main (300)	301	2036	\$535,697
WMF085	Water Main (225)	23	2023	\$21,876
WMF086	Water Main (225)	246	2036	\$142,729
WMF087	Water Main (225)	498	2023	\$511,339
WMF088	Water Main (600)	692	2026	\$1,608,068
WMF089	Water Main (225)	251	2031	\$145,796

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF090	Water Main (300)	263	2023	\$199,229
WMF091	Water Main (1050)	1,804	2026	Included in budget for WTPF004
WMF092	Water Main (600)	2,603	2026	Included in budget for WTPF004
WMF093	Water Main (800)	1,923	2026	Included in budget for WTPF004
WMF094	Water main (500)	1,974	2036	\$3,952,056
WMF095	Water Main (500)	998	2024	\$3,415,809
WMF096	Water Main (750)	276	2031	\$1,753,559
WMF097	Water Main (750)	408	2041	Included in budget for WTPF002
WMF098	Water Main (750)	697	2041	Included in budget for WTPF002
WMF099	Water Main (600)	1,503	2026	\$3,492,319
WMF100	Water Main (600)	578	2036	\$1,343,521
WMF101	Water Main (225)	1,254	2022	\$1,067,293
WMF102	Water Main (225)	593	2023	Included in budget for WPSF002
WMF103	Water Main (150)	220	2041	\$108,762
WMF104	Water Main (600)	62	2021	\$217,850
WMF105	Water Main (600)	14	2021	\$47,997
WMF106	Water Main (600)	1,285	2021	\$4,515,724
WMF107	Water Main (600)	1,258	2021	\$4,419,273
WMF108	Water Main (300)	321	2026	\$315,503
WMF044	Water Main (375)	193	2026	\$284,801
WMF110	Water Main (450)	1,236	2031	\$2,061,011
WMF111	Water Main (300)	1,469	2041	\$1,112,200
WMF112	Water Main (225)	1,560	2041	\$904,459
WMF113	Water Main (300)	222	2041	\$168,426
WMF114	Water Main (300)	563	2031	\$425,921
WMF115	Water Main (300)	76	2031	\$57,278
WMF116	Water Main (375)	468	2036	\$689,392
WMF117	Water Main (225)	1,031	2036	\$598,039

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF118	Water Main (225)	1,205	2041	\$698,500
WMF119	Water Main (375)	613	2041	\$902,834
WMF120	Water Main (300)	1,136	2041	\$860,354
WMF121	Water Main (225)	622	2041	\$360,634
WMF122	Water Main (225)	1,355	2041	\$785,362
WMF123	Water Main (225)	342	2041	\$198,636
WMF124	Water Main (225)	1,408	2041	\$816,906
WMF125	Water Main (300)	516	2036	\$390,892
WMF126	Water Main (300)	350	2036	\$265,280
WMF127	Water Main (225)	468	2041	\$271,352
WMF128	Water Main (225)	19	2041	\$10,757
WMF129	Water Main (225)	270	2041	\$156,706
WMF130	Water Main (225)	799	2041	\$463,506
WMF131	Water Main (225)	904	2041	\$524,400
WMF132	Water Main (225)	244	2041	\$141,575
WMF133	Water Main (225)	717	2041	\$415,918
WMF134	Water Main (225)	697	2041	\$403,847
WMF135	Water Main (225)	933	2041	\$541,143
WMF136	Water Main (300)	728	2041	\$551,610
WMF137	Water Main (225)	424	2041	\$246,021
WMF138	Water Main (225)	744	2041	\$431,126
WMF139	Water Main (300)	762	2041	\$576,757
WMF140	Water Main (300)	708	2041	\$535,732
WMF141	Water Main (300)	533	2041	\$403,250
WMF142	Water Main (300)	361	2041	\$273,442
WMF143	Water Main (300)	80	2041	\$60,342
WMF144	Water Main (225)	654	2041	\$379,143
WMF145	Water Main (300)	26	2041	\$19,537
WMF146	Water Main (300)	556	2041	\$421,279

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF147	Water Main (300)	432	2041	\$326,879
WMF148	Water Main (225)	1,643	2036	\$952,429
WMF149	Water Main (150)	675	2041	\$293,298
WMF150	Water Main (375)	352	2036	\$518,842
WMF151	Water Main (300)	284	2036	\$215,130
WMF152	Water Main (375)	406	2036	\$598,334
WMF153	Water Main (375)	134	2036	\$196,851
WMF154	Water Main (375)	601	2036	\$885,905
WMF155	Water Main (375)	28	2036	\$41,817
WMF156	Water Main (225)	959	2036	\$555,997
WMF157	Water Main (225)	912	2031	\$529,087
WMF158	Water Main (225)	530	2036	\$307,516
WMF159	Water Main (225)	746	2041	\$432,555
WMF160	Water Main (225)	549	2041	\$318,302
WMF161	Water Main (225)	670	2041	\$388,303
WMF162	Water Main (225)	464	2041	\$269,408
WMF163	Water Main (225)	848	2046	\$492,222
WMF164	Water Main (225)	431	2046	\$250,042
WMF165	Water Main (225)	453	2046	\$262,672
WMF166	Water Main (225)	360	2046	\$208,912
WMF167	Water Main (225)	420	2041	\$243,308
WMF168	Water Main (225)	283	2046	\$164,294
WMF169	Water Main (225)	473	2046	\$274,433
WMF170	Water Main (225)	339	2046	\$196,710
WMF171	Water Main (250)	711	2046	\$454,350
WMF172	Water Main (300)	1,062	2041	\$804,176
WMF173	Water Main (225)	373	2041	\$216,391
WMF174	Water Main (225)	269	2026	\$156,121
WMF175	Water Main (300)	197	2036	\$149,306

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF176	Water Main (300)	659	2036	\$499,014
WMF177	Water Main (300)	762	2041	\$576,719
WMF178	Water Main (225)	224	2031	\$129,985
WMF179	Water Main (225)	316	2031	\$183,174
WMF180	Water Main (225)	526	2031	\$305,204
WMF181	Water Main (225)	562	2026	\$326,065
WMF182	Water Main (225)	705	2026	\$408,555
WMF183	Water Main (300)	529	2031	\$400,721
WMF184	Water Main (225)	909	2036	\$527,109
WMF185	Water Main (300)	782	2041	\$591,772
WMF186	Water Main (300)	808	2041	\$611,831
WMF187	Water Main (300)	447	2041	\$338,494
WMF188	Water Main (225)	457	2041	\$264,945
WMF189	Water Main (250)	340	2041	\$217,008
WMF190	Water Main (300)	484	2041	\$366,390
WMF191	Water Main (225)	131	2041	\$75,916
WMF192	Water Main (375)	709	2041	\$1,045,391
WMF193	Water Main (300)	140	2041	\$105,668
WMF194	Water Main (300)	1,326	2041	\$1,003,920
WMF195	Water Main (300)	637	2041	\$482,606
WMF196	Water Main (300)	340	2041	\$257,147
WMF197	Water Main (300)	731	2041	\$553,624
WMF198	Water Main (375)	854	2036	\$1,258,376
WMF199	Water Main (450)	568	2031	\$947,199
WMF200	Water Main (300)	71	2026	\$53,559
WMF201	Water Main (225)	794	2026	\$460,496
WMF040	Water Main (450)	1,578	2026	\$3,311,194
WMF202	Water Main (225)	19	2026	\$11,288
WMF203	Water Main (225)	520	2026	\$301,668

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>1</sup>
WMF204	Water Main (150)	78	2026	\$33,893
WMF205	Water Main (150)	116	2023	Included in budget for WMF023
WMF206	Water Main (150)	237	2023	Included in budget for WMF023
WMF207	Water Main (225)	303	2023	Included in budget for WMF023
WMF024	Water Main (225)	282	2023	Included in budget for WMF023
WMF208	Water Main (150)	33	2023	Included in budget for WMF027
WMF209	Water Main (225)	22	2023	Included in budget for WPSF002
WMF210	Water Main (450)	10	2021	\$154,232
WMF211	Water Main (225)	94	2023	\$207,604
WMF212	Water Main (225)	60	2023	Included in budget for WMF020
WMF213	Water Main (225)	191	2023	Included in budget for WMF020
WMF214	Water Main (300)	6	2041	Included in budget for WMF015
WMF045	Water Main (450)	253	2026	\$422,232
WMF215	Water Main (300)	286	2026	\$281,423
<b>TOTAL</b>				<b>\$571,247,405</b>

Table SC3.3.2 – Wastewater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
WWTPF01	Wastewater Treatment Plant - Marlin Coast WWTP Upgrade (Plant Upgrade)		2027	\$12,599,707
WWTPF02	Wastewater Treatment Plant - Marlin Coast WWTP Upgrade (Digester and GDD Upgrade)		2025	\$11,199,740
WWTPF03	Wastewater Treatment Plant - Marlin Coast WWTP Upgrade (Aeration and Dewatering Upgrade)		2031	\$8,399,805
WWTPF04	Wastewater Treatment Plant - Northern WWTP Upgrade (Plant Upgrade)		2031	\$22,575,451

Note—12. Table SC3.2.2 Column 5 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
WWTPF05	Wastewater Treatment Plant - Northern WWTP Upgrade (Screen and Aeration Upgrade)		2026	\$2,799,356
WWTPF06	Wastewater Treatment Plant - Northern WWTP Upgrade (Digester Upgrade)		2026	\$7,224,144
WWTPF07	Wastewater Treatment Plant - Southern WWTP Upgrade (Plant Upgrade)		2031	\$41,740,036
WWTPF08	Wastewater Treatment Plant - Edmonton WWTP Upgrade (Major Upgrade)		2028	\$49,978,838
SPSF01	Sewage Pump Station - SPS WR1 Mechanical Electrical Upgrade		2023	\$271,136
SPSF02	Sewage Pump Station - SPS W1 Mechanical Electrical Upgrade		2019	Included in SPSF13
SPSF03	Sewage Pump Station - SPS R5 Mechanical Electrical Upgrade		2026	\$835,246
SPSF04	Sewage Pump Station - SPS S1 Mechanical Electrical Upgrade		2020	\$1,495,811
SPSF05	Sewage Pump Station - SPS T1 Mechanical Electrical Upgrade		2020	\$851,007
SPSF06	Sewage Pump Station - SPS R15 Mechanical Electrical Upgrade		2027	\$239,274
SPSF07	Sewage Pump Station - SPS R20 Mechanical Electrical Upgrade		2024	\$240,593
SPSF08	Sewage Pump Station - SPS R1 Mechanical Electrical Upgrade		2020	\$1,931,275
SPSF09	Sewage Pump Station - SPS WR4 Mechanical Electrical Upgrade		2022	\$835,246
SPSF10	Sewage Pump Station - SPS FG1 Mechanical Electrical Upgrade		2021	\$4,468,308
SPSF11	Sewage Pump Station - SPS T4 Mechanical Electrical Upgrade		2022	\$292,074
SPSF12	Sewage Pump Station - SPS S4 Mechanical Electrical Upgrade		2019	\$7,820,517

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
SPSF13	Sewage Pump Station - SPS W1 Emergency Storage Upgrade		2021	\$3,246,431
SPSF14	Sewage Pump Station - SPS WR4 Emergency Storage Upgrade		2021	Included in SPSF09
SPSF15	Sewage Pump Station - SPS S4 Decommission (replaced by new S4)		2019	Included in SPSF12
SPSF16	Sewage Pump Station - Decommission of SPS G		2022	Included in SPSF22
SPSF17	Sewage Pump Station - Decommission of SPS A		2023	\$605,448
SPSF18	Sewage Pump Station - SPS K Wet Well and Mechanical Electrical Upgrade		2021	\$2,397,673
SPSF19	Sewage Pump Station - SPS WW Mechanical Electrical and Wet Well Upgrade		2023	\$291,557
SPSF20	Sewage Pump Station - SPS ST2 Mechanical Electrical Upgrade		2023	\$259,237
SPSF21	Sewage Pump Station - SPS RL3 Mechanical Electrical Upgrade		2023	\$603,553
SPSF22	Sewage Pump Station - SPS New G Mechanical Electrical Upgrade		2023	\$8,746,818
SPSF23	Sewage Pump Station - SPS J1 Emergency Storage Upgrade		2023	\$72,984
SPSF24	Sewage Pump Station - SPS RL3 Emergency Storage Upgrade		2023	Included in SPSF21
SPSF25	Sewage Pump Station - SPS ST1 Emergency Storage Upgrade		2023	\$101,059
SPSF26	Pump Station - Pump Station PC2 Upgrade Pumps		2026	\$328,947
SPSF27	Pump Station - Pump Station PC1 Upgrade Pumps		2029	\$340,651
SPSF28	Pump Station - Pump Station CV1 Upgrade Pumps		2024	\$500,758
SPSF29	Pump Station - CB1 Sewage Pump Station Pump upgrade		2023	\$921,207



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
SPSF30	Pump Station - SPS GO5 Emergency Storage		2036	\$616,828
SPSF31	Pump Station - SPS ED6 Pump Downgrade		2031	\$81,949
SPSF32	Pump Station - SPS ED4 Emergency Storage Upgrade		2021	\$31,272
SPSF33	Pump Station - Future SPS ED11 Pump Station Construction		2031	\$1,316,146
SPSF34	Pump Station - Future SPS ED10 Pump Station Construction		2031	\$358,083
SPSF35	Pump Station - Future SPS MP3 Pump Station Construction		2041	\$3,665,486
SPSF36	Pump Station - Future SPS MP4 Pump Station Construction		2041	\$422,151
SPSF37	Pump Station - Future SPS MP5 Pump Station Construction		2046	\$321,501
SPSF38	Pump Station - Future SPS MP6 Pump Station Construction		2041	\$251,107
SPSF39	Pump Station - Future SPS MP7 Pump Station Construction		2031	\$492,971
SPSF40	Pump Station - Future SPS GO10 Pump Station Construction		2031	\$397,828
SPSF41	Pump Station - SPS ED6 Pump Upgrade		2019	\$766,631
SPSF42	Pump Station - SPS WR9 Emergency Storage Upgrade		2026	\$109,903
SPSF43	Pump Station - Future SPS MP4 Pump Station Construction		2036	\$992,104
SPSF44	Pump Station - SPS KB1 Mechanical Electrical Upgrade		2019	\$411,745
SPSF45	Pump Station - SPS SH1 Mechanical Electrical Upgrade		2021	\$670,793
SPSF46	Pump Station - SPS NP1 Mechanical Electrical Upgrade		2029	\$149,347
PMF001	Pressure Main (300)	1,148	2029	\$642,681
GMF001	Gravity Main (225)	634	2026	\$564,377
GMF002	Gravity Main (375)	233	2031	Included in budget for GMF130

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF003	Gravity Main (225)	270	2031	Included in budget for GMF004
GMF004	Gravity Main (225)	64	2031	\$1,243,982
GMF005	Gravity Main (225)	315	2031	Included in budget for GMF004
GMF006	Gravity Main (300)	106	2031	Included in budget for GMF004
GMF007	Gravity Main (225)	28	2031	Included in budget for GMF004
GMF008	Gravity Main (300)	513	2031	Included in budget for GMF004
GMF009	Gravity Main (450)	132	2036	\$6,923,030
GMF010	Gravity Main (450)	136	2036	Included in budget for GMF009
GMF011	Gravity Main (450)	102	2036	Included in budget for GMF009
GMF012	Gravity Main (450)	208	2036	Included in budget for GMF009
GMF013	Gravity Main (225)	339	2041	Included in budget for GMF014
GMF014	Gravity Main (225)	297	2041	\$8,568,692
GMF015	Gravity Main (225)	338	2041	Included in budget for GMF014
GMF016	Gravity Main (225)	241	2041	Included in budget for GMF014
GMF017	Gravity Main (225)	256	2041	Included in budget for GMF014
GMF018	Gravity Main (225)	86	2041	\$17,019,434
GMF019	Gravity Main (375)	65	2041	Included in budget for GMF014
GMF020	Gravity Main (225)	111	2041	Included in budget for GMF018
GMF021	Gravity Main (300)	303	2041	Included in budget for GMF018
GMF022	Gravity Main (375)	293	2041	Included in budget for GMF018
GMF023	Gravity Main (375)	444	2041	Included in budget for GMF018
GMF024	Gravity Main (375)	348	2041	Included in budget for GMF018
GMF025	Gravity Main (375)	214	2041	Included in budget for GMF018
GMF026	Gravity Main (225)	295	2041	Included in budget for GMF018
GMF027	Gravity Main (225)	124	2041	Included in budget for GMF018

