

## 7.2.8 Smithfield local plan code

### 7.2.8.1 Application

This code applies to assessing development within the Smithfield local plan area as shown on the Smithfield local plan maps contained in Schedule 2.

When using this code, reference should be made to Part 5.

### 7.2.8.2 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 Smithfield local plan code.

The Smithfield local plan establishes a community of interest generally from the Kennedy Highway north to Reed Road. This forms part of a greater community commonly known as the Cairns Northern Beaches. The Smithfield Major centre anchors the southern end of the Smithfield local plan area, providing an activity and employment node for the daily and weekly needs of the Cairns Northern Beaches residents.

Major focus of development in the local plan area contributes to infill and renewal development of residential stock around centres and activity focus areas, supporting the vibrancy of centres, community focal points and public transport opportunities. Connectivity is increased between communities, with particular emphasis on convenient and comfortable pedestrian and cycle connections.

A variety of centres are established within the community. This ensures the needs of the community are adequately met (e.g. child care centres, small-scale convenience, business and café style developments). Public spaces and facilities are provided adjacent to, or within activity areas, ensuring the efficient use of land is achieved and will enhance the establishment of 'places'.

Growth in the Smithfield area focusses on supporting increased economic activity to support wider principles of increasing self-containment and local employment opportunities. Mixed use and higher residential densities are encouraged to support local activity and provide a base for growth around centres and supporting future transport networks.

The structure of the growth and activity will revolve around the growth of the James Cook University and future business, local employment and opportunities for residential higher densities along the McGregor Road corridor. James Cook University and the Smithfield Major centre will form the two key activity nodes. Strong connections between, to and through these two nodes is critical to the enhancement of the community's structure and connectivity.

The Smithfield Major centre consists of the shopping centre to the west of the Captain Cook Highway and big box style employment, local convenience and some residential development to the east. The node is generally bound to the north by Stanton Road where existing uses are intended to transition to attractive professional services, residential densities and mixed-use development, supporting east-west road networks, pedestrian and cycle links and transport opportunities. The Smithfield shopping centre remains the dominant focus of retail opportunities for the Cairns Northern Beaches. Small scale and boutique retail markets may be established elsewhere to support local communities and tourist markets, although it is anticipated that these do not occur in significant shopping centre developments.

The Smithfield Shopping Centre site diversifies its economic activity and productivity and challenges traditional shopping centre design by utilising space in a more efficient and innovative manner. Night time activity and entertainment with a pedestrian friendly environment is established. Professional services and business facilities are established in new buildings, providing for a needed market for the Cairns Northern Beaches. Parking is consolidated within multi-level structures which are sleeved and designed for active frontages, and/or pedestrian focussed environments. This allows for the new buildings and changes to the built form to occur. Opportunity exists for a gateway building fronting the Kennedy Highway and Captain Cook Highway, signifying the gateway and arrival to a developing community of interest and economic activity in the Cairns Northern Beaches area.

The James Cook University is a major anchor for growth and business attraction to the Cairns Northern Beaches. While the planning scheme has little influence over the activities on the James Cook University site, the built form outcomes and layout of its future development is encouraged to continually seek a high level of integration with the surrounding community and land uses. Professional services, business and research aligned industries are encouraged to establish on and opposite the university. McGregor Road, Maisel Close and Ardisia Street area encouraged to become activity focused areas supporting these forms of commerce and research. Similarly, Campus Village is encouraged to reorganise and renew its form to evolve into an area of vibrant activity providing a mix of uses and residential environments, supporting alternative modes of transport and connectivity with the university. Infill and renewal developments are encouraged to establish higher residential densities and student accommodation options.

Land between the Smithfield Bypass and the Captain Cook Highway is utilised in its best capacity for employment and business activities. Access is difficult at the northern part of this precinct due to the Smithfield Bypass Road, which requires land to be used efficiently.

