

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 2.1.

CairnsPlan 2016 Version 2.1 was adopted on 23 October 2019 and commenced on 11 November 2019. A notice was published in the Government Gazette on 1 November 2019 for the planning scheme for the Cairns Regional Council local government area.

Amendments to the planning scheme are included at Appendix 2.

Table of contents

Part 1 About the planning scheme	1
1.1 Introduction	1
1.2 Planning scheme components	3
1.3 Interpretation	6
1.3.1 Definitions	6
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	6
1.3.3 Punctuation	6
1.3.4 Zones for roads, waterways and reclaimed	7
1.4 Categories of development	7
1.5 Hierarchy of assessment criteria	7
1.6 Building work regulated under the planning scheme	8
1.7 Relationship of the planning scheme to the planning scheme policies	9
1.8 Local government administrative matters	9
Part 2 State planning provisions	11
2.1 Regional plan	11
2.2 State planning policies	11
2.3 Referral agency delegations	11
2.4 Standard planning scheme provisions	11
Part 3 Strategic framework	12
3.1 Preliminary	12
3.2 Strategic intent	13
3.3 Settlement pattern theme	14
3.3.1 Strategic outcomes	14
3.3.2 Element – centres and centre activities	15
3.3.3 Element – mixed use and specialised centres	18
3.3.4 Element – industry areas and activities	18
3.3.5 Element – residential areas and activities	19
3.3.6 Element – rural areas	20
3.3.7 Element – townships and small communities	20
3.3.8 Element – islands	20
3.3.9 Element – built form, design and city image	21
3.3.10 Element – places of significance and neighbourhood character	22
3.3.11 Element – community health and wellbeing	23
3.4 Natural areas and features theme	24
3.4.1 Strategic outcomes	24
3.4.2 Element – biodiversity	24
3.4.3 Element – waterways, wetlands and water catchments	25
3.4.4 Element – landscapes	25
3.4.5 Element – coastal areas	26
3.4.6 Element – natural hazards	26
3.4.7 Element – resource extraction	27
3.5 Economy theme	28
3.5.1 Strategic outcomes	28
3.5.2 Element – strong and diverse economy	28
3.5.3 Element – tourism	28

3.5.4 Element – agriculture	29
3.5.5 Element – ports, aviation and defence	29
3.6 Infrastructure theme	31
3.6.1 Strategic outcomes	31
3.6.2 Element – energy	31
3.6.3 Element – transport	31
3.6.4 Element – water and waste	32
3.6.5 Element – open space and recreation	32
Part 4 Local government infrastructure plan	34
4.1 Preliminary	34
4.2 Planning assumptions	34
4.2.1 Population and employment growth	37
4.2.2 Development	37
4.2.3 Infrastructure demand	38
4.3 Priority infrastructure area	44
4.4 Desired standards of service	44
4.4.1 Water supply network	44
4.4.2 Wastewater network	45
4.4.3 Stormwater network	46
4.4.4 Transport network	47
4.4.5 Parks and land for community facilities network	48
4.5 Plans for trunk infrastructure	53
4.5.1 Plans for trunk infrastructure maps	53
4.5.2 Schedules of works	53
4.6 Extrinsic material	54
Part 5 Tables of assessment	55
5.1 Preliminary	55
5.2 Reading the tables	55
5.3 Additional matters about levels of assessment	57
5.4 Additional matters about determining the assessment criteria	58
5.5 Prescribed levels of assessment	59
5.6 Levels of assessment	60
Part 6 Zones	127
6.1 Preliminary	127
6.2 Zone codes	129
6.2.1 Community facilities zone code	129
6.2.2 Conservation zone code	131
6.2.3 District centre zone code	134
6.2.4 Emerging community zone code	138
6.2.5 Environmental management zone code	141
6.2.6 High impact industry zone code	146
6.2.7 Local centre zone code	148
6.2.8 Low density residential zone code	151
6.2.9 Low impact industry zone code	153
6.2.10 Low-medium density residential zone code	155
6.2.11 Major centre zone code	158
6.2.12 Medium density residential zone code	160
6.2.13 Medium impact industry zone code	163
6.2.14 Mixed use zone code	165
6.2.15 Neighbourhood centre zone code	169
6.2.16 Open space zone code	172

