

Planning Scheme Policy – Site assessments

1. Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide information on undertaking a site assessment to identify the characteristics, opportunities and constraints of a site.

2. Interpretation

- (1) Terms used within this planning scheme policy are defined within Schedule 1 of the CairnsPlan 2016 planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the CairnsPlan 2016 planning scheme applies.

3. Information Council may request

3.1. Site assessments

- (1) A site assessment may be required or requested by Council to accompany a development application to assist in assessing a development activity's impacts and benefits.
- (2) A site assessment identifies and describes:
 - (a) The characteristics, opportunities and constraints of the site;
 - (b) the key influences on the design, siting, operation and management of the development; and
 - (c) how the proposed development relates to and integrates with its surrounds.
- (3) A site assessment should be specifically relevant to the site and its surrounds and undertaken in the context of the proposed development. The extent of detail and information required will be proportionate to the type of development proposed, the likely impact of that development and the constraints and opportunities of the site and surrounds.
- (4) As a general guide, a site assessment should include the following:
 - (a) in respect to the site, information describing (to the extent relevant):
 - (i) contours, site levels and steep land;
 - (ii) the type, size, condition and location of existing vegetation and/or fauna;
 - (iii) past and present land uses including the type, size, condition and location of any existing buildings or structures;
 - (iv) applicable overlays;
 - (v) views to and from the site;
 - (vi) existing vehicular and pedestrian access and connection points;
 - (vii) if required, potential access points that are clear of infrastructure, vegetation or any other structure or obstruction;
 - (viii) drainage paths, existing services and infrastructure;
 - (ix) any noise nuisance sources;
 - (x) solar orientation and direction of prevailing breezes;
 - (xi) any contaminated soils;
 - (xii) areas that are filled above the natural ground level;
 - (xiii) fences, boundaries, lot sizes, easements and any road realignment lines;
 - (xiv) features of environmental, cultural or heritage significance;
 - (xv) photographs of the site;
 - (xvi) any other notable features.
 - (b) in respect to the site surrounds, information describing (to the extent relevant):
 - (i) adjoining or surrounding land uses including proximate sensitive land uses and their compatibility with the proposed uses;
 - (ii) the proximity of nearby centres and facilities such as schools, shopping centres, employment generators and other community services;
 - (iii) the existing road network and intersections, local traffic circulation pattern and public transport routes and stops;
 - (iv) the surrounding open space network and pedestrian and cyclist network;

- (v) where the site adjoins a sensitive land use, identify the location of private open spaces, openings of habitable rooms and other private areas that can be viewed from the site;
- (vi) views and solar access enjoyed by adjacent residents;
- (vii) major trees on adjacent properties;
- (viii) extractive resource areas, haulage routes or infrastructure corridors;
- (ix) characteristics of any adjacent public open space;
- (x) street frontage features such as poles, footpaths, street trees, kerb crossovers, bus stops, parking spaces and services;
- (xi) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
- (xii) the difference in ground levels (natural and finished) between the subject land and adjacent properties;
- (xiii) Photographs of the surrounds.

4. Schedule of amendments

Table 4.a – Schedule of amendments

Amendment title	Version number	Description	Dates
CairnsPlan 2016 Amendment 1 of 2017 - Administrative	1.1	The amendment integrates the Cairns Local Government Infrastructure Plan and corrects formatting, numbering, outdated terms and factual matters incorrectly stated in the planning scheme.	Adopted 28 June 2017 Commenced 1 July 2017
Planning Scheme Policy – Site assessments Amendment 1 of 2017 - Administrative	1.2	The amendment corrects formatting and numbering to remove the Planning Scheme Policy from Schedule 6 of the CairnsPlan 2016 and includes a schedule of amendments.	Adopted 6 December 2017 Commenced 11 December 2017
Planning Scheme Policy – Site assessments Amendment 1 of 2021 - Administrative	1.3	This amendment introduces a cross-reference to the planning scheme definitions in Schedule 1 of CairnsPlan 2016.	Adopted 13 October 2021 Commenced 26 October 2021