Mixed residential densities are provided to the east of the Smithfield Bypass, extending north to Trinity Beach Road. While development approvals may exist in these areas, an opportunity exists to review these development outcomes and establish a community form that has greater significance in the Smithfield area. Residential development should be well setback or buffered from low amenity areas and facilities in the Smithfield local area (such as the industry area on the eastern periphery). Within Low medium density residential zoned areas non-residential uses are established where they serve the local community and do not detract from the residential amenity of the area.

Community focussed design and innovative centre design and development is a particular opportunity for the residential areas east of the Bypass. The Cattana Wetlands should become a significant place of gathering, activity and community focus into the future as more people reside in close proximity to the natural feature.

### 7.2.8.3 Purpose

- (1) The purpose of the Smithfield local plan code is to facilitate development that contributes to an integrated community consisting of existing and transitioning residential neighbourhoods, a consolidated Major centre, new mixed use development and new employment nodes and the growth and integration of the James Cook University with the wider community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the structure of the Smithfield local plan establishes a pattern of local activity and an economy, based on two key nodes being the James Cook University at the north and the Smithfield Major centre at the south;
  - (b) economic and employment activity supports local communities and activity, and strengthens self-containment in the suburbs of the Cairns Northern Beaches;
  - (c) an increase in the range of professional business and services;
  - (d) places of activity offer a range of community focal points and functions;
  - (e) expansion of existing centres does not compromise the achievement of balanced demand across the Cairns Northern Beaches for retail floor space and employment activities;
  - (f) a mix of higher residential densities is established to support Local centres, open spaces and future transport networks;
  - (g) appropriately scaled public art and cultural infrastructure is provided;
  - (h) pedestrian, bicycle, public transport and road networks are provided to improve the connectedness of communities within and adjacent to the Smithfield local plan area;
  - (i) the height of buildings and structures emphasises the importance and role of individual Precincts and ensures heights transition down to surrounding residential areas;
  - (j) gateway sites are given significance through their use and built form in:
    - (i) the way they address road, pedestrian, transport connections and public spaces;
    - (ii) their height and architectural design.

**Precinct 1 – Smithfield Major centre**

- (3) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
- (a) Precinct 1 – Smithfield Major centre contains the following sub-precincts:
    - (i) Sub-precinct 1a- Smithfield Shopping Centre;
    - (ii) Sub-precinct 1b – employment;
  - (b) the Smithfield Major centre represents the focus of employment and economic activity in the Cairns Northern Beaches;
  - (c) Smithfield Shopping Centre is to remain the dominant retail centre for the Cairns Northern Beaches;
  - (d) the use of existing car parking areas transitions to vertical structures and mixed uses, allowing more efficient use of space and lifting the pedestrian appeal of spaces adjacent and between the centre and activity areas;
  - (e) connection between the Smithfield Shopping Centre and adjoining communities is enhanced through built form, active design and infrastructure;
  - (f) development in Precinct 1a - Smithfield Shopping Centre diversifies the activity function of the centre to facilitate the following outcomes over time:
    - (i) predominantly retail and professional service focus with professional businesses and services being located within multi-storey buildings;
    - (ii) entertainment, restaurants and night time activity establishes in a consolidated precinct, diversifying the appeal and duration of the centre's use and effectively managing the impacts of noise and light.
  - (g) expansive open areas of car parking are minimised on employment land to the east of the Captain Cook Highway through more efficient building design and use of land;
  - (h) the provision of a well-planned and high quality public transport station.

**Precinct 2 – James Cook University**

- (4) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
- (a) tropical innovation and education development drives the expansion of the university and business attraction;
  - (b) infrastructure and land use align to ensure the university integrates and functions within the community and not as a standalone and isolated facility;
  - (c) opportunities for professional businesses and services, small and fine scale retail and activity establishes adjacent to McGregor Road;
  - (d) residential activities supporting the university and businesses are integrated within facilities as mixed-use living opportunities;
  - (e) land uses, particularly residential activities and community supporting infrastructure, establish adjacent to transport infrastructure;
  - (f) technology, innovative industry and employment establishes, having a mix of smaller and larger building footprints;
  - (g) opportunity for major community infrastructure exists at the gateway site between the Captain Cook Highway and the existing university facilities;
  - (h) the Smithfield Campus Shopping Village to the east of the Captain Cook Highway has opportunity for redevelopment and to establish a mix of business, entertainment and accommodation activities in multi-storey developments;
  - (i) the provision of a well-planned and high quality public transport station.