6.2.17 Principal centre zone code	174
6.2.18 Rural residential zone code	176
6.2.19 Rural zone code	178
6.2.20 Special purpose zone code	181
6.2.21 Specialised centre zone code	183
6.2.22 Sport and recreation zone code	186
6.2.23 Tourism zone code	189
6.2.24 Tourist accommodation zone code	191
6.2.25 Township zone code	194
6.2.26 Waterfront and marine industry zone code	197
Part 7 Local plans	199
7.1 Preliminary	199
7.2 Local plan codes	201
7.2.1 Babinda local plan code	201
7.2.2 City centre local plan code	206
7.2.3 Earville local plan code	218
7.2.4 Edmonton local plan code	225
7.2.5 Edmonton industry and business local plan code	234
7.2.6 Gordonvale local plan code	243
7.2.7 Mount Peter local plan code	249
7.2.8 Smithfield local plan code	258
Part 8 Overlays	267
8.1 Preliminary	267
8.2 Overlay codes	268
8.2.1 Acid sulfate soils overlay code	268
8.2.2 Airport environs overlay code	270
8.2.3 Building height overlay code	276
8.2.4 Bushfire hazard overlay code	285
8.2.5 Coastal processes overlay code	289
8.2.6 Extractive resources overlay code	292
8.2.7 Flood and inundation hazards overlay code	294
8.2.8 Hazardous and explosive facilities overlay code	302
8.2.9 Hillslopes overlay code	304
8.2.10 Landscape values overlay code	307
8.2.11 Natural areas overlay code	312
8.2.12 Neighbourhood character overlay code	317
8.2.13 Places of significance overlay code	320
8.2.14 Potential landslip hazard overlay code	324
8.2.15 Transport network overlay code	327
Part 9 Development codes	330
9.1 Preliminary	330
9.2 Statewide codes	332
9.2.1 Community residence code	332
9.2.3 Forestry for wood production code	333
9.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code	337
9.3 Use codes	340
9.3.1 Animal keeping code	340
9.3.2 Aquaculture and intensive animal industry code	343
9.3.3 Brothel code	346
9.3.4 Bulky goods and outdoor sales code	348
9.3.5 Caretaker's accommodation code	350
9.3.6 Child care centre code	352

9.3.7 Community activities code	354
9.3.8 Community care centre code	357
9.3.9 Dual occupancy code	359
9.3.10 Dwelling house code	363
9.3.11 Dwelling unit code	365
9.3.12 Extractive industry code	366
9.3.13 Home based business code	369
9.3.14 Market code	371
9.3.15 Multiple dwelling and short-term accommodation code	372
9.3.16 Parking station code	379
9.3.17 Relocatable home park and tourist park code	381
9.3.18 Retirement facility and residential care facility code	384
9.3.19 Roadside stall code	389
9.3.20 Rooming accommodation code	390
9.3.21 Sales office code	394
9.3.22 Service station and car wash code	396
9.3.23 Sport and recreation activities code	399
9.3.24 Telecommunications facility code	401
9.3.25 Veterinary services code	403
9.4 Other development codes	404
9.4.1 Centre design code	404
9.4.2 Environmental performance code	411
9.4.3 Excavation and filling code	419
9.4.4 Industry design code	422
9.4.5 Infrastructure works code	456
9.4.6 Landscaping code	466
9.4.7 Parking and access code	469
9.4.8 Reconfiguring a lot code	481
9.4.9 Vegetation management code	492
Part 10 Other plans	496
Schedule 1 Definitions	497
SC1.1 Use definitions	498
SC1.1.1 Defined activity groups	520
SC1.1.2 Industry thresholds	521
SC1.2 Administrative definitions	524
Schedule 2 Mapping	537
SC2.1 Map index	537
Schedule 3 Local government infrastructure plan mapping and supporting material	539
SC3.1 Map index	539
SC3.2 Planning assumption tables	540
SC3.3 Schedules of works	563
SC3.4 List of extrinsic material	625
Schedule 4 Notations required under the Sustainable Planning Act 2009	629
SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act	629
SC4.2 Notation of resolution(s) under Chapter 8, part 2, Division 1 of the Act	631
SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act	631
Schedule 5 Land designated for community infrastructure	632
Appendix 1 Index and glossary of abbreviations and acronyms	637
Appendix 2 Table of amendments	639