



Repeal of the State Planning Regulatory Provision for the Far North Queensland Regional Plan

Frequently Asked Questions

Q. What is the minimum lot size for rural land now?

A. The requirements under the repealed FNQ Regional Plan State Planning Regulatory Provision (SPRP) for lot size in the Regional Landscape and Rural Production Area was 60ha. The provisions of Council's planning schemes now set the minimum size. In the Rural 1 and Rural 2 Planning Areas in CairnsPlan and the Rural Planning Area in the Douglas Shire Planning Scheme, the minimum lot size is 40ha. Land in the World Heritage and Environs locality and the Settlement Areas North of the Daintree River locality in the Douglas Shire Planning Scheme area is not to be subdivided.

Q. Can residential development now occur on land that is located outside the Regional Plan urban footprint?

A. Applications for land uses outside urban footprint are no longer restricted by the requirements of the SPRP. Residential development outside the urban footprint will be assessed with consideration to the provisions of Council's planning schemes.

Q. Can owners now subdivide their land in a Master Planned area?

A. Development applications for reconfiguring a lot in the urban growth area (Mount Peter) will no longer require impact assessment. The level of assessment will now be as designated under CairnsPlan which is code assessment unless occurring in the Conservation Planning Area where Impact Assessment will remain.

Q. What types of land uses can now be applied for and what restrictions now apply?

A. Applications for land uses outside urban footprint are no longer restricted by the requirements of the SPRP. Any Material Change of Use (MCU) application will now be assessed with consideration to the relevant regional plan policies and Council's planning schemes, and other relevant instruments as required under the *Sustainable Planning Act 2009*.

The various limits applied to maximum floor area and numbers of persons for certain land uses under SPRP no longer apply.

Q. Can an applicant now apply for a tourist resort outside the urban footprint?

A. Any MCU application for a Tourist resort will be assessed under the relevant provisions of the planning scheme. Holiday Accommodation in a Rural Planning Area is generally Impact (Inconsistent Use) in CairnsPlan.

Q. Will the Regional Plan Policies still have weight and how much?

A. The Regional Plan remains a statutory instrument and the policies are still required to be considered when preparing or amending a planning scheme or policy.

For further information please contact Council's planning team on planningscheme@cairns.qld.gov.au