**Precinct 3 – Future employment**

- (5) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
  - (a) development is predominantly for professional commercial or industrial uses in the precinct;
  - (b) a mix of retail, professional business, innovative and technology industries establishes in a finer grain model of development;
  - (c) existing mixed business and industry land transitions to professional business and service industries, aligning with the research and expertise development of James Cook University;
  - (d) Precinct 3 – Future employment contains the following sub-precincts:
    - (i) Sub-precinct 3a – Future mixed use area
    - (ii) Sub-precinct 3b –Future retail and commercial area;
  - (e) Development in Sub-precinct 3a – Future mixed use area:
    - (i) establishes a structure plan allowing for a mix of uses, focussed on a range of low impact industry and centre activities along with a range of residential housing opportunities and mixed use developments;
    - (ii) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.
  - (f) Development in Sub-precinct 3b –Future retail and commercial area:
    - (i) establishes a structure plan allowing for a mix of uses, focussed on centre activities and mixed use developments;
    - (ii) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.

**Precinct 4 – Residential communities**

- (6) In addition to 7.2.8.3(2), the overall outcomes sought for the precinct are:
  - (a) higher residential densities establish within comfortable walking distances of centres, public spaces, higher order connecting roads and public transport facilities, through:
    - (i) consolidation of land for higher density residential activities;
    - (ii) infill development.
  - (b) development, other than residential development, establishes at a scale consistent with a Neighbourhood centre and is facilitated adjacent to public spaces and, or public transport routes and infrastructure.