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF028	Gravity Main (225)	157	2041	Included in budget for GMF018
GMF029	Gravity Main (825)	481	2041	\$19,430,147
GMF030	Gravity Main (825)	627	2041	Included in budget for GMF029
GMF031	Gravity Main (375)	214	2041	Included in budget for GMF018
GMF032	Gravity Main (225)	304	2036	Included in budget for GMF009
GMF033	Gravity Main (225)	185	2036	Included in budget for GMF009
GMF034	Gravity Main (225)	398	2036	Included in budget for GMF009
GMF035	Gravity Main (450)	575	2036	Included in budget for GMF009
GMF036	Gravity Main (450)	180	2036	Included in budget for GMF009
GMF037	Gravity Main (225)	445	2041	Included in budget for GMF018
GMF038	Gravity Main (225)	149	2041	Included in budget for GMF014
GMF039	Gravity Main (225)	62	2041	Included in budget for GMF014
GMF040	Gravity Main (225)	76	2041	Included in budget for GMF014
GMF041	Gravity Main (225)	77	2041	Included in budget for GMF014
GMF042	Gravity Main (225)	61	2041	Included in budget for GMF014
GMF043	Gravity Main (225)	142	2041	Included in budget for GMF014
GMF044	Gravity Main (225)	34	2041	Included in budget for GMF014
GMF045	Gravity Main (225)	156	2041	Included in budget for GMF014
GMF046	Gravity Main (225)	159	2041	Included in budget for GMF014
GMF047	Gravity Main (225)	63	2041	Included in budget for GMF014
GMF048	Gravity Main (225)	78	2036	Included in budget for GMF009
GMF049	Gravity Main (225)	175	2036	Included in budget for GMF009
GMF050	Gravity Main (225)	389	2036	Included in budget for GMF009
GMF051	Gravity Main (225)	63	2036	Included in budget for GMF009

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF052	Gravity Main (225)	245	2036	Included in budget for GMF009
GMF053	Gravity Main (450)	317	2036	Included in budget for GMF009
GMF054	Gravity Main (225)	347	2041	Included in budget for GMF018
GMF055	Gravity Main (750)	182	2041	Included in budget for GMF029
GMF056	Gravity Main (225)	760	2031	\$1,017,263
GMF057	Gravity Main (225)	812	2031	Included in budget for GMF082
GMF058	Gravity Main (225)	126	2031	Included in budget for GMF082
GMF059	Gravity Main (225)	226	2031	Included in budget for GMF082
GMF060	Gravity Main (300)	554	2031	Included in budget for GMF082
GMF061	Gravity Main (675)	285	2031	Included in budget for GMF062
GMF062	Gravity Main (675)	81	2031	\$11,580,260
GMF063	Gravity Main (600)	161	2031	Included in budget for GMF062
GMF064	Gravity Main (600)	446	2031	Included in budget for GMF062
GMF065	Gravity Main (600)	112	2031	Included in budget for GMF062
GMF066	Gravity Main (600)	136	2031	Included in budget for GMF062
GMF067	Gravity Main (600)	193	2031	Included in budget for GMF062
GMF068	Gravity Main (600)	349	2031	Included in budget for GMF062
GMF069	Gravity Main (600)	305	2031	Included in budget for GMF062
GMF070	Gravity Main (600)	296	2031	Included in budget for GMF062
GMF071	Gravity Main (450)	115	2031	Included in budget for GMF062
GMF072	Gravity Main (450)	133	2031	Included in budget for GMF062
GMF073	Gravity Main (450)	279	2031	Included in budget for GMF062
GMF074	Gravity Main (450)	40	2031	Included in budget for GMF062
GMF075	Gravity Main (450)	176	2031	Included in budget for GMF062
GMF076	Gravity Main (450)	201	2031	Included in budget for GMF062

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF077	Gravity Main (525)	54	2031	Included in budget for GMF062
GMF078	Gravity Main (525)	687	2031	Included in budget for GMF062
GMF079	Gravity Main (225)	214	2041	\$531,044
GMF080	Gravity Main (225)	423	2031	Included in budget for GMF082
GMF081	Gravity Main (225)	240	2031	Included in budget for GMF082
GMF082	Gravity Main (300)	147	2031	\$3,111,955
GMF083	Gravity Main (300)	261	2031	Included in budget for GMF082
GMF084	Gravity Main (300)	444	2031	\$1,516,462
GMF085	Gravity Main (300)	610	2031	Included in budget for GMF084
PMF002	Pressure Main (150)	616	2031	\$232,030
PMF003	Pressure Main (450)	917	2031	\$5,475,734
PMF004	Pressure Main (450)	1,528	2031	Included in budget for PMF003
PMF005	Pressure Main (450)	775	2031	Included in budget for PMF003
GMF086	Gravity Main (225)	114	2031	Included in budget for GMF084
GMF087	Gravity Main (225)	231	2031	Included in budget for GMF084
GMF088	Gravity Main (825)	71	2041	Included in budget for GMF029
GMF089	Gravity Main (750)	638	2041	Included in budget for GMF029
GMF090	Gravity Main (600)	121	2041	Included in budget for GMF029
GMF091	Gravity Main (450)	88	2041	Included in budget for GMF018
GMF092	Gravity Main (600)	398	2036	Included in budget for GMF009
GMF093	Gravity Main (600)	10	2036	Included in budget for GMF009
GMF094	Gravity Main (225)	137	2041	Included in budget for GMF018
GMF095	Gravity Main (225)	182	2041	Included in budget for GMF018
GMF096	Gravity Main (225)	241	2041	Included in budget for GMF018
GMF097	Gravity Main (300)	135	2041	Included in budget for GMF018

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF098	Gravity Main (225)	103	2041	Included in budget for GMF018
GMF099	Gravity Main (225)	319	2046	\$504,739
GMF100	Gravity Main (225)	11	2046	Included in budget for GMF099
PMF006	Pressure Main (100)	539	2041	\$163,307
GMF101	Gravity Main (525)	352	2041	Included in budget for GMF029
PMF007	Pressure Main (375)	914	2041	\$136,002
GMF102	Gravity Main (825)	249	2041	Included in budget for GMF029
GMF103	Gravity Main (825)	266	2041	Included in budget for GMF029
GMF104	Gravity Main (825)	421	2041	Included in budget for GMF029
GMF105	Gravity Main (225)	392	2041	Included in budget for GMF018
GMF106	Gravity Main (225)	231	2041	Included in budget for GMF018
GMF107	Gravity Main (225)	247	2041	Included in budget for GMF018
GMF108	Gravity Main (225)	674	2041	Included in budget for GMF018
GMF109	Gravity Main (300)	502	2041	Included in budget for GMF018
PMF008	Pressure Main (100)	273	2046	\$129,273
GMF110	Gravity Main (375)	145	2041	Included in budget for GMF014
GMF111	Gravity Main (375)	193	2041	Included in budget for GMF014
GMF112	Gravity Main (375)	120	2041	Included in budget for GMF014
GMF113	Gravity Main (225)	264	2041	Included in budget for GMF014
GMF114	Gravity Main (225)	301	2041	Included in budget for GMF014
GMF115	Gravity Main (225)	338	2041	Included in budget for GMF014
GMF116	Gravity Main (225)	211	2041	Included in budget for GMF014
GMF117	Gravity Main (300)	206	2041	Included in budget for GMF014
GMF118	Gravity Main (300)	38	2041	Included in budget for GMF014
GMF119	Gravity Main (300)	135	2041	Included in budget for GMF014

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF120	Gravity Main (225)	279	2041	Included in budget for GMF014
PMF009	Pressure Main (250)	1,592	2036	\$892,291
PMF010	Pressure Main (250)	1,173	2031	\$896,273
GMF121	Gravity Main (375)	281	2041	Included in budget for GMF014
GMF122	Gravity Main (300)	84	2041	Included in budget for GMF014
GMF123	Gravity Main (300)	241	2041	Included in budget for GMF018
GMF124	Gravity Main (600)	296	2041	Included in budget for GMF029
GMF125	Gravity Main (225)	385	2041	Included in budget for GMF018
PMF011	Pressure Main (600)	8,078	2041	\$20,372,213
GMF126	Gravity Main (825)	223	2041	Included in budget for GMF029
GMF127	Gravity Main (450)	453	2041	Included in budget for GMF018
GMF128	Gravity Main (450)	359	2041	Included in budget for GMF018
PMF012	Pressure Main (200)	525	2031	Included in budget for PMF010
GMF129	Gravity Main (300)	31	2031	Included in budget for GMF004
GMF130	Gravity Main (375)	213	2031	\$1,383,439
GMF131	Gravity Main (225)	167	2041	Included in budget for GMF018
GMF132	Gravity Main (225)	306	2041	\$295,147
GMF133	Gravity Main (225)	286	2036	Included in budget for GMF135
GMF134	Gravity Main (225)	261	2036	Included in budget for GMF135
GMF135	Gravity Main (300)	319	2036	\$1,466,506
GMF136	Gravity Main (300)	418	2036	Included in budget for GMF135
GMF137	Gravity Main (225)	415	2031	\$1,078,495
PMF013	Pressure Main (150)	269	2031	\$466,059
PMF014	Pressure Main (150)	167	2031	Included in budget for PMF013
PMF015	Pressure Main (150)	283	2031	Included in budget for PMF013
PMF016	Pressure Main (150)	445	2031	Included in budget for PMF013

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF138	Gravity Main (225)	19	2031	Included in budget for GMF137
PMF017	Pressure Main (150)	71	2031	Included in budget for PMF013
PMF018	Pressure Main (150)	550	2041	\$207,248
GMF139	Gravity Main (225)	85	2023	Included in budget for GMF140
GMF140	Gravity Main (225)	365	2023	\$570,167
PMF019	Pressure Main (375)	11	2021	Included in budget for SPSF10
PMF020	Pressure Main (375)	688	2021	Included in budget for SPSF10
PMF021	Pressure Main (375)	1,253	2021	Included in budget for SPSF10
PMF022	Pressure Main (375)	24	2021	Included in budget for SPSF10
PMF023	Pressure Main (600)	82	2019	Included in budget for SPSF13
PMF024	Pressure Main (375)	43	2019	Included in budget for SPSF13
PMF025	Pressure Main (300)	216	2026	Included in budget for SPSF03
PMF026	Pressure Main (300)	46	2026	Included in budget for SPSF03
PMF027	Pressure Main (150)	306	2041	\$127,125
PMF028	Pressure Main (300)	320	2026	Included in budget for SPSF03
PMF029	Pressure Main (300)	6	2021	Included in budget for SPSF10
PMF030	Pressure Main (400)	6	2019	Included in budget for SPSF12
PMF031	Pressure Main (750)	13	2023	\$176,504
PMF032	Pressure Main (250)	16	2021	Included in budget for SPSF10
GMF141	Gravity Main (375)	102	2041	\$376,123
GMF142	Gravity Main (375)	105	2041	Included in budget for GMF141
GMF143	Gravity Main (300)	65	2023	Included in budget for GMF144
GMF144	Gravity Main (300)	47	2023	\$591,503
GMF145	Gravity Main (300)	37	2023	Included in budget for GMF144
GMF146	Gravity Main (300)	30	2023	Included in budget for GMF144



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF147	Gravity Main (300)	41	2023	Included in budget for GMF144
GMF148	Gravity Main (300)	82	2023	Included in budget for GMF144
GMF149	Gravity Main (300)	66	2023	Included in budget for GMF144
GMF150	Gravity Main (300)	49	2023	Included in budget for GMF144
GMF151	Gravity Main (512)	5	2019	Included in budget for SPSF12
GMF152	Gravity Main (371)	5	2019	Included in budget for SPSF12
GMF153	Gravity Main (371)	52	2019	Included in budget for SPSF12
GMF154	Gravity Main (371)	39	2019	Included in budget for SPSF12
GMF155	Gravity Main (371)	43	2019	Included in budget for SPSF12
GMF156	Gravity Main (371)	45	2019	Included in budget for SPSF12
GMF157	Gravity Main (371)	39	2019	Included in budget for SPSF12
GMF158	Gravity Main (371)	62	2019	Included in budget for SPSF12
GMF159	Gravity Main (371)	40	2019	Included in budget for SPSF12
GMF160	Gravity Main (371)	40	2019	Included in budget for SPSF12
GMF161	Gravity Main (371)	52	2019	Included in budget for SPSF12
GMF162	Gravity Main (371)	80	2019	Included in budget for SPSF12
GMF163	Gravity Main (371)	74	2019	Included in budget for SPSF12
GMF164	Gravity Main (371)	80	2019	Included in budget for SPSF12
GMF165	Gravity Main (371)	57	2019	Included in budget for SPSF12
GMF166	Gravity Main (150)	61	2019	Included in budget for SPSF12
GMF167	Gravity Main (150)	63	2019	Included in budget for SPSF12
GMF168	Gravity Main (150)	23	2019	Included in budget for SPSF12
GMF169	Gravity Main (371)	95	2019	Included in budget for SPSF12
GMF170	Gravity Main (371)	94	2019	Included in budget for SPSF12

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF171	Gravity Main (371)	38	2019	Included in budget for SPSF12
GMF172	Gravity Main (371)	64	2019	Included in budget for SPSF12
GMF173	Gravity Main (371)	19	2019	Included in budget for SPSF12
GMF174	Gravity Main (150)	3	2019	Included in budget for SPSF12
GMF175	Gravity Main (150)	49	2019	Included in budget for SPSF12
GMF176	Gravity Main (500)	104	2019	Included in budget for SPSF12
GMF177	Gravity Main (500)	104	2019	Included in budget for SPSF12
GMF178	Gravity Main (500)	21	2019	Included in budget for SPSF12
GMF179	Gravity Main (500)	55	2019	Included in budget for SPSF12
GMF180	Gravity Main (500)	5	2019	Included in budget for SPSF12
GMF181	Gravity Main (225)	73	2028	Included in budget for GMF182
GMF182	Gravity Main (225)	74	2028	\$495,431
GMF183	Gravity Main (225)	87	2028	Included in budget for GMF182
GMF184	Gravity Main (225)	39	2028	Included in budget for GMF182
GMF185	Gravity Main (600)	103	2022	Included in budget for GMF186
GMF186	Gravity Main (600)	151	2022	\$5,002,906
GMF187	Gravity Main (600)	154	2022	Included in budget for GMF186
GMF188	Gravity Main (600)	77	2022	Included in budget for GMF186
GMF189	Gravity Main (600)	72	2022	Included in budget for GMF186
GMF190	Gravity Main (600)	121	2022	Included in budget for GMF186
GMF191	Gravity Main (600)	162	2022	Included in budget for GMF186
GMF192	Gravity Main (600)	121	2022	Included in budget for GMF186
GMF193	Gravity Main (600)	107	2022	Included in budget for GMF186
GMF194	Gravity Main (600)	40	2022	Included in budget for GMF186
GMF195	Gravity Main (600)	125	2022	Included in budget for GMF186

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF196	Gravity Main (225)	60	2025	Included in budget for GMF197
GMF197	Gravity Main (225)	45	2025	\$317,912
GMF198	Gravity Main (225)	33	2025	Included in budget for GMF197
GMF199	Gravity Main (225)	68	2025	Included in budget for GMF200
GMF200	Gravity Main (225)	69	2025	\$476,204
GMF201	Gravity Main (225)	71	2025	Included in budget for GMF200
GMF202	Gravity Main (225)	69	2031	Included in budget for GMF203
GMF203	Gravity Main (225)	69	2031	\$281,936
GMF204	Gravity Main (225)	34	2031	Included in budget for GMF203
GMF205	Gravity Main (600)	45	2022	Included in budget for SPSF22
GMF206	Gravity Main (600)	9	2022	Included in budget for SPSF22
GMF207	Gravity Main (525)	78	2022	Included in budget for SPSF22
GMF208	Gravity Main (375)	27	2022	Included in budget for SPSF17
GMF209	Gravity Main (450)	73	2022	Included in budget for SPSF22
GMF210	Gravity Main (450)	46	2022	Included in budget for SPSF22
GMF211	Gravity Main (375)	3	2022	Included in budget for SPSF22
GMF212	Gravity Main (375)	78	2022	Included in budget for SPSF22
GMF213	Gravity Main (300)	82	2022	Included in budget for SPSF22
GMF214	Gravity Main (450)	22	2022	Included in budget for SPSF22
GMF215	Gravity Main (300)	40	2022	Included in budget for SPSF22
GMF216	Gravity Main (300)	94	2022	Included in budget for SPSF22
GMF217	Gravity Main (300)	29	2022	Included in budget for SPSF22
GMF218	Gravity Main (300)	75	2022	Included in budget for SPSF22
GMF219	Gravity Main (300)	23	2022	Included in budget for SPSF22
GMF220	Gravity Main (300)	47	2022	Included in budget for SPSF22

