

## ***Integrated Planning Act 1997***

### **Planning Scheme for the former Cairns City**

#### **Adoption**

The local government for Cairns Regional Council adopted the following consolidated planning scheme on 25 February 2009.

#### **Commencement**

The planning scheme took effect on and from 1 March 2009.

#### **State Planning Policies**

The Minister for Environment, Local Government, Planning and Women has identified the following State planning policies as having been appropriately reflected in the planning scheme:

- State Planning Policy 1/92: Development and the Conservation of Agricultural Land; and
- State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities; and
- State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils; and
- State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (Bushfire Only).
- *Integrated Planning Act 1997* section 6.1.54 (Provisions applying for State-controlled roads)

The Minister for Environment, Local Government, Planning and Women has given notice that the *Integrated Planning Act 1997* section 6.1.54 applies to the planning scheme.

## Amendments

The following gazetted amendments are included in the consolidated Planning Scheme commencing 1 March 2009:

Amendment	Description	Commenced
Amendment 2005, No 1	85 Cook Street, Portsmith	9 December 2005
Amendment 2006, No 1	110-124 Giffin Road, White Rock	2 June 2006
Amendment 2006, No 2	Wiseman Road, Edmonton	1 September 2006
Amendment 2006, No 3	Oleander Close, Holloways Beach	1 September 2006
Amendment 2006, No 4	Moore Road, Smithfield	3 November 2006
Amendment 2007, No 1	Administrative review	1 March 2009
Amendment 2007, No 2	Ross Street, Portsmith	11 April 2008
Amendment 2008, No 2	Alley Park Sporting Precinct Amendment	1 March 2009

The following gazetted amendments are included and shown in this Planning Scheme:

Amendment	Description	Commenced
Amendment 2009, No 3	False Cape Special Facilities Removal	26 May 2010
Amendment 2010, No 6	Australian Noise Exposure Forecast Mapping	10 November 2010
Amendment 2010 No 7	CBD – North Cairns Planning Area Map	10 November 2010
Amendment 2010, No 3	Short term letting of a house	8 December 2010
Amendment 2011, No 4	Whiterock – Edmonton Planning District Planning Area Map	15 August 2011

# Table of Contents

Chapter 1	Introduction .....	1-1
1.1	Overview.....	1-1
1.2	Relationship to the Council's Corporate Plan: (The Vision for the City).....	1-1
1.3	Regional Context and Strategic Direction.....	1-2
1.3.1	The FNQ Regional Plan.....	1-2
1.3.2	Cairns Structure Plan .....	1-3
1.3.3	Development Sequence .....	1-4
1.4	Interpretation .....	1-6
1.4.1	Relationship to the Integrated Planning Act 1997 .....	1-6
1.4.2	CairnsPlan Functions as Part of IDAS .....	1-6
1.5	Structural Elements of CairnsPlan .....	1-7
1.5.1	Desired Environmental Outcomes .....	1-7
1.5.2	Planning for Districts.....	1-7
1.5.3	Assessment Tables.....	1-7
1.5.4	Codes.....	1-8
1.5.5	Special Facilities Schedules .....	1-10
1.5.6	Definitions .....	1-10
1.6	Foreshores .....	1-10
1.7	Roads .....	1-10
1.8	Waterways.....	1-11
1.9	Strategic Port Land .....	1-11
Chapter 2	Desired Environmental Outcomes .....	2-1
2.1	Overview.....	2-1
2.2.	Ecological Processes and Natural Systems.....	2-3
2.2.1	Ecological Processes and Biodiversity.....	2-3
2.2.2	Catchments and Waterways.....	2-4
2.2.3	The Tropical Coastline .....	2-5

2.2.4	Risk Management .....	2-6
2.2.5	The Scenic Landscape .....	2-8
2.3	Economic Development .....	2-11
2.3.1	Primary Production.....	2-11
2.3.2	Economic Activity and Employment Centres.....	2-12
2.3.3	Tourism Industry.....	2-13
2.3.4	Preservation of Resources.....	2-14
2.3.5	Pattern of Urban Development.....	2-16
2.3.6	Physical Infrastructure.....	2-17
2.3.7	Transportation.....	2-18
2.4	Cultural, Economic, Physical and Social Wellbeing.....	2-25
2.4.1	Liveable, Sustainable, Tropical City .....	2-25
2.4.2	Housing.....	2-26
2.4.3	Cultural Heritage.....	2-26
2.4.4	Sense of Community.....	2-27
2.4.5	Community and Social Facilities.....	2-28
2.4.6	Accessibility and Mobility.....	2-29
Chapter 3	Planning for Districts.....	3-1
3.1	Overview.....	3-1
3.2	Districts .....	3-1
3.3	Planning Areas.....	3-2
3.4	Overlays .....	3-3
3.5	Community Infrastructure Designations .....	3-4
3.6	Cairns Beaches District .....	3-13
3.6.1	Description and Intent .....	3-13
3.6.2	Schedule of Special Facilities Approvals .....	3-14
3.6.3	Schedule of Community Infrastructure Designations .....	3-15
3.7	Barron – Smithfield District .....	3-19
3.7.1	Description and Intent .....	3-19