**7.2.8.4 Criteria for assessment**

Part A - Criteria for assessable development

**Table 7.2.8.4.a – Smithfield local plan code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Economic activity</b>	
<p><b>PO1</b> Development achieves a consolidated, dominant retail centre on the existing Smithfield shopping centre site and ensures new and additional floor space for the sale and supply of retail goods and services develops in line with the need of the Cairns Northern Beaches communities to 2025.</p>	<p><b>AO1.1</b> Development with a cumulative floor area of greater than 2,500m<sup>2</sup> on any one or adjacent sites, outside Precinct 1 – Smithfield Major centre demonstrates an economic and community need for the development which will not compromise the effective function of the Smithfield shopping centre site.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO2</b> Small-scale retail, businesses and restaurants establish to support local communities where they are:</p> <ul style="list-style-type: none"> <li>(a) within a walking distance or catchment of predominantly residential neighbourhoods;</li> <li>(b) adjacent to a higher order road(s);</li> <li>(c) in proximity to public transport routes.</li> </ul>	<p><b>AO2.1</b> Land uses in residential areas, other than for residential activities:</p> <ul style="list-style-type: none"> <li>(a) have less than 250m<sup>2</sup> total gross floor area;</li> <li>(b) are located within 400 metres of existing or future residential land uses;</li> <li>(c) are located on a collector road or sub-arterial road;</li> <li>(d) are located within 400 metres of a public transport route.</li> </ul>
<b>Building height and gateway sites</b>	
<p><b>PO3</b> The height of buildings or structures:</p> <ul style="list-style-type: none"> <li>(a) reinforces Precinct 1 - Smithfield Major centre as the area accommodating the highest intensity of development;</li> <li>(b) ensures that there is a transition of building form from Precinct 1 – Smithfield Major centre to the surrounding areas;</li> <li>(c) ensures there is variation in scale and architectural detail of development in multi-storey buildings and structures.</li> </ul> <p>Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO4.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – Where a proposed development exceeds the height stated in AO3.1 or AO3.2, the proposed setbacks and site coverage will be assessed in relation to the proposed height.</p>	<p><b>AO3.1</b> Buildings or structures have a height:</p> <ul style="list-style-type: none"> <li>(a) up to 14 metres and three storeys in Precinct 1;</li> <li>(b) up to 21 metres and 6 storeys in Precinct 1a;</li> <li>(c) up to 15 metres in Precinct 1b, Precinct 2 and Precinct 3, Precinct 3a and Precinct 3b;</li> <li>(d) up to 14 metres and three storeys in the Precinct 4.</li> </ul> <p>or</p> <p><b>AO3.2</b> Where on a gateway site, buildings and structures are not more than 21 metres and 6 storeys.</p> <p>Note - Height is inclusive of the roof height.</p> <p><b>AO3.3</b> Buildings and structures are set back from property boundaries:</p> <ul style="list-style-type: none"> <li>(a) ½ the height of the building or structure where adjacent a residential zone; or</li> <li>(b) ¼ the height of the building or structure where adjacent any other zone.</li> </ul> <p>Note - Height is inclusive of the roof height.</p> <p>Note - Figures 7.2.8.4.a and 7.2.8.4.b provides visual guidance to the setback provisions for buildings greater than four storeys.</p> <p>Note – Refer to the definition of Residential zones contained in Schedule 1.2.</p> <p><b>AO3.4</b> Ground floors are activated through:</p> <ul style="list-style-type: none"> <li>(a) high quality landscaping affording comfort and meeting or recreating spaces;</li> <li>(b) land uses such as offices, shops or food and drink outlets.</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Development of gateway sites shown on the Smithfield local plan maps contained in Schedule 2 results in memorable architecture and distinctive developments in the local area through:</p> <ul style="list-style-type: none"> <li>(a) land uses that contribute to the creation of the place;</li> <li>(b) active frontages to streets, pedestrian connections, public transport and other public spaces;</li> <li>(c) architectural features that create a distinct or varied built form from buildings around it.</li> </ul>	<p><b>AO4.1</b> Development on a gateway site:</p> <ul style="list-style-type: none"> <li>(a) contains land uses that increases self-containment within the Cairns Northern Beaches;</li> <li>(b) provides active frontages;</li> <li>(c) is finished with architectural features such as articulated roof profiles, parapets, awnings and balconies, tropical landscaping, and a range of building materials.</li> </ul> <p>Note – Refer to the definition of Gateway site contained in Schedule 1.2.</p>
<b>Connectivity</b>	
<p><b>PO5</b> Development delivers pedestrian, cycling and road connections in locations identified on the Smithfield local plan maps contained in Schedule 2.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 1 – Smithfield Major centre</b>	
