

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 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 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 centres hierarchy 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.

7.2.7.4 Criteria for assessment

Part A - Criteria for assessable development

Table 7.2.7.4.a – Mount Peter local plan code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Structure planning	
<p>PO1 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"> (a) development sequencing; (b) structure of communities and place making; (c) economic development and employment; (d) housing diversity; (e) transport and mobility; (f) community facilities and recreation land; (g) infrastructure networks; (h) centres design; (i) overlay outcomes. <p>Note – Planning scheme policy – Structure planning provides guidance on the preparation of structure plans.</p>	<p>AO1.1 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>PO2 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"> (a) Edmonton industry and business local plan; (b) Edmonton local plan; (c) Gordonvale local plan. 	<p>AO2.1 Development achieves the minimum dwelling yields and centre types as outlined within Table 7.2.7.4.b and essential infrastructure requirements.</p>
Development sequencing	
<p>PO3 Development occurs sequentially from the north, within the Initial development area (IDA) identified on the Mount Peter local plan maps contained in Schedule 2.</p>	<p>AO3.1 Land beyond the Initial development area identified on the Mount Peter local plan maps 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</p>

Performance outcomes	Acceptable outcomes
	<p>service land beyond the Initial development area;</p> <p>or</p> <p>AO3.2 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>PO4 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>AO4.1 No acceptable outcomes are provided.</p>
Non-urban development	
<p>PO5 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>AO5.1 Development does not constrain the efficient expansion of urban settlements.</p> <p>AO5.2 Development is compatible with urban development when it is established on adjacent land.</p>
Interim development forms	
<p>PO6 Development which is not in its ultimate intended form does not compromise the achievement of such desired form.</p>	<p>AO6.1 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"> (a) dense residential activities; (b) centres activities; (c) community facilities; (d) open space and recreation facilities. <p>AO6.2 The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;</p> <p>or</p> <p>AO6.3 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</p>

Performance outcomes	Acceptable outcomes
	on adjacent land.

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