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
GMF221	Gravity Main (300)	5	2022	Included in budget for SPSF22
GMF222	Gravity Main (300)	70	2022	Included in budget for SPSF22
GMF223	Gravity Main (525)	21	2022	Included in budget for SPSF22
GMF224	Gravity Main (525)	53	2022	Included in budget for SPSF22
GMF225	Gravity Main (375)	49	2022	Included in budget for SPSF17
GMF226	Gravity Main (375)	30	2022	Included in budget for SPSF17
GMF227	Gravity Main (375)	86	2022	Included in budget for SPSF17
GMF228	Gravity Main (375)	71	2022	Included in budget for SPSF17
GMF229	Gravity Main (375)	3	2022	Included in budget for SPSF22
GMF230	Gravity Main (150)	18	2022	Included in budget for SPSF17
PMF033	Pressure Main (406)	826	2023	Included in budget for PMF034
PMF034	Pressure Main (406)	398	2023	\$1,664,363
PMF035	Pressure Main (406)	7	2023	Included in budget for PMF034
PMF036	Pressure Main (750)	78	2026	Included in budget for PMF037
PMF037	Pressure Main (750)	1,186	2026	\$7,623,807
PMF038	Pressure Main (150)	83	2026	\$35,853
PMF039	Pressure Main (500)	120	2021	Included in budget for PMF040
PMF040	Pressure Main (500)	132	2021	\$7,097,860
PMF041	Pressure Main (500)	143	2021	Included in budget for PMF040
PMF042	Pressure Main (500)	109	2021	Included in budget for PMF040
PMF043	Pressure Main (500)	192	2021	Included in budget for PMF040
PMF044	Pressure Main (500)	185	2021	Included in budget for PMF040
PMF045	Pressure Main (500)	119	2021	Included in budget for PMF040
PMF046	Pressure Main (500)	81	2021	Included in budget for PMF040
PMF047	Pressure Main (500)	240	2021	Included in budget for PMF040

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
PMF048	Pressure Main (500)	201	2021	Included in budget for PMF040
PMF049	Pressure Main (500)	240	2021	Included in budget for PMF040
PMF050	Pressure Main (500)	107	2021	Included in budget for PMF040
PMF051	Pressure Main (500)	209	2021	Included in budget for PMF040
PMF052	Pressure Main (242)	478	2022	Included in budget for SPSF22
PMF053	Pressure Main (500)	206	2022	Included in budget for PMF054
PMF054	Pressure Main (500)	59	2022	\$11,987,889
PMF055	Pressure Main (500)	55	2022	Included in budget for PMF054
PMF056	Pressure Main (500)	87	2022	Included in budget for PMF054
PMF057	Pressure Main (500)	38	2022	Included in budget for PMF054
PMF058	Pressure Main (500)	5	2022	Included in budget for PMF054
PMF059	Pressure Main (500)	39	2022	Included in budget for PMF054
PMF060	Pressure Main (500)	189	2022	Included in budget for PMF054
PMF061	Pressure Main (500)	257	2022	Included in budget for PMF054
PMF062	Pressure Main (500)	70	2022	Included in budget for PMF054
PMF063	Pressure Main (500)	113	2022	Included in budget for PMF054
PMF064	Pressure Main (500)	134	2022	Included in budget for PMF054
PMF065	Pressure Main (500)	168	2022	Included in budget for PMF054
PMF066	Pressure Main (500)	66	2022	Included in budget for PMF054
PMF067	Pressure Main (500)	66	2022	Included in budget for PMF054
PMF068	Pressure Main (500)	660	2022	Included in budget for PMF054
PMF069	Pressure Main (500)	40	2022	Included in budget for PMF054
PMF070	Pressure Main (500)	280	2022	Included in budget for PMF054
PMF071	Pressure Main (500)	728	2022	Included in budget for PMF054

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Length (m)	Column 4 Estimated timing	Column 5 Establishment cost <sup>2</sup>
PMF072	Pressure Main (500)	74	2022	Included in budget for PMF054
PMF073	Pressure Main (500)	117	2022	Included in budget for PMF054
PMF074	Pressure Main (500)	506	2022	Included in budget for PMF054
PMF075	Pressure Main (500)	100	2022	Included in budget for PMF054
PMF076	Pressure Main (500)	45	2022	Included in budget for PMF054
PMF077	Pressure Main (500)	127	2022	Included in budget for PMF054
PMF078	Pressure Main (500)	55	2022	Included in budget for PMF054
PMF079	Pressure Main (200)	346	2023	\$179,946
GMF231	Gravity Main (375)	128	2031	Included in budget for GMF130
GMF232	Gravity Main (375)	146	2031	Included in budget for GMF130
<b>TOTAL</b>				<b>\$348,123,342</b>

Table SC3.3.3 - Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>3</sup>
DWF002	Drainage Works - Pump Station and Rising Main - Future	2036	\$458,272
DWF011	Pump Station -	2036	\$3,116,550
DWF012	Pump Station - Marlin Pde Pump Station (CBD South Flood Mitigation) - Stage 1 of 3	2024	\$6,872,400
DWF012	Pump Station - Marlin Pde Pump Station (CBD South Flood Mitigation) - Stage 2 of 3	2025	\$6,872,400
DWF012	Pump Station - Marlin Pde Pump Station (CBD South Flood Mitigation) - Stage 3 of 3	2026	\$6,872,400
BCCF01	Culvert (2/3600x1800)	2021	\$1,083,881
BCCU001	Bridge / Culvert / Crossing (2/3000x2100)	2036	\$450,672
BCCU002	Bridge / Culvert / Crossing (4/2100x2100)	2036	\$723,169
BCCU004	Bridge / Culvert / Crossing	2036	\$274,963

Note—13. Table SC3.2.3 Column 4 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>3</sup>
BCCU005	Bridge / Culvert / Crossing (2/3600x2400)	2020	\$452,357
BCCU006	Bridge / Culvert / Crossing (2/2700x1200)	2019	\$140,932
BCCU007	Bridge / Culvert / Crossing (2/2400x1800)	2019	\$166,356
BCCU008	Bridge / Culvert / Crossing (5/3600x3000)	2019	\$564,960
DWF013	Tide Gates - Drainage Works	2019	\$277,365
DWF001	Drainage Works - Levee - Future	2019	\$594,000
DWF004	Drainage Works - Channel Works - Future	2036	\$5,545,712
DWF005	Drainage Works - Channel Works - Future	2036	\$38,235,370
DWF006	Drainage Works - Channel Works	2036	\$21,026,326
DWF008	Drainage Works - Channel Works	2024	\$926,525
DWF009	Drainage Works - Channel Works	2024	\$561,511
DWU001	Drainage Works - Channel Works - Upgrade	2036	\$7,662,861
DWU002	Drainage Works - Channel Works - Upgrade	2036	\$19,117,685
DWU003	Drainage Works - Channel Works - Upgrade	2036	\$1,026,982
DWU004	Drainage Works - Channel Works - Upgrade	2036	\$29,229,488
DWU005	Drainage Works - Channel Works - Upgrade	2036	\$5,055,918
DWU006	Drainage Works - Channel Works - Upgrade	2036	\$2,132,969
PDF001	Pipe Drainage - Stormwater Reticulation - Future	2035	\$271,535
PDF003	Pipe Drainage - Stormwater Reticulation - Future	2036	\$1,260,817
PDF004	Pipe Drainage - Stormwater Reticulation - Future	2036	\$1,366,676
PDF005	Pipe Drainage - Stormwater Reticulation - Future	2036	\$1,525,428
PDF006	Pipe Drainage - Stormwater Reticulation - Future	2036	\$1,698,470
PDF007	Pipe Drainage - Stormwater Reticulation - Future	2036	\$3,107,801
PDF008	Pipe Drainage - Stormwater Reticulation - Future	2036	\$808,022

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>3</sup>
PDF009	Pipe Drainage - Stormwater Reticulation - Future	2027	\$6,816,731
PDF010	Pipe Drainage - Stormwater Reticulation - Future	2036	\$710,189
PDF011	Pipe Drainage - Stormwater Reticulation	2024	\$651,286
PDF012	Pipe Drainage - Stormwater Reticulation	2024	\$846,996
PDU001	Pipe Drainage - Drainage Line - Upgrade	2036	\$1,004,864
PDU002	Pipe Drainage - Drainage Line - Upgrade	2036	\$60,040
PDU003	Drainage Works - Channel Works	2035	\$947,984
PDU004	Pipe Drainage - Drainage Line - Upgrade	2036	\$2,309,919
PDU005	Pipe Drainage - Drainage Line - Upgrade	2036	\$12,118,392
DWF014	Drainage Works – New Open Drain	2024	\$1,380,000
<b>TOTAL</b>			<b>\$196,327,175</b>



Table SC3.3.4 - Transport (roads) network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
IRF03	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471
IRF04	Roundabout - 2 Lane Major (Future)	(Project Cost)	2025	\$394,000
IRF06	Roundabout - 2 Lane Major (Future)	(Project Cost)	2036	\$478,579
IRF07	Roundabout - 2 Lane Major (Future)	(Project Cost)	2036	\$478,579
IRF08	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$371,037
IRF09	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471
IRF10	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471
IRF12	Roundabout - 2 Lane Major (Major Upgrade)	(Project Cost)	2036	\$565,680
IRF13	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471
IRF15	Signalised Intersection (Major Upgrade)	(Project Cost)	2036	\$934,756
IRF17	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2041	\$365,471
IRF18	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2031	\$365,471
IRF19	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2041	\$365,471
IRF20	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2031	\$365,471
IRF21	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471
IRF22	Roundabout - 1 Lane Minor (Major Upgrade)	(Project Cost)	2041	\$438,566
IRF23	Roundabout - 1 Lane Minor (Major Upgrade)	(Project Cost)	2041	\$438,566
IRF24	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2041	\$365,471
IRF25	Roundabout - 2 Lane Major (Major Upgrade)	(Project Cost)	2041	\$565,680
IRF26	Roundabout - 1 Lane Minor (Future)	(Project Cost)	2036	\$365,471

Note—14. Table SC3.2.4 Column 5 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
IRF27	Roundabout - 2 Lane Major (Future)	(Project Cost)	2036	\$471,400
IRF28	Roundabout - 2 Lane Major (Future)	(Project Cost)	2036	\$471,400
IRF29	Roundabout - 2 Lane Major (Future)	(Project Cost)	2036	\$471,400
IRF30	Roundabout - 2 Lane Major (Future)	(Project Cost)	2021	\$689,500
IRF31	Roundabout - 2 Lane Major (Major Upgrade)	(Project Cost)	2036	\$565,680
IRF32	Roundabout - 2 Lane Major (Major Upgrade)	(Project Cost)	2036	\$565,680
IRF33	Roundabout - 2 Lane Major (Major Upgrade)	(Project Cost)	2036	\$565,680
ISF01	Signalised Intersection (Future)	(Project Cost)	2031	\$463,085
ISF02	Signalised Intersection (Future)	(Project Cost)	2024	\$581,150
ISF06	Signalised Intersection (Future)	(Project Cost)	2020	\$492,500
ISF07	Signalised Intersection (Future)	(Project Cost)	2022	\$788,000
ISF08	Signalised Intersection (Future)	(Project Cost)	2020	\$246,250
ISF08	Signalised Intersection (Future)	(Project Cost)	2025	\$492,500
ISF11	Signalised Intersection (Future)	(Project Cost)	2031	\$778,963
ISF12	Signalised Intersection (Future)	(Project Cost)	2027	\$985,000
ISF13	Signalised Intersection (Future)	(Project Cost)	2023	\$1,477,500
ISF14	Signalised Intersection (Future)	(Project Cost)	2036	\$778,963
ISF15	Signalised Intersection (Future)	(Project Cost)	2025	\$985,000
ISF17	Signalised Intersection (Major Upgrade)	(Project Cost)	2022	\$492,500
ISF18	Signalised Intersection (Future)	(Project Cost)	2023	\$817,550
ISF19	Signalised Intersection (Major Upgrade)	(Project Cost)	2031	\$934,756
ISF20	Signalised Intersection (Future)	(Project Cost)	2031	\$778,963
ISF21	Signalised Intersection (Future)	(Project Cost)	2036	\$778,963
ISF22	Signalised Intersection (Future)	(Project Cost)	2031	\$778,963

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
ISF23	Signalised Intersection (Future)	(Project Cost)	2036	\$778,963
ISF24	Signalised Intersection (Future)	(Project Cost)	2041	\$778,963
ISF25	Signalised Intersection (Future)	(Project Cost)	2041	\$2,013,077
ISF26	Signalised Intersection (Major Upgrade)	(Project Cost)	2020	\$985,000
ISF27	Signalised Intersection (Major Upgrade)	(Project Cost)	2020	\$985,000
ISF28	Signalised Intersection (Future)	(Project Cost)	2020	\$985,000
ISF29	Signalised Intersection (Future)	(Project Cost)	2023	\$1,970,000
SBF02	Bridge - Blackfellows Ck Crossing (Future)	360m <sup>2</sup>	2036	\$3,421,216
SBF07	Bridge - Linden St Bridge (Upgrade)	200m <sup>2</sup>	2036	\$2,280,810
SBF08	Bridge - Mckinnons Ck Rd & Rail Crossing - Walker Chay Rd - Stage 1 (Future)	360m <sup>2</sup>	2025	\$1,970,000
SBF08	Bridge - Mckinnons Ck Rd & Rail Crossing - Walker Chay Rd - Stage 2 (Future)	360m <sup>2</sup>	2041	\$1,970,000
SBF10	Bridge - O'donnell La : Ramsay Dr Bridge (Future)	100m <sup>2</sup>	2036	\$950,338
SBF12	Bridge - Rices Gully Bridge - Stage 2 (Upgrade)	400m <sup>2</sup>	2022	\$2,659,500
SBF14	Bridge - Southern End Panguna St Bridge (Future)	260m <sup>2</sup>	2036	\$2,470,878
SBF17	Bridge - Greenslopes St Bridge (Upgrade)	366m <sup>2</sup>	2036	\$4,173,883
SBF20	Bridge - Sandy Creek Bridge (Upgrade)	342m <sup>2</sup>	2031	\$3,900,186
SBF21	Bridge - Unnamed Bridge (Future)	240m <sup>2</sup>	2036	\$2,280,810
SBF22	Bridge - Unnamed Bridge (Future)	240m <sup>2</sup>	2031	\$2,280,810
SBF23	Bridge - Grays Creek Bridge (Upgrade)	324m <sup>2</sup>	2036	\$3,694,913
SBF24	Bridge - Fantin Access #2 (Future)	120m <sup>2</sup>	2036	\$1,140,405
SBF25	Bridge - Fantin Access #1 (Future)	240m <sup>2</sup>	2041	\$2,280,810
SBF26	Bridge - Wrights Creek Bridge (Future)	300m <sup>2</sup>	2041	\$2,851,013

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
SBF27	Bridge - Mackey Creek Bridge (Future)	360m <sup>2</sup>	2036	\$3,421,216
SBF28	Bridge - Maitland Road Bridge (Major) (Future)	660m <sup>2</sup>	2041	\$6,272,228
SBF29	Bridge - Maitland Road Bridge (Future)	312m <sup>2</sup>	2041	\$2,965,053
SBF32	Bridge - Cook Street Bridge (Upgrade)	(Project Cost)	2020	\$2,708,750
SBF33	Bridge - Blackfellows Creek Bridge - Stage 1 (Staged)	1736m <sup>2</sup>	2036	\$16,497,862
SBF33	Bridge - Blackfellows Creek Bridge - Stage 2 (Staged)	1624m <sup>2</sup>	2036	\$15,433,483
SCF01	Culvert - Avondale Creek Crossing (Future) #1	105m	2036	\$1,190,298
SCF03	Culvert - Dunne #1 (Upgrade)	(Project Cost)	2036	\$4,548,296
SCF04	Culvert - Dunne #2 (Upgrade)	(Project Cost)	2036	\$15,535
SCF05	Culvert - Holloway Beach #1 - Stage 1 (Upgrade)	(Project Cost)	2023	\$1,970,000
SCF05	Culvert - Holloway Beach #1 - Stage 1 (Upgrade)	(Project Cost)	2023	\$1,970,000
SCF07	Culvert - Machans Beach #1 (Upgrade)	(Project Cost)	2031	\$2,176,643
SCF09	Culvert – Navigation Drive Bridge (Future)	225m	2025	\$1,042,330
SCF10	Culvert - Navigation Drive Culvert (Future)	225m	2025	\$954,502
SCF12	Culvert - Navigation Drive Culvert (Future)	135m	2024	\$462,744
SCF14	Culvert - Yorkeys Knob #2 (Upgrade)	(Project Cost)	2023	\$1,280,500
SCF15	Culvert - Yorkeys Knob #3 (Upgrade)	(Project Cost)	2025	\$1,477,500
SCF16	Culvert - Yorkeys Knob #4 (Upgrade)	(Project Cost)	2031	\$1,795,730
SCF17	Culvert - Yorkeys Knob #5 (Upgrade)	(Project Cost)	2031	\$3,658,624
SCF18	Culvert - Moody Creek : Moody Street (Future)	(Project Cost)	2036	\$1,482,851
SCF20	Culvert – Dunne #3 (Upgrade)	(Project Cost)	2036	\$1,118,030
SCF23	Culvert – Upward Street (Upgrade)	(Project Cost)	2036	\$351,953