3.7.2	Schedule of Special Facilities Approvals .....	3-20
3.7.3	Schedule of Heritage Sites .....	3-22
3.7.4	Character Precincts.....	3-23
3.7.5	Schedule of Annotations .....	3-23
3.8	Redlynch Valley District.....	3-27
3.8.1	Description and Intent .....	3-27
3.8.2	Schedule of Special Facilities Approvals .....	3-28
3.8.3	Schedule of Community Infrastructure Designations .....	3-28
3.8.4	Schedule of Heritage Sites .....	3-29
3.9	Freshwater – Stratford – Aeroglen District.....	3-35
3.9.1	Description and Intent .....	3-35
3.9.2	Schedule of Heritage Sites .....	3-36
3.9.3	Character Precincts.....	3-36
3.10	CBD – Cairns North District.....	3-41
3.10.1	Description and Intent .....	3-41
3.10.2	Schedule of Special Facilities Approvals .....	3-42
3.10.3	Schedule of Community Infrastructure Designations .....	3-43
3.10.4	Schedule of Heritage Sites .....	3-44
3.10.5	Character Precincts.....	3-56
3.11	Portsmouth – Woree Industrial District.....	3-61
3.11.1	Description and Intent .....	3-61
3.11.2	Schedule of Special Facilities Approvals .....	3-62
3.11.3	Schedule of Heritage Sites .....	3-62
3.12	Inner Suburbs District .....	3-67
3.12.1	Description and Intent .....	3-67
3.12.2	Schedule of Special Facilities Approvals .....	3-67
3.12.3	Schedule of Community Infrastructure Designations .....	3-70
3.12.4	Schedule of Heritage Sites .....	3-70
3.12.5	Character Precincts.....	3-73

3.13	White Rock – Edmonton.....	3-79
3.13.1	Description and Intent .....	3-79
3.13.2	Schedule of Special Facilities Approvals .....	3-80
3.13.3	Schedule of Community Infrastructure Designations .....	3-82
3.13.4	Schedule of Heritage Sites .....	3-82
3.14	Gordonvale – Goldsborough District.....	3-87
3.14.1	Description and Intent .....	3-87
3.14.2	Schedule of Special Facilities Approvals .....	3-87
3.14.3	Schedule of Heritage Sites .....	3-88
3.14.4	Character Precincts.....	3-89
3.15	Babinda District.....	3-93
3.15.1	Description and Intent.....	3-93
3.15.2	Schedule of Special Facilities Approvals .....	3-93
3.15.3	Schedule of Community Infrastructure Designations .....	3-94
3.15.4	Schedule of Heritage Sites .....	3-94
3.15.6	Schedule of Character Precincts.....	3-102
3.16	The Islands District.....	3-107
3.16.1	Description and Intent .....	3-107
3.16.2	Schedule of Special Facilities Approvals .....	3-107
3.16.3	Schedule of Heritage Sites .....	3-108
3.17	Rural Lands District.....	3-113
3.17.1	Description and Intent .....	3-113
3.17.2	Schedule of Special Facilities Approvals .....	3-113
3.17.3	Schedule of Heritage Sites .....	3-114
Chapter 4	Codes.....	4-1
4.1	Codes in the CairnsPlan.....	4-1
4.1.1	Planning Area Codes .....	4-1
4.1.2	Overlay Codes.....	4-1
4.1.3	Land Use Codes.....	4-1

