

## 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 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) Residential buildings within the core provide for higher density living opportunities above ground level to facilitate active frontages to the street.
    - (iv) Residential development within the centre is capable of supporting both tourist accommodation and permanent residents.

- (v) 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.
  - (vi) Streets and open spaces are green and tropical and provide comfortable pedestrian environments with shelter from the elements and distinct points of interest.
  - (vii) 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.
  - (viii) 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.
  - (ix) 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) Advertising devices are appropriate to the scale of development and complement the character of the locality.
- (19) The location, size and scale of advertising devices located along major road and railway corridors are restricted and over time the overall number reduced. The removal or replacement of older or dilapidated advertising devices located along major road and railway corridors is encouraged.
- (20) 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) Development on premises adjoining a State heritage place is sympathetic to the cultural significance and setting of the place.
- (3) 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.

- (4) Neighbourhood character places and existing character elements which contribute to the streetscape and neighbourhood character are retained.
- (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.

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.

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.

## 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 limited development areas.
- (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 and scenic 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.

Note – Landscape values, Major scenic routes and scenic outlooks 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.

## 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, including priority 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.

### 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.
- (2) Detailed planning for the transport investigation corridor between White Rock and Edmonton is undertaken to confirm location, transport objectives and feasibility. Subsequent amendments to the planning scheme are undertaken to reflect the investigation and feasibility findings.

## **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.

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