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
SCF26	Culvert – Spence St : Fearnley St Culvert #2 (Upgrade)	(Project Cost)	2031	\$1,305,141
SCF31	Culvert - Future Culvert #16 - Swallow Street (Upgrade)	(Project Cost)	2036	\$1,204,040
SCF33	Culvert - Future Culvert #19 (Upgrade)	(Project Cost)	2036	\$5,077,142
SCF34	Culvert - Greenslopes Street (Upgrade)	14m	2036	\$279,287
SCF35	Culvert – Deppeler Road Crossing (Future)	81m	2041	\$1,281,662
SCF36	Culvert - Unnamed Culvert (Upgrade)	96m	2041	\$279,628
SCF37	Culvert - Mt Peter - Unnamed Culvert (Future)	40m	2041	\$329,293
SCF38	Culvert - Mt Peter - Unnamed Culvert (Future)	120m	2041	\$1,169,548
SCF39	Culvert - Mt Peter - Unnamed Culvert (Future)	126m	2041	\$565,681
SCF40	Culvert - Mt Peter - Unnamed Culvert (Future)	270m	2041	\$1,705,048
SCF41	Culvert - Main Boulevard Culvert #1 - Swallow Road (Future)	142m	2024	\$541,750
SCF42	Culvert - Main Boulevard Culvert #2 - Mid-point Blackfellows Crk : Swallow (Future)	31m	2024	\$78,800
SCF43	Culvert - Main Boulevard Culvert #2 - Mid-point Blackfellows Crk : Swallow (Future)	16m	2024	\$88,650
SCF44	Culvert - Main Boulevard Culvert #3 - Thomson Road (Future)	47m	2036	\$159,090
SCF45	Culvert - Scott St Extension (Upgrade)	140m	2031	\$1,222,773
SCF46	Culvert - Avondale Creek Crossing (Future) #2	120m	2036	\$204,316
TRF003	Major Collector Road - Fig Tree Drive : Kamerunga Road (Future)	566m	2036	\$2,199,725
TRF004	Sub-Arterial Road - 4 Lane Median Divided – Navigation Drive (Reed Rd – Moores Gully	448m	2036	\$1,719,047

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	South – Stage 2 (4 lanes) (Staged)			
TRF006	Sub-Arterial Road - 2 Lane Undivided - Miami Road : Trinity Beach Road (Future)	237m	2028	\$3,053,500
TRF011	Major Collector Road - McGregor Road : Panguna Street (Future)	537m	2036	\$4,255,131
TRF012	Major Collector Road - Panguna Street : Captain Cook Highway (Future)	137m	2036	\$1,088,336
TRF017	Major Collector Road - Ramsey Drive : Murray Street (Future)	23m	2036	\$89,405
TRF019	Sub-Arterial Road - 2 Lane Undivided - Logomeir Road : Robert Road (Future)	302m	2036	\$1,441,591
TRF020	Sub-Arterial Road - 4 Lane Median Divided - Logomeir Road - Stage 2 (Staged)	214m	2036	\$0
TRF021	Sub-Arterial Road - 2 Lane Median divided - Mill Road : Logomeir Road (Future)	728m	2031	\$8,313,157
TRF022	Sub-Arterial Road - 4 Lane Median Divided - Walker Road : Chay Road - Stage 1 (Future)	338m	2025	\$3,890,750
TRF022	Sub-Arterial Road - 4 Lane Median Divided - Walker Road : Chay Road - Stage 2 (Future)	338m	2041	\$5,332,776
TRF023	Sub-Arterial Road - 4 Lane Median Divided - Chay Road : Mount Peter Road (Future)	352m	2026	\$985,000
TRF025	Major Collector Road - McGregor Road : Panguna Street (Future)	438m	2036	\$1,702,406
TRF027	Minor Collector Road - Petricola Street : Paradise Palms Drive (Future)	69m	2036	\$253,501
TRF028	Major Collector Road - Fisher Road : Draper Road (Future)	870m	2022	\$2,230,000
TRF031	Minor Collector Road - Linden Street (Future)	209m	2031	\$764,502
TRF038	Rural Major Road - Machans Beach	674m	2036	\$1,097,541

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Access Road (Major Upgrade)			
TRF042	Major Collector Road - Cedar Road (Major Upgrade)	400m	2021	\$809,588
TRF043	Major Collector Road - Cedar Road (Major Upgrade)	38m	2021	\$76,912
TRF053	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	205m	2036	\$1,697,184
TRF054	Sub-Arterial Road - 2 Lane Median divided - Swallow Street (Major Upgrade)	301m	2036	\$2,088,651
TRF055	Sub-Arterial Road - 2 Lane Median divided - Swallow Street (Major Upgrade)	251m	2036	\$1,736,994
TRF056	Sub-Arterial Road - 2 Lane Median divided - Swallow Street (Major Upgrade)	360m	2025	\$197,000
TRF060	Sub-Arterial Road - 4 Lane Median Divided - Moody Street (Major Upgrade)	294m	2036	\$2,254,220
TRF062	Sub-Arterial Road - 4 Lane Median divided - McGregor Road (Future)	377m	2019	\$2,231,257
TRF067	Major Collector Road - Trinity Beach Road (Minor Upgrade)	95m	2031	\$220,612
TRF068	Sub-Arterial Road - 2 Lane Undivided - Cattana Road (Major Upgrade)	162m	2022	\$2,019,250
TRF072	Sub-Arterial Road - 4 Lane Median divided - Petersen Road (Major Upgrade)	306m	2036	\$2,346,076
TRF073	Sub-Arterial Road - 4 Lane Median divided - Petersen Road (Major Upgrade)	299m	2036	\$2,296,671
TRF074	Sub-Arterial Road - 4 Lane Median divided - Petersen Road (Major Upgrade)	171m	2036	\$1,309,195
TRF075	Sub-Arterial Road - 4 Lane Median divided - Petersen Road (Major Upgrade)	411m	2036	\$3,403,759
TRF076	Sub-Arterial Road - 4 Lane Median divided -	322m	2036	\$2,468,842

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Petersen Road (Major Upgrade)			
TRF090	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	201m	2036	\$1,665,448
TRF095	Sub-Arterial Road - 4 Lane Median divided with parking - Grove Street (Major Upgrade)	96m	2036	\$792,978
TRF096	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	279m	2036	\$2,311,148
TRF097	Sub-Arterial Road - 4 Lane Median divided with parking - Grove Street (Major Upgrade)	330m	2036	\$2,727,462
TRF098	Non Standard Cross Section Road - Lake Street (Major Upgrade)	366m	2031	\$1,606,429
TRF099	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	181m	2036	\$1,493,777
TRF100	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	288m	2036	\$2,384,238
TRF101	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	352m	2036	\$2,771,121
TRF102	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	205m	2036	\$1,617,928
TRF103	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	206m	2036	\$1,702,068
TRF104	Sub-Arterial Road - 4 Lane Median Divided - Arthur Street (Major Upgrade)	257m	2023	\$778,150
TRF105	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	222m	2036	\$1,700,812
TRF106	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	182m	2036	\$1,436,666
TRF107	Sub-Arterial Road - 4 Lane Median Divided - Moody Street (Major Upgrade)	448m	2036	\$3,435,434



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF108	Sub-Arterial Road - 4 Lane Median Divided - Mcgregor Street (Major Upgrade)	311m	2031	\$2,387,057
TRF109	Sub-Arterial Road - 4 Lane Median Divided - Mcgregor Street (Major Upgrade)	135m	2025	\$197,000
TRF114	Sub-Arterial Road - 4 Lane Median Divided - Draper Road West (Major Upgrade)	507m	2031	\$4,389,811
TRF115	Sub-Arterial Road - 4 Lane Median Divided - Draper Road (Major Upgrade)	360m	2031	\$3,114,166
TRF124	Sub-Arterial Road - 4 Lane Median divided with parking - Upward Street (Major Upgrade)	101m	2036	\$831,959
TRF127	Sub-Arterial Road - 4 Lane Median divided with parking - Lake Street (Major Upgrade)	205m	2031	\$1,692,121
TRF128	Sub-Arterial Road - 4 Lane Median divided with parking - Lake Street (Major Upgrade)	203m	2031	\$1,678,334
TRF130	Sub-Arterial Road - 2 Lane Undivided - George Street (Major Upgrade)	237m	2036	\$1,379,958
TRF131	Sub-Arterial Road - 2 Lane Undivided - Riverstone Road (Major Upgrade)	370m	2036	\$2,150,022
TRF132	Sub-Arterial Road - 2 Lane Undivided - Riverstone Road (Major Upgrade)	183m	2036	\$1,065,785
TRF133	Sub-Arterial Road - 2 Lane Undivided - Riverstone Road (Major Upgrade)	108m	2036	\$625,625
TRF135	Sub-Arterial Road - CBD - Florence Street (Major Upgrade)	100m	2020	\$1,841,950
TRF140	Sub-Arterial Road - 2 Lane Median divided - Gatton Street (Major Upgrade)	261m	2036	\$1,805,630
TRF155	Sub-Arterial Road - 4 Lane Median Divided - Mcgregor Road (Minor Upgrade)	482m	2022	\$3,366,551
TRF163	Rural Major Road - Machans Beach Access Road (Major Upgrade)	570m	2036	\$2,176,643

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF164	Sub-Arterial Road - 4 Lane Median divided - McGregor Road (Future)	89m	2019	\$526,743
TRF166	Major Collector Road - Endeavour Road (Minor Upgrade)	221m	2031	\$515,438
TRF167	Major Collector Road - Endeavour Road (Minor Upgrade)	184m	2031	\$429,001
TRF168	Major Collector Road – Robert Road (Minor Upgrade)	271m	2030	\$630,856
TRF169	Major Collector Road – Robert Road (Minor Upgrade)	148m	2030	\$345,055
TRF170	Major Collector Road – Robert Road (Minor Upgrade)	499m	2030	\$1,163,088
TRF171	Major Collector Road – Robert Road (Minor Upgrade)	163m	2030	\$380,462
TRF172	Major Collector Road – Robert Road (Minor Upgrade)	238m	2030	\$555,845
TRF173	Sub-Arterial Road - 2 Lane Median divided - Cairns Road (Major Upgrade)	269m	2036	\$1,893,424
TRF174	Sub-Arterial Road - 2 Lane Undivided - George Street (Major Upgrade)	84m	2036	\$487,391
TRF175	Sub-Arterial Road - 2 Lane Undivided - George Street (Major Upgrade)	221m	2036	\$1,282,976
TRF176	Sub-Arterial Road - 2 Lane Undivided - George Street (Major Upgrade)	178m	2036	\$1,035,285
TRF177	Sub-Arterial Road - 2 Lane Median divided - Cairns Road (Major Upgrade)	446m	2036	\$3,137,521
TRF178	Sub-Arterial Road - 2 Lane Median divided - Cairns Road (Major Upgrade)	228m	2036	\$1,606,305
TRF179	Sub-Arterial Road - 4 Lane Median Divided -	102m	2022	\$436,444

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Pease Street (Major Upgrade)			
TRF180	Sub-Arterial Road - 2 Lane Undivided - Pease Street (Minor Upgrade)	398m	2036	\$1,137,983
TRF181	Sub-Arterial Road - 2 Lane Undivided - Pease Street (Minor Upgrade)	117m	2036	\$335,993
TRF182	Sub-Arterial Road - 4 Lane Median Divided - Pease Street (Major Upgrade)	241m	2022	\$1,041,056
TRF184	Sub-Arterial Road - 4 Lane Median Divided - Greenslopes Street (Major Upgrade)	207m	2036	\$1,588,039
TRF187	Sub-Arterial Road - 2 Lane Undivided - Pease Street (Minor Upgrade)	188m	2036	\$537,858
TRF188	Non Standard Cross Section Road - Lake Street (Major Upgrade)	257m	2031	\$1,130,184
TRF189	Non Standard Cross Section Road - Lake Street (Major Upgrade)	379m	2031	\$1,665,704
TRF190	Non Standard Cross Section Road - Lake Street (Major Upgrade)	385m	2031	\$1,688,727
TRF191	Non Standard Cross Section Road - Lake Street (Major Upgrade)	337m	2031	\$1,477,587
TRF193	Sub-Arterial Road - 4 Lane Median divided with parking - Upward Street (Major Upgrade)	284m	2036	\$2,345,038
TRF194	Sub-Arterial Road - 4 Lane Median divided with parking - Lake Street (Major Upgrade)	201m	2031	\$1,663,691
TRF195	Sub-Arterial Road - 4 Lane Median divided with parking - Upward Street (Major Upgrade)	101m	2036	\$831,908
TRF196	Sub-Arterial Road - CBD - Florence Street (Major Upgrade)	101m	2020	\$1,841,950
TRF197	Sub-Arterial Road - 4 Lane Median divided with parking - Lake Street (Major Upgrade)	201m	2031	\$1,663,800
TRF206	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 1 (Major Upgrade)	320m	2019	\$1,074,903

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF206	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 2 (Major Upgrade)	320m	2031	\$2,139,223
TRF208	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 1 (Major Upgrade)	216m	2019	\$725,559
TRF208	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 2 (Major Upgrade)	216m	2031	\$1,442,848
TRF209	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 1 (Major Upgrade)	158m	2019	\$543,114
TRF209	Sub-Arterial Road - 4 Lane Median Divided - Mill Road - Stage 2 (Major Upgrade)	158m	2031	\$1,054,833
TRF219	Sub-Arterial Road - 2 Lane Undivided - Redlynch Intake Road (Minor Upgrade)	150m	2022	\$547,222
TRF220	Sub-Arterial Road - 4 Lane Median Divided - Redlynch Intake Road (Major Upgrade)	131m	2022	\$985,000
TRF221	Sub-Arterial Road - 4 Lane Median Divided - Redlynch Intake Road (Major Upgrade)	85m	2022	\$985,000
TRF231	Major Collector Road – Robert Road (Minor Upgrade)	155m	2030	\$360,136
TRF232	Major Collector Road – Robert Road (Minor Upgrade)	122m	2030	\$284,216
TRF233	Sub-Arterial Road - 4 Lane Median Divided - Robert Road (Major Upgrade)	165m	2020	\$810,378
TRF234	Sub-Arterial Road - 4 Lane Median Divided - Robert Road (Major Upgrade)	31m	2020	\$154,533
TRF237	Sub-Arterial Road - 2 Lane Median divided - Hardy Road (Major Upgrade)	205m	2036	\$1,422,150
TRF238	Sub-Arterial Road - 4 Lane Median Divided - Hardy Road (Major Upgrade)	310m	2036	\$2,379,439
TRF244	Sub-Arterial Road - 2 Lane Median divided -	107m	2036	\$738,700

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Tills Street (Major Upgrade)			
TRF245	Sub-Arterial Road - 2 Lane Median divided - Gatton Street (Major Upgrade)	235m	2036	\$1,625,458
TRF246	Sub-Arterial Road - 2 Lane Median divided - Tills Street (Major Upgrade)	262m	2036	\$1,813,130
TRF247	Sub-Arterial Road - 2 Lane Median divided - Gatton Street (Major Upgrade)	428m	2036	\$2,966,121
TRF249	Sub-Arterial Road - 2 Lane Median divided - Tills Street (Major Upgrade)	247m	2027	\$492,500
TRF250	Sub-Arterial Road - 2 Lane Median divided - Gatton Street (Minor Upgrade)	233m	2031	\$460,163
TRF264	Major Collector Road – Robert Road (Minor Upgrade)	282m	2030	\$658,408
TRF277	Sub-Arterial Road - 2 Lane Median divided - Swallow Street (Major Upgrade)	288m	2036	\$1,997,195
TRF279	Major Collector Road - Cheviot Street (Major Upgrade)	603m	2024	\$1,970,000
TRF286	Sub-Arterial Road - 2 Lane Undivided - Poolwood Road (Minor Upgrade)	35m	2036	\$122,723
TRF288	Major Collector Road - Endeavour Road (Minor Upgrade)	274m	2031	\$638,696
TRF290	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	203m	2036	\$1,682,474
TRF293	Sub-Arterial Road - 4 Lane Median Divided - Mcgregor Road (Major Upgrade)	68m	2019	\$474,949
TRF300	Sub-Arterial Road - 4 Lane Median divided with parking - Upward Street (Minor Upgrade)	101m	2031	\$415,926
TRF306	Sub-Arterial Road - 4 Lane Median divided with parking - Spence Street (Major Upgrade)	121m	2031	\$1,000,291

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF307	Sub-Arterial Road - 4 Lane Median divided with parking - Spence Street (Major Upgrade)	245m	2031	\$2,026,911
TRF308	Sub-Arterial Road - 4 Lane Median divided with parking - Spence Street (Minor Upgrade)	188m	2031	\$777,811
TRF309	Sub-Arterial Road - 4 Lane Median divided with parking - Spence Street (Major Upgrade)	846m	2031	\$7,000,344
TRF327	Sub-Arterial Road - 2 Lane Median divided - Tills Street (Major Upgrade)	102m	2036	\$707,514
TRF328	Sub-Arterial Road - 2 Lane Undivided - Tills Street (Major Upgrade)	97m	2027	\$492,500
TRF335	Sub-Arterial Road - 4 Lane Median divided - Mount Peter Road (Major Upgrade)	213m	2036	\$1,633,813
TRF336	Sub-Arterial Road - 4 Lane Median divided with parking - Martyn Street (Major Upgrade)	203m	2036	\$1,677,043
TRF337	Sub-Arterial Road - 4 Lane Median divided - Mount Peter Road (Major Upgrade)	536m	2036	\$4,115,195
TRF338	Sub-Arterial Road - 2 Lane Undivided - Palm Cove Boulevard (Major Upgrade)	172m	2036	\$984,438
TRF355	Rural Major Road - Future Road #1 (Future)	69m	2036	\$94,092
TRF359	Rural Major Road - Future Road #1 (Future)	389m	2036	\$2,096,893
TRF360	Rural Major Road - Future Road #1 (Future)	132m	2036	\$713,717
TRF361	Rural Major Road - Future Road #1 (Future)	475m	2036	\$2,563,520
TRF362	Sub-Arterial Road - 4 Lane Median Divided – Navigation Drive (Shipmate Dr – Moores Gully South) – Stage 1 (2 lanes) (Staged)	565m	2025	\$2,077,191
TRF366	Major Collector Road - Ramsey Drive : Murray Street (Future)	51m	2031	\$406,772