4.1.4	General Codes .....	4-2
4.2	Structure of Codes .....	4-2
4.3	Codes and Approvals .....	4-3
4.3.1	Self-Assessable Development.....	4-3
4.3.2	Code Assessable Development .....	4-3
4.3.3	Impact Assessable Development.....	4-3
4.4	Applicability of Codes.....	4-3
4.5	Planning Area Codes.....	4-5
4.5.1	Rural 1 Planning Area Code .....	4-5
4.5.2	Rural 2 Planning Area Code .....	4-7
4.5.2	Rural 2 Planning Area Code .....	4-7
4.5.3	Low Density Residential Planning Area Code .....	4-9
4.5.4	Residential 1 Planning Area Code .....	4-12
4.5.5	Residential 2 Planning Area Code .....	4-14
4.5.6	Residential 3 Planning Area Code .....	4-17
4.5.7	Tourist and Residential Planning Area Code.....	4-20
4.5.8	City Centre Planning Area Code .....	4-22
4.5.9	Sub-Regional Centre Planning Area Code.....	4-27
4.5.10	District Centre Planning Area Code .....	4-30
4.5.11	Local Centre Planning Area Code.....	4-33
4.5.12	Cityport North Planning Area Code .....	4-36
4.5.13	Cityport South Planning Area Code .....	4-42
4.5.14	Commercial Planning Area Code.....	4-55
4.5.15	Industry Planning Area Code.....	4-58
4.5.16	Community Facilities Planning Area Code .....	4-61
4.5.17	Sport and Recreation Planning Area Code.....	4-64
4.5.18	Open Space Planning Area Code .....	4-67
4.5.19	Conservation Planning Area Code.....	4-69
4.6	Overlay Codes .....	4-71

4.6.1	Bushfire Management Code .....	4-71
4.6.2	Character Precinct Code.....	4-75
4.6.3	Flood Management Code .....	4-83
4.6.4	Height and Impact of Buildings Code.....	4-86
4.6.5	Hillslopes Code.....	4-93
4.6.6	Local Heritage Code.....	4-99
4.6.7	Operational Aspects of the Cairns International Airport Code .....	4-101
4.6.8	Potential or Actual Acid Sulfate Soil Material Code.....	4-108
4.6.9	Vegetation Conservation & Significant Waterway Code .....	4-111
4.7	Land Use Codes .....	4-117
4.7.1	Aquaculture Minor .....	4-117
4.7.2	Business and Technology Park Code.....	4-119
4.7.3	Caravan and Relocatable Home Parks Code .....	4-121
4.7.4	Caretaker's Residence Code.....	4-122
4.7.5	Child Care Centre Code.....	4-124
4.7.6	Detached Bottle Shop Code .....	4-126
4.7.7	Display Facilities Code .....	4-128
4.7.8	Dual Occupancy .....	4-130
4.7.9	Extractive Industry Code .....	4-135
4.7.10	Home Activity Code.....	4-137
4.7.11	Home Based Business Code .....	4-139
4.7.12	House Code.....	4-141
4.7.13	Illuminated Tennis Court Code .....	4-142
4.7.14	Industry Class A, B & C Code.....	4-143
4.7.15	Intensive Animal Husbandry Code.....	4-145
4.7.16	Multiple Dwelling (Small Scale Development) Code .....	4-147
4.7.17	Multiple Dwelling and Holiday Accommodation Code.....	4-156
4.7.18	Restricted Premises Code .....	4-166
4.7.19	Retirement Village Code .....	4-168



4.7.20	Service Station Code.....	4-174
4.7.21	Shopping and Business Facilities Code.....	4-177
4.7.22	Short Term Accommodation Code.....	4-180
4.7.23	Showroom Code.....	4-183
4.7.24	Special Residential Accommodation Code.....	4-185
4.7.25	Telecommunications Facilities Code.....	4-191
4.8	General Codes.....	4-193
4.8.1	Development Near Major Transport Corridors and Facilities Code .....	4-193
4.8.2	Excavation and Filling Code .....	4-196
4.8.3	Infrastructure Works Code .....	4-199
4.8.4	Landscaping Code .....	4-203
4.8.5	Parking and Access Code .....	4-206
4.8.6	Reconfiguring a Lot Code .....	4-216
Chapter 5	Definitions .....	5-1
5.1	Introduction.....	5-1
5.2	Undefined Terms of Development.....	5-1
5.3	Land Use Definitions.....	5-3
5.3.1	Residential Uses.....	5-3
5.3.2	Tourist And Short Term Accommodation Uses.....	5-5
5.3.3	Retail Uses.....	5-6
5.3.4	Business And Commercial Uses.....	5-7
5.3.5	Industry And Associated Uses.....	5-9
5.3.6	Community Facilities .....	5-12
5.3.7	Recreation.....	5-14
5.4	Administrative Definitions .....	5-15