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF367	Major Collector Road - Ramsey Drive : Murray Street (Future)	272m	2036	\$2,151,861
TRF369	Sub-Arterial Road - 4 Lane Median Divided - Logomeir Road (Staged)	378m	2036	\$3,588,876
TRF370	Major Collector Road - Fig Tree Drive : Kamerunga Road (Future)	59m	2036	\$467,456
TRF371	Major Collector Road - Fig Tree Drive : Kamerunga Road (Future)	918m	2023	\$5,102,300
TRF376	Major Collector Road - Canopies Edge Boulevard Extension (Future)	644m	2036	\$5,102,086
TRF388	Sub-Arterial Road - 2 Lane Undivided - Logomeir Road : Robert Road (Future)	246m	2036	\$2,417,985
TRF389	Sub-Arterial Road - 4 Lane Median Divided - Draper Road (Major Upgrade)	103m	2031	\$799,519
TRF392	Sub-Arterial Road - 4 Lane Median Divided - Redlynch Intake Road (Minor Upgrade)	174m	2022	\$634,778
TRF393	Sub-Arterial Road - 4 Lane Median Divided - Robert Road (Major Upgrade)	134m	2020	\$512,589
TRF397	Sub-Arterial Road - 2 Lane Undivided - Palm Cove Boulevard (Major Upgrade)	480m	2036	\$3,815,649
TRF402	Sub-Arterial Road - 4 Lane Median Divided – Navigation Drive (Reed Rd – Moores Gully South) – Stage 1 (2 lanes) (Staged)	448m	2024	\$1,434,238
TRF403	Sub-Arterial Road - 4 Lane Median Divided – Navigation Drive (Shipmate Dr – Moores Gully South) – Stage 2 (4 lanes) (Staged)	565m	2036	\$5,699,987
TRF404	Sub-Arterial Road - 4 Lane Median Divided – Navigation Drive (TBR – Shipmate Dr) –	694m	2036	\$2,662,277

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Stage 2 (4 lanes) (Staged)			
TRF405	Major Collector Road - Lake Placid Road (Minor Upgrade)	296m	2036	\$1,150,128
TRF406	Major Collector Road – Robert Road (Minor Upgrade)	323m	2030	\$753,582
TRF407	Sub-Arterial Road - 4 Lane Median Divided - 0 (Future)	531m	2036	\$4,499,358
TRF408	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	4400m	2041	\$28,384,286
TRF409	Sub-Arterial Road - 2 Lane Median Divided - Greypeaks Drive Stage 2 (Future)	1067m	2023	\$3,771,908
TRF411	Major Collector Road - Hussey Road: New Road (Future)	523m	2041	\$2,733,978
TRF412	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	530m	2036	\$3,416,109
TRF413	Sub-Arterial Road - 4 Lane Median divided - Mount Peter Road (Major Upgrade)	511m	2036	\$4,303,238
TRF414	Sub-Arterial Road - 4 Lane Median Divided - Main Boulevard (Blackfellows Creek to Swallow Rd) - Stage 1 (Future)	853m	2024	\$4,412,800
TRF414	Sub-Arterial Road - 4 Lane Median Divided - Main Boulevard (Blackfellows Creek to Swallow Rd) - Stage 2 (Future)	853m	2026	\$4,531,000
TRF415	Sub-Arterial Road - 4 Lane Median Divided - 0 (Future)	2113m	2036	\$17,915,707
TRF416	Sub-Arterial Road - 4 Lane Median Divided - Main Boulevard (Blackfellows Creek to Thomson Rd) (Future)	879m	2036	\$7,456,376
TRF417	Sub-Arterial Road - 4 Lane Median Divided -	142m	2041	\$1,200,451



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
	Deppler Road West (Future)			
TRF418	Sub-Arterial Road - 4 Lane Median Divided - Deppler Road West (Future)	1431m	2041	\$12,135,653
TRF420	Major Collector Road - Mohammed Access (Future)	2105m	2028	\$10,668,195
TRF421	Sub-Arterial Road - 2 Lane Median Divided - Greypeaks Drive Stage 3 (Future)	437m	2024	\$3,242,381
TRF422	Sub-Arterial Road - 2 Lane Median Divided - New Maitland Road (Future)	2443m	2041	\$18,707,839
TRF423	Sub-Arterial Road - 4 Lane Median Divided - 0 (Future)	1056m	2036	\$8,957,359
TRF424	Sub-Arterial Road - 2 Lane Median Divided - 0 (Future)	677m	2041	\$5,185,900
TRF425	Sub-Arterial Road - 4 Lane Median Divided - 0 (Future)	1248m	2036	\$10,584,369
TRF426	Sub-Arterial Road - 4 Lane Median Divided - Mount Peter Road (Major Upgrade)	1364m	2036	\$11,474,882
TRF427	Sub-Arterial Road - 2 Lane Median Divided - Mount Peter Road (Future)	1738m	2036	\$10,969,365
TRF428	Major Collector Road - Hussey Road: Fantin Access (Future)	709m	2046	\$3,706,868
TRF429	Major Collector Road - Fantin Access (Future)	1210m	2041	\$4,702,204
TRF430	Sub-Arterial Road - 2 Lane Median Divided - Mackillop Rd West (Future)	671m	2024	\$2,955,000
TRF431	Sub-Arterial Road - 2 Lane Median Divided - Sandy Road (Future)	372m	2036	\$2,845,452
TRF432	Sub-Arterial Road - 2 Lane Median Divided - Sandy Road (Future)	1127m	2036	\$8,629,996
TRF433	Sub-Arterial Road - 2 Lane Median Divided - Sandy Road (Future)	284m	2036	\$1,795,441
TRF434	Major Collector Road - Harold Road (Future)	1320m	2036	\$6,901,619
TRF435	Major Collector Road - Harold Road (Future)	227m	2036	\$880,920

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF436	Major Collector Road - Hussey Road (Future)	1702m	2041	\$6,612,304
TRF437	Major Collector Road - Hussey Road (Future)	556m	2046	\$2,161,088
TRF438	Major Collector Road - 0 (Future)	1709m	2041	\$8,937,487
TRF439	Major Collector Road - Sawmill Pocket Road (Future)	332m	2041	\$1,290,430
TRF440	Major Collector Road - 0 (Future)	368m	2036	\$1,926,140
TRF441	Major Collector Road - 0 (Future)	573m	2036	\$2,224,348
TRF442	Major Collector Road - 0 (Future)	706m	2036	\$3,692,506
TRF443	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	855m	2036	\$5,513,052
TRF444	Sub-Arterial Road - 2 Lane Undivided - Jones Road (Future)	786m	2036	\$4,015,319
TRF445	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	650m	2036	\$3,318,427
TRF446	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	113m	2036	\$728,459
TRF447	Sub-Arterial Road - 2 Lane Undivided - Castlereagh Street (Future)	481m	2036	\$2,293,241
TRF448	Sub-Arterial Road - 2 Lane Undivided - 0 (Future)	632m	2036	\$4,074,131
TRF449	Major Collector Road - Lake Placid Road (Minor Upgrade)	738m	2036	\$1,719,502
TRF450	Minor Collector Road - Fretwell Road (Major Upgrade)	354m	2024	\$994,850
TRF451	Minor Collector Road - Johnson Road (Major Upgrade)	342m	2025	\$965,300
TRF452	Major Collector Road - Arnold Street (Major Upgrade)	180m	2020	\$507,275
TRF453	Major Collector Road - Magazine Street (Major Upgrade)	625m	2020	\$1,758,225
TRF454	Sub-Arterial Road - 2 Lane Undivided - Brinsmead Road (Major Upgrade)	1479m	2031	\$8,463,801

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TRF458	Major Collector Road - Links Drive (Minor Upgrade)	300m	2025	\$453,100
TRF459	Major Collector Road - Links Drive (Major Upgrade)	699m	2025	\$1,802,550
TRF460	Major Collector Road - Links Drive (Major Upgrade)	208m	2026	\$620,550
TRF461	Major Collector Road - Links Drive (Major Upgrade)	322m	2026	\$961,781
TRF462	Major Collector Road - Links Drive (Major Upgrade)	192m	2026	\$574,819
TRF467	Sub-Arterial Road - 2 Lane Undivided - Balaclava Road (Minor Upgrade)	413m	2036	\$1,183,501
TRF472	Sub-Arterial Road - 4 Lane Median Divided - Airport Avenue (Major Upgrade)	793m	2026	\$3,890,750
TRF484	Sub-Arterial Road - 4 Lane Median Divided - (Staged)	297m	2036	\$1,141,075
TRF485	Sub-Arterial Road - 4 Lane Median Divided - Swallow Road (Major Upgrade)	207m	2021	\$1,280,500
TRF486	Sub-Arterial Road - 4 Lane Median Divided - Thomson Road (Major Upgrade)	889m	2041	\$6,824,838
TRF487	Major Collector Road - Cottesloe Drive : Hope St (Future)	723m	2022	\$1,930,600
TRF488	Industrial Collector Road - Scott St Extension (Major Upgrade)	649m	2031	\$3,396,331
TRF489	Major Collector Road – Hillary Drive (Future)	475m	2022	\$1,691,399
TRF490	Major Collector Road – Timberlea Drive (Minor Upgrade)	362m	2028	\$809,057
TRF491	Major Collector Road – Timberlea Drive (Minor Upgrade)	618m	2028	\$1,380,722
TCPF001	Carpark - Southern Carpark - Precinct 1 - Stage 1 (Future)	(Project Cost)	2031	\$3,761,467

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>4</sup>
TCPF001	Carpark - Southern Carpark - Precinct 1 - Stage 2 (Future)	(Project Cost)	2031	\$50,282
TCPF001	Carpark - Southern Carpark - Precinct 1 - Stage 3 (Future)	(Project Cost)	2032	\$50,282
TCPF001	Carpark - Southern Carpark - Precinct 1 - Stage 4 (Future)	(Project Cost)	2033	\$13,332,623
TCPF001	Carpark - Southern Carpark - Precinct 1 - Stage 5 (Future)	(Project Cost)	2034	\$13,332,623
<b>TOTAL</b>				<b>\$740,127,672</b>

**Table SC3.3.5 - Transport (pedestrian and cycle) network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF001	Pathway	5015m <sup>2</sup>	2020	\$713,306
PWF002	Pathway	1938m <sup>2</sup>	2035	Cost included in transport (road) network
PWF003	Pathway	3755m <sup>2</sup>	2020	\$534,043
PWF004	Pathway	5193m <sup>2</sup>	2020	\$738,568
PWF005	Pathway	1588m <sup>2</sup>	2020	\$225,855
PWF007	Pathway	1714m <sup>2</sup>	2035	Cost included in transport (road) network
PWF008	Pathway	1008m <sup>2</sup>	2035	Cost included in transport (road) network
PWF009	Pathway	4850m <sup>2</sup>	2030	\$752,436
PWF010	Pathway	1252m <sup>2</sup>	2025	\$186,121
PWF011	Pathway	4201m <sup>2</sup>	2022	Cost included in transport (road) network
PWF012	Pathway	815m <sup>2</sup>	2025	\$121,195
PWF014	Pathway	324m <sup>2</sup>	2025	Cost included in transport (road) network
PWF015	Pathway	1525m <sup>2</sup>	2025	\$226,825
PWF016	Pathway	607m <sup>2</sup>	2028	Cost included in transport (road) network
PWF017	Pathway	1592m <sup>2</sup>	2025	Cost included in transport (road) network
PWF018	Pathway	1890m <sup>2</sup>	2025	\$281,061
PWF022	Pathway	694m <sup>2</sup>	2020	\$98,714
PWF023	Pathway	12255m <sup>2</sup>	2025	Cost included in transport (road) network
PWF024	Pathway	479m <sup>2</sup>	2025	Cost included in transport (road) network
PWF025	Pathway	975m <sup>2</sup>	2025	\$144,960
PWF029	Pathway	1142m <sup>2</sup>	2025	\$169,777
PWF030	Pathway	1088m <sup>2</sup>	2025	\$161,797

Note—15. Table SC3.2.5 Column 5 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF032	Pathway	1673m <sup>2</sup>	2025	Cost included in transport (road) network
PWF033	Pathway	1000m <sup>2</sup>	2019	\$142,182
PWF034	Pathway	5930m <sup>2</sup>	2025	\$881,700
PWF036	Pathway	1169m <sup>2</sup>	2030	\$181,386
PWF038	Pathway	1712m <sup>2</sup>	2025	\$254,580
PWF039	Pathway	2245m <sup>2</sup>	2025	\$333,784
PWF040	Pathway	599m <sup>2</sup>	2025	\$89,028
PWF041	Pathway	6821m <sup>2</sup>	2025	\$1,014,174
PWF042	Pathway	709m <sup>2</sup>	2020	\$100,774
PWF043	Pathway	2168m <sup>2</sup>	2025	\$322,349
PWF044	Pathway	4484m <sup>2</sup>	2025	\$666,782
PWF045	Pathway	2038m <sup>2</sup>	2025	\$303,037
PWF046	Pathway	1962m <sup>2</sup>	2025	\$291,743
PWF047	Pathway	928m <sup>2</sup>	2025	\$138,011
PWF048	Pathway	1802m <sup>2</sup>	2025	\$268,005
PWF049	Pathway	3791m <sup>2</sup>	2025	\$563,745
PWF050	Pathway	855m <sup>2</sup>	2025	\$127,078
PWF051	Pathway	990m <sup>2</sup>	2025	\$147,179
PWF052	Pathway	1325m <sup>2</sup>	2025	\$197,055
PWF053	Pathway	597m <sup>2</sup>	2025	\$88,787
PWF054	Pathway	514m <sup>2</sup>	2025	\$76,408
PWF055	Pathway	2439m <sup>2</sup>	2025	\$362,698
PWF056	Pathway	2900m <sup>2</sup>	2025	\$431,236
PWF057	Pathway	2699m <sup>2</sup>	2025	\$401,361
PWF058	Pathway	3638m <sup>2</sup>	2025	\$540,998
PWF059	Pathway	2484m <sup>2</sup>	2025	\$369,303
PWF060	Pathway	1735m <sup>2</sup>	2025	\$258,002
PWF061	Pathway	3982m <sup>2</sup>	2025	\$592,130

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF062	Pathway	3551m <sup>2</sup>	2025	\$528,077
PWF063	Pathway	772m <sup>2</sup>	2025	\$114,772
PWF064	Pathway	1575m <sup>2</sup>	2025	\$234,175
PWF065	Pathway	1776m <sup>2</sup>	2020	Cost included in transport (road) network
PWF066	Pathway	3272m <sup>2</sup>	2025	\$486,505
PWF067	Pathway	446m <sup>2</sup>	2035	Cost included in transport (road) network
PWF068	Pathway	1815m <sup>2</sup>	2035	Cost included in transport (road) network
PWF069	Pathway	239m <sup>2</sup>	2035	Cost included in transport (road) network
PWF070	Pathway	1601m <sup>2</sup>	2035	\$248,355
PWF071	Pathway	1368m <sup>2</sup>	2026	\$203,420
PWF072	Pathway	1103m <sup>2</sup>	2035	Cost included in transport (road) network
PWF073	Pathway	1688m <sup>2</sup>	2025	Cost included in transport (road) network
PWF074	Pathway	1237m <sup>2</sup>	2025	\$183,923
PWF076	Pathway	2940m <sup>2</sup>	2025	\$437,131
PWF077	Pathway	1503m <sup>2</sup>	2025	\$223,411
PWF078	Pathway	637m <sup>2</sup>	2020	Cost included in transport (road) network
PWF079	Pathway	732m <sup>2</sup>	2022	Cost included in transport (road) network
PWF080	Pathway	1624m <sup>2</sup>	2030	\$251,961
PWF081	Pathway	1697m <sup>2</sup>	2035	Cost included in transport (road) network
PWF084	Pathway	553m <sup>2</sup>	2025	\$82,184
PWF085	Pathway	499m <sup>2</sup>	2035	Cost included in transport (road) network
PWF086	Pathway	1322m <sup>2</sup>	2025	Cost included in transport (road) network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF087	Pathway	1886m <sup>2</sup>	2035	Cost included in transport (road) network
PWF089	Pathway	7974m <sup>2</sup>	2025	\$1,185,723
PWF090	Pathway	724m <sup>2</sup>	2025	\$107,599
PWF091	Pathway	221m <sup>2</sup>	2025	\$32,812
PWF092	Pathway	1142m <sup>2</sup>	2025	\$169,826
PWF093	Pathway	1002m <sup>2</sup>	2025	\$149,026
PWF094	Pathway	910m <sup>2</sup>	2020	\$129,393
PWF095	Pathway	4163m <sup>2</sup>	2020	\$592,074
PWF096	Pathway	1723m <sup>2</sup>	2020	\$245,108
PWF097	Pathway	1163m <sup>2</sup>	2020	\$165,459
PWF098	Pathway	886m <sup>2</sup>	2025	\$131,733
PWF099	Pathway	2741m <sup>2</sup>	2025	\$407,577
PWF100	Pathway	1456m <sup>2</sup>	2025	\$216,488
PWF101	Pathway	766m <sup>2</sup>	2025	\$113,966
PWF103	Pathway	1908m <sup>2</sup>	2035	\$296,034
PWF104	Pathway	1408m <sup>2</sup>	2021	Cost included in transport (road) network
PWF105	Pathway	380m <sup>2</sup>	2025	\$56,485
PWF107	Pathway	5437m <sup>2</sup>	2021	\$773,226
PWF108	Pathway	1450m <sup>2</sup>	2021	Cost included in transport (road) network
PWF109	Pathway	964m <sup>2</sup>	2030	\$149,580
PWF110	Pathway	455m <sup>2</sup>	2030	\$70,523
PWF111	Pathway	419m <sup>2</sup>	2030	Cost included in transport (road) network
PWF112	Pathway	8161m <sup>2</sup>	2025	\$1,213,520
PWF113	Pathway	525m <sup>2</sup>	2025	\$78,067
PWF115	Pathway	189m <sup>2</sup>	2025	\$28,140
PWF117	Pathway	3240m <sup>2</sup>	2021	Cost included in transport (road) network



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF118	Pathway	2159m <sup>2</sup>	2021	Cost included in transport (road) network
PWF121	Pathway	278m <sup>2</sup>	2020	Cost included in transport (road) network
PWF122	Pathway	569m <sup>2</sup>	2020	\$80,886
PWF123	Pathway	835m <sup>2</sup>	2026	Cost included in transport (road) network
PWF124	Pathway	745m <sup>2</sup>	2025	\$110,740
PWF125	Pathway	1810m <sup>2</sup>	2035	Cost included in transport (road) network
PWF129	Pathway	1562m <sup>2</sup>	2019	\$222,158
PWF130	Pathway	1143m <sup>2</sup>	2019	\$162,525
PWF131	Pathway	3784m <sup>2</sup>	2019	\$538,169
PWF132	Pathway	2314m <sup>2</sup>	2019	\$329,084
PWF133	Pathway	1263m <sup>2</sup>	2019	\$179,601
PWF134	Pathway	2306m <sup>2</sup>	2019	Cost included in transport (road) network
PWF135	Pathway	5037m <sup>2</sup>	2019	\$716,436
PWF136	Pathway	265m <sup>2</sup>	2025	\$39,412
PWF137	Pathway	2631m <sup>2</sup>	2019	\$374,163
PWF138	Pathway	720m <sup>2</sup>	2019	\$102,390
PWF139	Pathway	751m <sup>2</sup>	2026	Cost included in transport (road) network
PWF140	Pathway	2027m <sup>2</sup>	2026	\$301,461
PWF141	Pathway	561m <sup>2</sup>	2025	Cost included in transport (road) network
PWF142	Pathway	1402m <sup>2</sup>	2025	\$208,516
PWF143	Pathway	5915m <sup>2</sup>	2035	Cost included in transport (road) network
PWF144	Pathway	1061m <sup>2</sup>	2036	Cost included in transport (road) network
PWF146	Pathway	1449m <sup>2</sup>	2026	Cost included in transport (road) network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF147	Pathway	1059m <sup>2</sup>	2036	Cost included in transport (road) network
PWF148	Pathway	1023m <sup>2</sup>	2026	Cost included in transport (road) network
PWF149	Pathway	3145m <sup>2</sup>	2041	Cost included in transport (road) network
PWF150	Pathway	874m <sup>2</sup>	2026	Cost included in transport (road) network
PWF151	Pathway	4886m <sup>2</sup>	2041	Cost included in transport (road) network
PWF152	Pathway	2113m <sup>2</sup>	2036	Cost included in transport (road) network
PWF153	Pathway	1354m <sup>2</sup>	2041	Cost included in transport (road) network
PWF154	Pathway	2728m <sup>2</sup>	2026	Cost included in transport (road) network
PWF155	Pathway	3475m <sup>2</sup>	2035	Cost included in transport (road) network
PWF156	Pathway	1342m <sup>2</sup>	2026	Cost included in transport (road) network
PWF157	Pathway	743m <sup>2</sup>	2031	Cost included in transport (road) network
PWF158	Pathway	2254m <sup>2</sup>	2031	Cost included in transport (road) network
PWF159	Pathway	569m <sup>2</sup>	2031	Cost included in transport (road) network
PWF160	Pathway	1709m <sup>2</sup>	2036	Cost included in transport (road) network
PWF161	Pathway	1573m <sup>2</sup>	2036	Cost included in transport (road) network
PWF162	Pathway	1300m <sup>2</sup>	2036	Cost included in transport (road) network
PWF163	Pathway	226m <sup>2</sup>	2036	Cost included in transport (road) network
PWF164	Pathway	961m <sup>2</sup>	2036	Cost included in transport (road) network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Size/Qty (Units as marked)	Column 4 Estimated timing	Column 5 Establishment cost <sup>5</sup>
PWF165	Pathway	1263m <sup>2</sup>	2036	Cost included in transport (road) network
PWF167	Pathway	1550m <sup>2</sup>	2035	\$240,566
<b>TOTAL</b>				<b>\$26,410,552</b>

**Table SC3.3.6 - Parks and land for community facilities schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF003	City Wide Recreation Park - Upgrade Holloways Beach Foreshore	-	2019	\$0
OSF004	City Wide Recreation Park - Develop foreshore parklands	20000m <sup>2</sup>	2026	\$1,941,832
OSF005	City Wide Sports Park - New City Wide Sports Park	200000m <sup>2</sup>	2036	\$7,478,106
OSF007	District Recreation Park - Upgrade District Park	-	2036	\$699,742
OSF008	District Sports Park - Upgrade Smithfield Sports Precinct	-	2026	\$5,750,000
OSF010	District Sports Park - New District Sports Park on highway location to serve Districts 1 and 2	200000m <sup>2</sup>	2036	\$11,349,857
OSF012	Local Recreation Park - Upgrade Local Parks - Canopy's Edge	-	2021	\$61,322
OSF014	Local Recreation Park - Upgrade existing park	-	2027	\$278,236
OSF015	Local Recreation Park - New Local Park As Approved For Smithfield Village (2 of 3 Parks)	10000m <sup>2</sup>	2019	\$1,095,188
OSF017	Local Recreation Park - New Local Park As Approved For Smithfield Village (3 of 3 Parks)	10000m <sup>2</sup>	2020	\$1,095,188
OSF020	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$751,784
OSF021	City Wide Recreation Park - Upgrade Foreshore Parkland - Trinity Beach	-	2020	\$498,814
OSF023	City Wide Recreation Park - Upgrade Ellis Beach Foreshore	-	2028	\$512,877
OSF024	Community Facility - Land for new Community Meeting Space	2000m <sup>2</sup>	2030	\$300,000
OSF025	Conservation - Upgrade existing Conservation area (Earl Hill) when land	-	2027	\$302,597

Note—16. Table SC3.2.6 Column 5 - The establishment cost is expressed in current cost terms as at the base date.



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
	comes to Council. Provide new trails and recreation nodes			
OSF026	District Recreation Park - Bluewater Estate - new District Park and linear open space along creek (provide path and seats)	20000m <sup>2</sup>	2021	\$1,682,597
OSF027	District Recreation Park - New District Park	20000m <sup>2</sup>	2025	\$1,727,194
OSF029	Local Recreation Park - New Local Park - Expand existing parkland	10000m <sup>2</sup>	2021	\$1,110,435
OSF030	District Recreation Park - Upgrade Foreshore Parkland - Kewarra Beach	-	2020	\$551,900
OSF031	District Recreation Park - Upgrade foreshore area with picnic and active recreation facilities	-	2023	\$498,814
OSF033	Local Recreation Park - Bluewater Estate - 1 local Park	10000m <sup>2</sup>	2020	\$634,704
OSF035	Local Recreation Park - New Local Parks	20000m <sup>2</sup>	2020	\$2,056,659
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 1	-	2019	\$187,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 2	-	2020	\$187,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 3	-	2021	\$207,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 4	-	2022	\$500,000
OSF037	City Wide Recreation Park - Esplanade	-	2023	\$500,000

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
	upgrades - allowance for future upgrades and development to cater for growth - Stage 5			
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 6	-	2024	\$500,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 7	-	2025	\$500,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 8	-	2026	\$1,000,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 9	-	2027	\$1,000,000
OSF037	City Wide Recreation Park - Esplanade upgrades - allowance for future upgrades and development to cater for growth - Stage 10	-	2028	\$500,000
OSF038	City Wide Sports Park - Upgrade capacity for Cairns North Sports Reserve	-	2022	\$1,184,743
OSF040	District Sports Park - Upgrade Aeroglen Touch Fields - to accommodate demand across several Districts	-	2021	\$417,190
OSF041	District Recreation Park - Upgrade Picnic and park facilities at Mulgrave River	-	2019	\$2,362,000
OSF042	District Recreation Park - Upgrade district park facilities at Goldsborough	-	2026	\$335,293
OSF043	District Recreation Park - Upgrade Fisher Road Park	-	2036	\$6,000,000

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF045	District Sports Park - Upgrade Johnson Park Sports Precinct	-	2031	\$742,323
OSF047	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2022	\$365,495
OSF048	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2036	\$389,690
OSF049	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2036	\$389,690
OSF050	City Wide Recreation Park - Japanese Gardens and Centenary Lakes - Upgrade	-	2019	\$350,000
OSF051	District Recreation Park - District Park required if urban development proceeds in this area	20000m <sup>2</sup>	2021	\$2,361,628
OSF052	District Recreation Park - Upgrade district park	-	2023	\$427,620
OSF053	District Recreation Park - Provide active recreation facilities, boardwalks, shelters (edges of Central swamp conservation area)	-	2026	\$670,586
OSF054	District Recreation Park - Upgrade Goomboora Park	-	2031	\$699,742
OSF055	Local Recreation Park - Upgrade Local Park	-	2036	\$280,227
OSF059	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$796,331
OSF060	Local Recreation Park - Upgrade Local Park	-	2026	\$188,482
OSF064	Local Recreation Park - New Local Park - need to acquire land with frontage	5000m <sup>2</sup>	2036	\$461,773
OSF065	District Recreation Park - New Civic/District Rec Park	11930m <sup>2</sup>	2026	\$3,152,308
OSF066	District Recreation Park - New District Recreation Park adjacent to creeks	120000m <sup>2</sup>	2036	\$7,218,632
OSF067	District Sports Park - New District Sports Park	100000m <sup>2</sup>	2030	\$8,321,140
OSF068	District Sports Park - New District Sports Park with Local Park Recreation node	110000m <sup>2</sup>	2036	\$9,091,224

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF069	District Sports Park - New District Sports Park	100000m <sup>2</sup>	2036	\$8,321,140
OSF071	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2026	\$414,065
OSF072	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2026	\$414,065
OSF073	Local Recreation Park - New Local Prk Rec Node adjacent to creek	4000m <sup>2</sup>	2028	\$249,548
OSF074	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2036	\$427,748
OSF075	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2031	\$427,748
OSF076	Local Recreation Park - New Local Park adjacent to creek	10000m <sup>2</sup>	2031	\$427,748
OSF077	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2036	\$427,748
OSF078	Local Recreation Park - New Local Park adjacent to creek	10000m <sup>2</sup>	2041	\$427,748
OSF079	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2041	\$427,748
OSF080	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2041	\$427,748
OSF081	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2046	\$427,748
OSF082	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2046	\$427,748
OSF083	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2031	\$427,748
OSF084	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2036	\$427,748
OSF085	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2041	\$427,748
OSF086	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2046	\$427,748
OSF087	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2041	\$427,748
OSF089	Local Recreation Park - New Local Park adjacent to Creek corridor	20000m <sup>2</sup>	2020	\$1,286,149
OSF090	District Recreation Park - Upgrade the Rocks with additional picnic facilities	-	2028	\$274,389
OSF091	District Recreation Park - New District Park adjacent to Creek corridor	20000m <sup>2</sup>	2020	\$1,222,738



Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF092	District Sports Park - Upgrading Redlynch Joint Sporting Facilities Precinct according to Master Plan (50%)	-	2019	\$104,297
OSF093	District Sports Park - New District Sports Park. To address current and future need	200000m <sup>2</sup>	2019	\$11,891,107
OSF094	District Sports Park - Upgrading Redlynch Joint Sporting Facilities Precinct according to Master Plan (50%)	-	2027	\$839,222
OSF095	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$690,292
OSF096	District Recreation Park - Upgrade Foreshore and Local Park to District Park - East Trinity	-	2036	\$699,742
OSF097	District Sports Park - Upgrade District Sports Park	-	2031	\$742,323
OSF099	Local Recreation Park - Upgrade Carl Mellick Pk	-	2026	\$335,293
OSF100	District Recreation Park - Upgrade Bramston Beach Foreshore	-	2027	\$500,000
OSF101	City Wide Recreation Park - Sugarworld Gardens redevelopment	-	2019	\$600,000
OSF103	Community Facility - New Community Facility / Library and Meeting Space	4000m <sup>2</sup>	2020	\$43,036
OSF104	District Recreation Park - Down Park – upgrading District Park – additional recreation nodes and informal facilities	-	2023	\$427,620
OSF105	District Recreation Park - Tom Murray Pk - upgrading district park facilities and provision for active informal recreation/ junior sport	-	2028	\$381,634
OSF106	District Recreation Park - Upgrade to Todd Park	-	2019	\$350,969
OSF107	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$466,620

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
	adjacent to Creek corridor			
OSF108	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$466,620
OSF109	District Recreation Park - Upgrade existing land to District Recreation Park	-	2026	\$670,586
OSF110	District Recreation Park - District Park for difficult to locate sports - Stage 1	100000m <sup>2</sup>	2022	\$8,932,980
OSF110	District Recreation Park - District Park for difficult to locate sports - Stage 2	-	2023	\$1,000,000
OSF110	District Recreation Park - District Park for difficult to locate sports - Stage 3	-	2024	\$2,000,000
OSF111	District Recreation Park - Upgrade Existing Open Space to District Park with Active Recreation facilities	-	2026	\$670,586
OSF112	District Recreation Park - Upgrade Local Recreation Park to District Recreation Park	-	2022	\$641,430
OSF116	Local Recreation Park - Smaller Local Park Provided. Creek and road barriers affect ability to provide larger Local Park servicing greater area	5000m <sup>2</sup>	2020	\$263,085
OSF117	Local Recreation Park - Smaller Local Park Provided. Creek and road barriers affect ability to provide larger Local Park servicing greater area	3000m <sup>2</sup>	2021	\$229,966
OSF119	Local Recreation Park - New Local Park	3664m <sup>2</sup>	2020	\$326,812
OSF120	Local Recreation Park - Smaller Local Park Provided. Creek and road barriers affect ability to provide larger Local Park servicing greater area	5000m <sup>2</sup>	2020	\$263,085
OSF121	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2021	\$431,733
OSF122	Local Recreation Park - New Local Park	10000m <sup>2</sup>	2019	\$431,733

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF124	Local Recreation Park - Upgrade Local Park	-	2020	\$159,348
OSF127	Community Facility - New Community Facility / Library and Meeting Space - Mt Peter - Coopers Road	10860m <sup>2</sup>	2026	\$323,071
OSF128	Community Facility - New Community Facilities	1000m <sup>2</sup>	2026	\$9,414
OSF129	District Sports Park - Upgrade Sports and Rec Park - Trinity Beach Sporting Precinct	-	2023	\$4,000,000
OSF130	District Recreation Park - Upgrade District Park - Barron Waters/Burrawungal Park	-	2021	\$1,250,000
OSF131	District Sports Park - Upgrade District Sports Park - CycleTrack	-	2024	\$1,800,000
OSF132	District Sports Park - Upgrade District Sports Park - Griffiths Park	-	2022	\$2,803,495
OSF133	City Wide Sports Park - Upgrade City Wide Sports Park - Barlow Park	-	2023	\$4,000,000
OSF134	District Recreation Park - Upgrade District Recreation Park - Crystal Cascades	-	2022	\$450,000
OSF135	District Sports Park - Upgrade District Recreation Park - Jeff Pezzuti Park	-	2023	\$3,000,000
OSF136	District Sports Park - Upgrade District Sport and Rec Park - Fuller Park	-	2021	\$300,000
OSF137	District Sports Park - Upgrade District Sport and Recreation Park - Tiffany St, White Rock	-	2023	\$1,600,000
OSF138	Local Recreation Park - New Local Park - Sandown Close, Woree	3200m <sup>2</sup>	2021	\$426,537
OSF139	Community Facility - Cairns Multicultural Centre	5000m <sup>2</sup>	2019	\$550,000
OSF140	District Sports Park - New District Sport Park - Alley Park	-	2019	\$1,500,000

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Land Qty (m <sup>2</sup> )	Column 4 Estimated timing	Column 5 Establishment cost <sup>6</sup>
OSF141	City Wide Recreation Park - Upgrade City Wide Park - Kenrick Park	-	2024	\$8,500,000
			<b>TOTAL</b>	<b>\$174,199,374</b>

### SC3.4 List of extrinsic material

Table SC3.14 – List of extrinsic material

Title of document	Date	Author
<b>Planning Elements</b>		
CairnsPlan 2016 Version 1.2	December 2017	Cairns Regional Council (CRC)
ABS Community Profiles including: <ul style="list-style-type: none"> <li>o Basic Community Profile</li> <li>o Place of Enumeration Profile</li> <li>o Working Population Profile</li> </ul>	2016	Australian Bureau of Statistics (ABS)
ABS Tourist Accommodation, Small Area Data, Queensland	June 2008 and 2010	ABS
QGS Estimated Residential Population and Population Forecasts by LGA, 2011 – 2036, 2015 Edition	2016	Qld Government Statistician (QGS)
QGS Projected Dwellings (medium series) by LGA 2011 – 2036, 2015 Edition	2016	QGS
Cairns Airport Land Use Plan	December 2012	Cairns Airport Pty Ltd
James Cook University – Cairns Campus Master Plan 2010	2010	Flanagan Consulting Group
Draft Coopers Road Local Area Framework Plan	2013	Satterley Property Group
Mount Peter Structure Plan Area Sequencing of Development and Infrastructure	2010	Mount Peter Master Planning Group (Cardno)
City Port Local Area Plan and Seaport Local Area Plan	March 2013	Cairns Port Authority
Cairns Regional Council – Draft Broadhectare Study	2014	Qld Government Statistician (QGS)

Infrastructure Elements		
Water Supply and Wastewater		
Population and Demand Spatial Model - Methodology and Assumptions	2017	Integran
Gordonvale Wastewater Treatment Plant Planning Study	2012	CH2MHILL
Edmonton Wastewater Treatment Plant Planning Study	2012	CH2MHILL
Southern Wastewater Treatment Plant Planning Report	2013	GHD
Bulk Water Transfer Scenario Development	2015	CRC
Demand Management Strategy (2016 – 2025)	2015	CRC
Mount Peter Water Supply Catchment Planning Study	2015	CRC
Goldsborough Water Supply Planning Report Update	2005	SKM
Babinda Water Network and Christian St Booster Pump Station Sizing	2014	CRC
Review of Water Reticulation Trunk Upgrade Requirements for LGIP - All Catchments	2015	CRC
Design Criteria Review_Trunk Water and Sewage Planning	2015	CRC
Water and Sewage Infrastructure Unit Rates	2016	Cardno
Cairns Regional Council Assets	2015	CRC
FNQROC Development Manual	2014	FNQROC
Planning Guidelines for Water and Sewage	2014	DEWS
WSAA Codes	Various	WSAA
Review of Owners Project Cost and Contingency Allowances	2009	Evans and Peck
Northern Wastewater Treatment Plant Planning Report	2015	CH2MHILL
Marlin Coast Wastewater Treatment Plant Planning Report	2015	CH2MHILL
Babinda Wastewater Treatment Plant Planning Report	2016	Hunter H20
Marlin Coast Sewerage Catchment Planning Report	2018	Cardno
Northern WWTP Sewerage Catchment Planning Report	2017	Cardno
Southern WWTP Sewerage Catchment: Planning Report	2016	Cardno
Edmonton, Mount Peter and Gordonvale Sewerage Planning Report	2017	Cardno
Water Security Strategy Final Report	2015	CRC
Rural Water Supply Schemes - Preliminary Water Security and Levels of Service performance Assessment	2018	Stantec
Freshwater Water Treatment Plant Planning Report	2018	Hunter H20
Moore Road and University Reservoir Catchment Planning Study	2018	Stantec
Mount Peter Water Supply Catchment Planning Study	2015	CRC

Goldsborough Water Supply Planning Report Update	2005	SKM
Babinda Water Network and Christian St Booster Pump Station Sizing	2014	CRC
Review of Water Reticulation Trunk Upgrade Requirements for LGIP - All Catchments	2015	CRC
Design Criteria Review Trunk Water and Sewage Planning	2015	CRC
<b>Transport</b>		
Cairns Regional Council Transport Network Plan	2006	Flanagan Consulting Group
Draft CRC Priority Infrastructure Plan	2010	CRC
Cairns Transit Network	2010	PDS Live
Far North Queensland Principal Cycle Network Plan	2009	Department of Transport and Main Roads
Extract of Property Sales and UCV database	2009	CRC
Cairns Regional Council Asset Registers	2009 and 2014	CRC
Cairns Regional Council Unit Rate Costs for Council Assets (2009)	2009 and 2014	
<b>Stormwater</b>		
Palm Cove Drainage Management Planning Report	1998	Connell Wagner
CBD and Environs DMP 2001	2001	SKM
Cayley Street Drain DMP	1996	Pat Flanagan & Associates
Skeleton Creek DMP for Cairns City Council Phase 1 Report	1997	Colefax Clayton Smith
Skeleton Creek DMP for Cairns City Council Phase 2 Report	1998	Colefax Clayton Smith
Smithfield DMP Stage 1 Report	1996	Ove ARUP
Smithfield DMP Stage 2 Report	1997	Ove ARUP
Dillon Close Drain – White Rock DMP	2001	SKM
Review of Drainage Management Plans Blackfellows Creek	2008	WorleyParsons
Review of Drainage Management Plans Collinson/McKinnons Creek	2008	WorleyParsons
Review of Drainage Management Plans O’Learys Creek	2008	WorleyParsons
Stoney Creek Drainage Management Plan Volume 2 – Phase 2 Report	2001	Flanagan Consulting Group
Hydraulic Investigation of Moores Gully	2006	Brown Consulting
Trinity Beach Drainage Study 1996	1996	Pat Flanagan & Associates

Parks and Land for Community Facilities		
Public Parks and Land for Community Purposes – Trunk Infrastructure Planning Study	2010	Strategic Leisure
Cairns Regional Council Public Open Space Policy	2013	CRC
Cairns Regional Council asset register - parks facilities.	2010	CRC
Cairns Regional Council, The Community Development Strategic Plan 2011-2016	2011	CRC
Cairns Regional Council, Future Needs Report Cairns Social and Community Infrastructure Needs Study	2011	99 Consulting/Fieldworx
Cairns Regional Council, Cycling and Walking Study 2010-2030	2010	Strategic Leisure
Far North Queensland Principle Cycle Network Plan	2009	DTMR
The valuation of Cairns Regional Council Land, Buildings and Other Structure Assets	2017	APV Valuers and Asset Management

## Schedule 4 Notations required under the *Planning Act 2016*

### SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.a - Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
27 November 2008	Lot 4 on SP218290 and Lot 999 on SP218290 (formerly lot 4 on RP800876), Lot 359 on SP214836, Lot 1 on SP214836 (formerly described as Lot 359 on SP105747), Lots 1-84 on SP212600 & Common Property (formerly part of Lot 5 on CP891005), Lot 900 on SP210221 (formerly part of Lot 5 on CP891005), Lots 1-26 & Common Property on SP207030 (formerly part of Lot 5 on CP891005)	Preliminary approval to override the planning scheme (CairnsPlan 2005)	8/8/923
30 May 2009	Lot 2 on RP724384	Superseded Planning Scheme - 2 Lots into 6 Lots and Balance	8/13/1440
4 April 2011	Redlynch Intake Road, Redlynch Intake Road Lot 5 on CP857640, Lot 523 on NR5565 and Lot 2 on RP726219	Preliminary approval (Consent Order No. 185 of 2009) for development in accordance with a Structure plan associated with the development of Redlynch Estate comprising drawing No. 2327-1 and Drawing No. 2327-2 dated 23 November 2010.	8/8/994
27 July 2016, replaces decision date 30 May 2012	Lots 2 & 3 on SP207032, Lot 2 on RP704104 & Lot 1 on RP732913	Preliminary approval to override the planning scheme (CairnsPlan 2005)  Preliminary Approval for Reconfiguration of a Lot	8/30/107



Date of decision	Location (real property description)	Decision type	File/Map reference
10 October 2012	Lot 10 on RP724040	Superseded Planning Scheme Reconfiguring a Lot - 1 Lot into 16 Lots, Common Property, Access Easement & Balance) and Preliminary Approval for Material Change of Use - House.	8/35/98
29 January 2013	Swallow Road, Dalla Costa Access and Thompson Road, Edmonton  Lot 5 N15737, Lot 6 N15737, Lot 2 RP711173, Lot 2 SP108478, Lot 8 SP190463, Lot 40 SP202665	Development Permit (CairnsPlan 2005)	8/8/976
29 January 2013	Swallow Road, Dalla Costa Access and Thompson Road, Edmonton  Lot 5 N15737, Lot 6 N15737, Lot 2 RP711173, Lot 2 SP108478, Lot 8 SP190463, Lot 40 SP202665	Preliminary approval to override the planning scheme (CairnsPlan 2005)	8/8/977
29 January 2013	Swallow Road, Dalla Costa Access and Thompson Road, Edmonton  Lot 5 N15737, Lot 6 N15737, Lot 2 RP711173, Lot 2 SP108478, Lot 8 SP190463, Lot 40 SP202665	Preliminary approval to override the planning scheme (CairnsPlan 2005)	8/8/978
29 January 2013	Swallow Road, Dalla Costa Access and Thompson Road, Edmonton  Lot 5 N15737, Lot 6 N15737, Lot 1 RP704058, Lot 2 RP711173, Lot 2 SP108478, Lot 13 SP182894, Lot 8	Development Permit (CairnsPlan 2005)	8/8/979

Date of decision	Location (real property description)	Decision type	File/Map reference
	SP190463, Lot 2 SP208305		
29 January 2013	Swallow Road, Dalla Costa Access and Thompson Road, Edmonton  Lot 5 N15737, Lot 6 N15737, Lot 1 RP704058, Lot 2 RP711173, Lot 2 SP108478, Lot 13 SP182894, Lot 8 SP190463, Lot 2 SP208305	Development Permit (CairnsPlan 2005)	8/8/980
28 July 2017 replaces decision date 23 April 2013	Part of Lot 711 on SP213809 and Lot 1502 on SP252220	Preliminary Approval varying the effect of CairnsPlan 2009 for a plan of development where the following uses will be code assessable development: Business Facilities; Detached Bottle Shop; Restaurant and Shopping Facilities, with a maximum site Net Lettable Area (NLA) that does not exceed greater than 1200 m2 in any one (1) tenancy for the use of Shopping Facilities and does not exceed greater than 500 m2 for the uses of Business Facilities; Detached Bottle Shop or Restaurant; and a combined maximum of all uses does not exceed greater than 1750 m2	8/8/1257
30 January 2013	Lot 13 on NR5512	Superseded Planning Scheme, CairnsPlan 2009, for a Material Change of Use for Holiday Accommodation and Ancillary Uses of Dining Room and Tourist Retail.	8/35/101

Date of decision	Location (real property description)	Decision type	File/Map reference
30 November 2016 replaces decision date 22 May 2013	Lot 176 on NR4559, Lot 1 on SP158308 & Lot 3 on RP814126	Preliminary Approval to Override the Planning Scheme & Reconfiguring a Lot (3 Lots into 32 Lots) (CairnsPlan 2009)	8/30/155
November 2013	Corner Draper Road and Bruce Highway, Gordonvale Lot 46 on SP204562, Lot 8 SP180032 & Lot 7 on SP201306	Preliminary approval to override the planning scheme (CairnsPlan 2009)	8/8/1030
29 January 2015	Lot 801 on SP273355	Superseded Planning Scheme - 2 Lots into 29 Residential Lots, 3 Open Space Lots, 3 Balance Lots & New Road	8/13/1820
5 July 2015	Lot 1 on RP734771	Reconfiguring a Lot (1 Lot into 71 Lots, Park and New Road)	8/13/1883
29 October 2015	Lot 2001 on RP887001	Preliminary Approval Overriding the Planning Scheme (Implementing Residential 1 Planning Area Land Use Rights Over Part of the Community Facilities and Open Space Planning Area), Reconfiguring a Lot (2 Lots into 13 Lots) and Material Change of Use - Outdoor Sport and Entertainment (Sports Fields)	8/30/196
25 May 2016	Lot 300 on SP274755	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot (Code Assessable)	8/35/110
03 June 2016	Lot 76 on SP284214	Request for consideration under Superseded Planning Scheme - Dual Occupancy (Code Assessable)	8/35/111
10 August 2016	Lot 4 on SP147279	Request for consideration under Superseded Planning	8/35/115

Date of decision	Location (real property description)	Decision type	File/Map reference
		Scheme Reconfiguring a Lot (Code Assessable)	
14 September 2016	Lot 502 on RP802248	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot (Code Assessable)	8/35/118
5 September 2016	Lot 114 on SP199207	Request for consideration under Superseded Planning Scheme Operational Works – Illuminated Advertising Device (Code Assessable)	8/35/117
12 October 2016	Lot 9 on RP899441	Request for consideration under Superseded Planning Scheme to Carry Out Self-Assessable development	8/35/120
12 October 2016	Lot 1 on RP731765 Lot 1 on RP731761	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot (Code Assessable)	8/35/119
21 November 2016	Lot 5 on SP270866	Superseded Planning Scheme - 7 Lots, Park and 1 Balance Lot and 7 Houses	8/13/1916
23 December 2016	Lot 3 on SP173572	Request for consideration under Superseded Planning Scheme - Dual Occupancy	8/35/121
17 January 2017	Lot 152 on C1983	Request for consideration under Superseded Planning Scheme to Carry Out Self-Assessable development	8/35/123
28 February 2017	Lot 152 on C1983	Request for consideration under Superseded Planning	8/35/123

Date of decision	Location (real property description)	Decision type	File/Map reference
		Scheme - Business Facilities (Code Assessable)	
27 February 2017	Lot 47 on SP284402	Request for proposed development for a House to be assessed against the Superseded Planning Scheme, being CairnsPlan 2009.	8/35/128
22 March 2017	Lot 6 on RP749741	Request for proposed development for a Reconfiguration of a Lot to be assessed against the Superseded Planning Scheme, being CairnsPlan 2009.	8/35/135
December 2016	Lot 35 on RP835591	Request for consideration under Superseded Planning Scheme - Business Facilities and Caretakers Residence (Code Assessable)	8/35/122
29 March 2017	Lot 900 on SP280060	Request for consideration under Superseded Planning Scheme - Dwelling House (Code Assessable)s	8/35/138

Date of decision	Location (real property description)	Decision type	File/Map reference
23 February 2017	Lot 14 on RP701351. Lot 15 on RP701351 and Lot 16 on RP701351	Request for consideration under Superseded Planning Scheme - Short Term Accommodation (Code Assessable)	8/35/124
11 April 2017	Lot 21 on RP881036 and Lot22 on RP881036	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot (Code Assessable)	8/35/141
12 April 2017	Lot 4 on SP127279	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot	8/35/142
12 April 2017	Lot 2 on RP710481	Request for consideration under Superseded Planning Scheme Carry Out Self- Assessable development	8/35/133
7 December 2016	Lot 35 on RP835591	Request for consideration under Superseded Planning Scheme – Material Change of Use – Sport and Recreation (Code Assessable)	8/35/122
28 April 2017	Lot 162 on SP227920	Request for consideration under Superseded Planning Scheme Reconfiguring a Lot (Impact Assessable)	8/35/145
16 April 2017	Lot 3 on RP747724	Superseded Planning Scheme Request to extend Relevant Period	8/13/1414, 8/7/1414, 8/7/1414
16 July 2017	Lot 1 on RP748655	Superseded Planning Scheme request to extend relevant period	8/13/1414, 8/7/1414, 8/7/1414

Date of decision	Location (real property description)	Decision type	File/Map reference
09 August 2017	Lot 1 on RP728455	Superseded Planning Scheme Material Change of Use - House and Access Easement	8/30/238
20 December 2017	Lot1 on 2 SP267934 Lot 2 on SP267934	Superseded Planning Scheme - 1 into 4 & Common Property & Material Change of Use- Health Care Services	8/30/237
13 June 2018	Lot 1 on RP734964 and Lot 2 on SP7101232	Variation Approval Mixed Use Zone (Commercial Precinct) & Low Medium Density Residential Zone	8/8/1492
4 July 2018	Lot 5 on SP311509	Preliminary Approval overriding the Planning Scheme and Reconfiguring a Lot	8/30/240
12 November 2018	Lot 1 on RP711959 Lot 2 on RP711959	Inconsistent Approval - Material Change of Use - Outdoor Sales (Car Yard)	8/8/1480
31 January 2019	Lot 1 on SP304821	Variation Approval – Preliminary Approval - - Botanica Development	8/30/185
15 February 2019	Lot 105 on NR3078	Variation Approval - (1 into 18 Lots)	8/30/263
14 November 2019	Lot 156 on NR5378	Inconsistent Approval - - Shopping Centre - (2 into 18 and access easement)	8/30/248
14 November 2019	Lot 1 on RP741589	Inconsistent Approval - - Shopping Centre - (2 into 18 and access easement)	8/30/248
22 December 2020	Lot 1 on SP267934	Preliminary Approval for Material Change of Use including a Variation Approval and Development Permit for Reconfiguring a Lot	8/30/314

Date of decision	Location (real property description)	Decision type	File/Map reference
21 July 2021	Lot 4 on SP285555 and Lot 900 on SP285555	Preliminary Approval for Material Change of Use including a Variation Approval to vary the effect of the Planning Scheme to adopt The Palms Plan of Development	8/30/277
30 August 2021	Lot 904 on SP319557, Lot 14 on SP108486 and Lot 4 on SP147279	Preliminary Approval for Material Change of Use including a Variation Approval and Development Permit for Reconfiguring a Lot	8/30/329
23 October 2015	Lot 1 on RP708483	Material Change of Use – Preliminary approval to override the planning scheme – Mill House Estate North	8/8/1380
1 May 2015	Lot 13 on RP860977	Material Change of Use – Preliminary Approval to override the planning scheme – Mill House Estate South	8/8/1351

## SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table 4.2.a – Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
28 June 2017	1 July 2017	Cairns Regional Council Adopted Trunk Infrastructure Charges Resolution endorsed by Council at the Ordinary Meeting of 28 June 2017	Planning Strategies Branch, Cairns Regional Council



## Schedule 5 - Infrastructure designations

Table 5.a –Designation of premises for development of infrastructure

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
10/03/2000	Lot 1 on NR7772	Cairns Neighbourhood Centre, 98 Birch Street, Manunda	(d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries
20/04/2000	Lot 1 on RP894528 Lot 2 on RP894528	Cairns Campus of James Cook University, McGregor Road, Smithfield	(f) educational facilities
11/08/2000	Lot 201 on NR7185	Edmonton Police Station - Corner of Cattle Street and Bruce Highway, Edmonton	(s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
30/03/2001	Lot 23 on CP850046	Cairns Magistrate's Court and Cairns District Police Headquarters - 5 Sheridan Street, Cairns City	Cairns Magistrate's Court and Cairns District Police Headquarters  (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
01/06/2001	Lot 23 on CP850046	Cairns Magistrates Court - 5 Sheridan Street, Cairns City	Cairns Courthouse and Police Station  (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
03/03/2006	Lot 6 on C899014	Redlynch State School, Jungara Road, Redlynch	(d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries; (f) educational facilities; (l) parks and recreational facilities; (o) transport infrastructure mentioned in s.5.1.1; and (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (d), (f), (l) and (o) above.
03/03/2006	Lot 305 on SP186238	Isabella State School, Walker Rd Edmonton West	(d) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries; (f) educational facilities; (l) parks and recreational facilities; (o) transport infrastructure; (r) storage and works depots



Date of designation or repeal	Real property description	Street address	Type of community infrastructure
25/08/2006	Part Lot 2 on RP708684	Babinda Ambulance Station, 128-130 Munro Street, Babinda	(g) emergency services facilities
14/09/2007	Lot 2 on RP749190 Lot 3 on RP749188 Lot 22 on C19830 Lot 54 on RP749186	Marsh Street, Woree	Woree 275/132 kilovolt substation (k) operating works under the Electricity Act 1994
21/12/2007	Innisfail to Edmonton	Innisfail to Edmonton	Innisfail to Edmonton 275/132 kilovolt transmission line (k) operating works under the Electricity Act 1994
03/10/2008	Lot 1 on SP227613	Cairns Hospital - 249-251 Lake Street, Cairns North	(h) hospitals and associated institutions (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q)
11/01/2008	Lot 1 on RP893105	Redlynch State College Jungara Road and Redlynch Intake Road, Redlynch	(d) community and cultural facilities, incl. child-care facilities etc. (f) educational facilities (l) parks and recreational facilities
13/02/2009	Part Lot 62 on SP105736 Part Lot 2 on SP126738 Part Lot 111 on SP175726 Part Lot 121 on NR3087 Part Lot 59 on NR437 Part Lot 3 on NR5834 Part Lot 91 on RP838274	Powerlink - Redbank Road. Packers Camp Napier Road, Green Hill	Innisfail to Edmonton 275/132 kilovolt transmission line (k) operating works under the Electricity Act 1994
28/08/2009	Lot 414 on SP182308	Cairns North Community Health Centre - 381 Sheridan Street, Cairns North	(h) hospitals and associated institutions (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q)
28/08/2009	Lot 1 on SP149860 Lot 1 on RP216459 Lot 2 on RP701240 Lot 6 on RP701240	Cairns Hospital - 165 The Esplanade, 249-251 Lake St., 2-4 Grove St and 8	(h) hospitals and associated institutions (r) storage and works depots and the like including administrative facilities



Date of designation or repeal	Real property description	Street address	Type of community infrastructure
	Lot 1 on RP709792 Lot 2 on RP709792	Digger St, North Cairns	associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q)
08/01/2010	Lot 2 on RP818352	Marlin Coast neighbourhood Centre - Reed Road, Trinity Beach	(e) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries  (g) educational facilities (u) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (t)
20/08/2010	Lot 69 on SP114404	The Northern Outlook Community Training & Adventure Based Learning Centre - 69 Redlynch Intake Road, Redlynch	(e) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries (g) educational facilities (n) parks and recreational facilities (u) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (t)
14/01/2011	Lot 31 on SP134294	Bentley Park College and Cairns Early learning Years Centre - McLaughlin Road, Bentley Park	(e) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries (g) educational facilities (u) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (t)
23/11/2012	Lot 1 on RP894528 Lot 23 on RP894528 Lot 13 on RP896123	Cairns Campus of James Cook University, University Road, Smithfield	(6) educational facilities
27/08/2013	Lot 13 on G47841	Gordonvale State School and Kindergarten, 28 George St, Gordonvale	(4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries



Date of designation or repeal	Real property description	Street address	Type of community infrastructure
			<p>(6) education facilities            (15) Storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure.</p>
11/12/2015	Lot 584 CP902184 Lot 660 NR7840	42-80 Windarra Street and 32-40 Alberta Drive, Woree	<p>(4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries;            (6) educational facilities;            (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part;</p> <p>Further to the above, the designation includes: sporting facilities and associated infrastructure, road, vehicle lay-by and car parking and including commercial activities that support its Educational program</p>
15 July 2016	Lot 205 on SP278089	27R Gillies Range Road, Gordonvale	<p>Gordonvale Fire and Rescue Station</p> <p>(7) emergency services facilities, and (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.</p>
11 November 2016	Lot 911 on SP187412	2 Ainslie Place, Smithfield	<p>New Smithfield Fire and Rescue Station and associated facilities on the site.</p> <p>(7) emergency services facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.</p>
25 November 2016	Lot 185 on NR6806	25-45 Madang Street, Trinity Beach	<p>Trinity Beach State School</p> <p>(4) community and cultural facilities, including facilities where an education and care service under the</p>



Date of designation or repeal	Real property description	Street address	Type of community infrastructure
			<p>Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries; (6) educational facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; and Further to the above, the designation includes: sporting facilities and associated infrastructure, road, vehicle layby and car parking and including commercial activities that support its Educational program.</p>
13 April 2017	Lot 42 SP216457	34 Ponzo Street, Woree	<p>Cairns Police Facility</p> <p>(7) emergency services facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; (16) any other facility not mentioned in this part that is intended primarily to accommodate government functions.</p>
16 June 2017	Lot 20 on SP287503	20L Draper Road, Gordonvale	<p>Gordonvale Police Station</p> <p>(7) emergency services facilities; (15) storage and works depots and similar facilities, including administrative facilities and associated with the provision or maintenance of the community infrastructure mentioned in this part; (16) any other facility not mentioned in this part that is intended primarily to accommodate government functions</p>
18 August 2017	Lot 3 on NR7420	115R Kamerunga Road, Caravonica	<p>Caravonica State School</p> <p>(4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a QEC approved service under the Education and Care Services Act 2013 is operated, community centres, meeting halls, galleries and libraries; (6) educational facilities; (15) storage and works depots and similar</p>



Date of designation or repeal	Real property description	Street address	Type of community infrastructure
			facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.
18 August 2017	Lot 153 on CP893043	85 Sheppards Street, Gordonvale	Gordonvale State High School  (4) community and cultural facilities community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries; (6) educational facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; (16) any other facility not mentioned in this part that is intended primarily to accommodate government functions
8 September 2017	Lot 140 on NR4198	26-62 Hoare Street, Manunda	Trinity Bay High School  (6) educational facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part (4) community & cultural facilities, inc. where an education & care service under the Education and Care Services National Law (Queensland)
24 May 2019	Lot 402 on SP315909 (previously Lot 402 on SP270879)	Corner of Quinn Drive and Walker Road, Edmonton	Cairns Southern Corridor Health Precinct  Planning Regulation 2017, Schedule 5, Part 2 - Item 8: emergency services facilities, Item 12: hospitals and health care services
20 December 2019	Lot 3 on NR810262	Corner of Sheridan Street and Upward Street, Cairns North	Cairns State High School  Planning Regulation 2017, Schedule 5, Part 2 - Item 3: community and cultural facilities, including community centre, galleries, libraries and meeting halls, Item 6: educational facilities
9 April 2020	Lot 2 on SP296834	O'Brien Road, Smithfield	Smithfield State High School

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
			Planning Regulation 2017, Schedule 5, Part 2 – Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls, Item 6: educational facilities
9 April 2020	Lot 114 on SP199207 and road reserve	Corner of Wharf Street and Sheridan Street	Cairns Convention Centre Planning Regulation 2017, Schedule 5, Part 2 – Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls

**Table 5.b – Land for Defence purposes**

Facility	Real property description	Street address
Cairns Naval Base and Oil Fuel Store	Lot 183 SP207572	2-54 Draper Street, Portsmith
Cairns Naval Base	Lot 485 SP323637	2-48 Cook Street, Portsmith
Kenny Street Naval Stores	Lot 3 C198374	93-95 Kenny Street, Portsmith
Las Palmas Motel	Lot 1 RP736114	275 Sheridan Street, Cairns North
Northern Heritage Motel	Lot 1 RP735342	243 Sheridan Street, Cairns North
51 FNQR HQ Cairns (Porton Barracks)	Lot 37 RP912874 Lot 55 SP193147 Lot 56 SP188127 Lot 32 RP910474 Lot 36 SP104598	Swallow Road and Macbar Court, Edmonton

Editor's Note – Under Commonwealth legislation development on land identified in Table 5.b may be exempt from the planning scheme.

## Schedule 6 – Role and function of centres within the hierarchy of centres

The table below is an assessment benchmark where this schedule is referred to within Part 6, Part 7 and Part 9.

**Table SC6.1.a – Role and function of centres within the hierarchy of centres**

Centre	Role and function
Principal centre	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The centre is supported by key regional infrastructure including the Cairns Airport, Port of Cairns, Cairns Base Hospital and Cairns Private Hospital.</li> <li>• Development maintains and protects the operational aspects of Cairns Airport.</li> <li>• Residential buildings within the core provide for higher density living opportunities above ground level to facilitate active frontages to the street.</li> <li>• Residential development within the centre is capable of supporting both tourist accommodation and permanent residents.</li> <li>• 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.</li> <li>• Streets and open spaces are green and tropical and provide comfortable pedestrian environments with shelter from the elements and distinct points of interest.</li> <li>• 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.</li> <li>• 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.</li> <li>• The Principal centre is the highest order centre in the region, supported by all other centres within the hierarchy of centres.</li> </ul>
Major centre	<ul style="list-style-type: none"> <li>• 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.</li> <li>• These centres are focal points within the public transport network and development occurs in a manner that facilitates public transport accessibility and use.</li> <li>• 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.</li> <li>• Local plans have been developed for each major centre to ensure the orderly and strategic development of these centres.</li> <li>• Development within these centres occurs in accordance with the Earville local plan, Edmonton Local plan and Smithfield local plan.</li> <li>• Major centres do not compromise the role and successful function of the Principal centre and other Major centres within the hierarchy of centres.</li> </ul>



Centre	Role and function
District centre	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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;</li> <li>• Future growth of each centre will reflect each centre's distinctive character and functions.</li> <li>• Development within the Babinda and Gordonvale District centres occurs in accordance with the Babinda local plan and Gordonvale local plan respectively.</li> <li>• 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.</li> </ul>
Local centre	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Showrooms, department stores and other large floor space land uses are not located in Local centres.</li> <li>• Development within Local centres provides a high level of amenity and minimise the impacts on the surrounding residential areas.</li> <li>• Local centres do not exceed the needs of their surrounding local community.</li> <li>• 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.</li> </ul>
Neighbourhood centre	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Neighbourhood centres do not exceed the needs of their immediate neighbourhood catchment.</li> <li>• Showrooms, department stores, full-line supermarkets and other large floor space land uses are not located in Neighbourhood centres.</li> <li>• Neighbourhood centres do not exceed the needs of their surrounding neighbourhood community.</li> <li>• 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.</li> </ul>

## Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
AEP	Annual exceedance probability
AHD	Australia height datum
ANEF	Australian noise exposure forecast
ARI	Average reoccurrence interval
AS	Australian standard
BMP	Bushfire management plan
CAD	Computer-aided design
CBD	Central business district
CPTED	Crime prevention through environmental design
DFE	Defined flood event
DSS	Desired standard of service
DME	Distance Measuring Equipment
DVOR	Doppler very high frequency omni-directional range
EDU	Equivalent demand unit
EIBLP	Edmonton industry and business local plan
EMP	Environmental management plan
FNQROC	Far North Queensland Regional Organisation of Councils
GFA	Gross floor area
GP	Glide Path
GPS	Global positioning system
GVM	Gross vehicle mass
HLV	High landscape values
ICOMOS	International Council on Monuments and Sites
IDA	Initial development area
LED	Light-emitting diode
LCD	Liquid-crystal display
LGIP	Local government infrastructure plan
LOA	Level of assessment
LOC	Localizer
MCU	Material change of use as defined in the Act
MLES	Matters of Local Environmental Significance
MLV	Medium landscape values
MM	Middle Marker Beacon
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
NDB	Non Directional Beacon
OM	Outer Marker Beacon
PFTI	Plans for trunk infrastructure
PIA	Priority infrastructure area
PSR	Primary Surveillance Radar
QDC	Queensland Development Code
ROL	Reconfiguring a lot as defined in the Act

SMAC	Smithfield major activity centre
SSR	Secondary Surveillance Radar
the SP Act	<i>Sustainable Planning Act 2009</i>
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
VHF	VHF Communication Facilities

## Appendix 2 Table of amendments

Table AP2.1 – Table of amendments

Date of adoption and commencement	Planning scheme version number	Amendment title and type	Summary of amendments
Adopted on 28 June 2017  Commenced on 1 July 2017	Version 1.1	Amendment 1 of 2017 - Administrative	The amendment integrates the Cairns Local Government Infrastructure Plan and corrects formatting, numbering, cross-referencing, outdated terms and factual matters incorrectly stated in the planning scheme.
Adopted on 6 December 2017  Commenced on 11 December 2017	Version 1.2	Amendment 2 of 2017 - Administrative	The amendment removes Schedule 6 from the planning scheme and corrects formatting, numbering, cross-referencing, outdated terms and factual matters incorrectly stated in the planning scheme.
Adopted on 10 April 2019  Commenced on 15 April 2019	Version 1.3	Amendment 1 of 2018 – Local Government Infrastructure Plan Interim Amendment; and Amendment 1 of 2019 – Administrative.	The amendment integrates the Cairns Local Government Infrastructure Plan Interim Amendment and corrects formatting, numbering and cross-referencing stated in the planning scheme.
Adopted 28 August 2019  Commenced 9 September 2019	Version 2.0	Amendment 2 of 2019 – Qualified State Interest Amendment	This amendment integrates the outcomes of the Advertising Devices Policy Review 2019 and amends the types of advertising devices regulated under the planning scheme.
Adopted 23 October 2019  Commenced 11 November 2019	Version 2.1	Amendment 3 of 2019 – Minor Amendment	This amendment updates Table 8.2.7.3.b — Minimum immunity (floor levels) for development in the flood and inundation risk category to be consistent with the applicability of the Building Assessment Provisions to Building Works
Adopted 13 October 2021  Commenced 26 October 2021	Version 3.0	Amendment 1 of 2021 – Major	This amendment improves the efficiency of the planning scheme, addresses feedback from the community and development industry, removes unnecessary triggers for development applications and ensures the planning scheme is contemporary and complies with the requirements of the <i>Planning Act 2016</i> .

<p>Adopted 13 October 2021</p> <p>Commenced 26 October 2021</p>	<p>Version 3.0</p>	<p>Amendment 2 of 2021 - Minor</p>	<p>This amendment integrates updated Matters of Environmental Significance (MES) mapping and updated State Heritage Places mapping into the planning scheme.</p>
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