<p><b>PO6</b> Development within Precinct 1 - Smithfield Major centre reinforces:</p> <ul style="list-style-type: none"> <li>(a) its role as the major anchor for employment and economic activity in the Cairns Northern Beaches;</li> <li>(b) Smithfield shopping centre is to remain the dominant retail centre for the Cairns Northern Beaches.</li> </ul>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Sub-precinct 1a – Smithfield Shopping Centre</b>	
<p><b>PO7</b> Development on the Smithfield Shopping Centre site ensures:</p> <ul style="list-style-type: none"> <li>(a) the diversification of employment to incorporate professional business and services within buildings up to four storeys, over time in line with demand;</li> <li>(b) the emergence of a dominant entertainment and night time activity precinct;</li> <li>(c) a gateway development is achieved on the south-east corner of the site.</li> <li>(d) active frontages and design for pedestrian and vehicle environments at the outer edges of buildings;</li> <li>(e) consolidation of car parking in multi-storey structures;</li> <li>(f) built form and entry points addresses and enhances connections to existing communities;</li> <li>(g) public transport facilities are integrated into design of future structures.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Sub-precinct 1b – Employment</b>	
<p><b>PO8</b> Land to the east of the Captain Cook Highway is used efficiently and consolidates expansive car parking areas for more efficient buildings and use of land without diminishing car parking need.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 2 – James Cook University</b>	
<p><b>PO9</b> Development contributes to the achievement of a distinct education, professional service and community infrastructure precinct through the following outcomes:</p> <ul style="list-style-type: none"> <li>(a) establishment, use or delivery of infrastructure is for use by the wider community;</li> <li>(b) professional businesses, services and small-scale retail and activity uses establish adjacent to McGregor Road;</li> <li>(c) residential and accommodation activities establish in proximity to public transport, education facilities and centres;</li> <li>(d) opportunity for major public infrastructure to establish between the Captain Cook Highway and the University is capitalised upon.</li> </ul>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<p><b>PO10</b> Development on the Smithfield Campus Shopping Village Centre site capitalises on opportunity for renewal and establishes a mix of business, entertainment and, or accommodation activities in multi-storey developments.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Precinct 3 – Future employment</b>	
<p><b>PO11</b> Development the precinct ensures:</p> <ul style="list-style-type: none"> <li>(a) it meets the employment needs of the Cairns Northern Beaches is facilitated;</li> <li>(b) buildings are not more than four storeys in height;</li> <li>(c) active frontages and design for pedestrian and vehicle environments at the outer edges of buildings;</li> <li>(d) efficient use of space to reduce expansive car parking areas;</li> <li>(e) built form and entry points addresses and enhances connections to existing communities.</li> </ul>	<p><b>AO11.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Additional requirements for Sub-precinct 3a – Future mixed use area</b>	
<p><b>PO12</b> Development in Sub-precinct 3a – Future mixed use area:</p> <ul style="list-style-type: none"> <li>(a) establishes a structure plan allowing for a mix of uses, focussed on a range of low-scale industry and commercial activities and a range of residential housing opportunities;</li> <li>(b) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.</li> </ul>	<p><b>AO12.1</b> A structure plan supports development proposing reconfiguration of land or material change of use.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<b>Additional requirements for Sub-precinct 3b – Future retail and commercial area</b>	
<p><b>PO13</b> Development in Sub-precinct 3b – Future retail and commercial area:</p> <ul style="list-style-type: none"> <li>(a) establishes a structure plan allowing for a mix of uses, focussed on shopping, showrooms, low-scale industry and commercial activities;</li> <li>(b) ensures the transition of impacts and uses from the adjacent employment areas to the residential land to the east, considering the impact of infrastructure to be established in the area in line with growth demands.</li> </ul>	<p><b>AO13.1</b> A structure plan supports development proposing reconfiguration of land or material change of use.</p> <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>
<b>Additional requirements for Precinct 4 – Residential communities</b>	
<p><b>PO14</b> Development in Precinct 4 - residential communities provides for higher residential densities.</p>	<p><b>AO14.1</b> Development for higher residential densities:</p> <ul style="list-style-type: none"> <li>(a) consolidates parcels of land; or</li> <li>(b) establishes through infill development (e.g. secondary dwellings, dual occupancies, small-scale multiple dwellings where retaining existing buildings).</li> </ul>

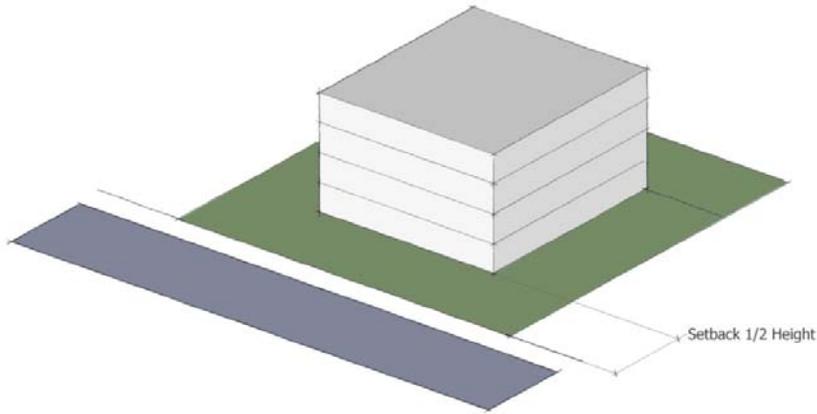
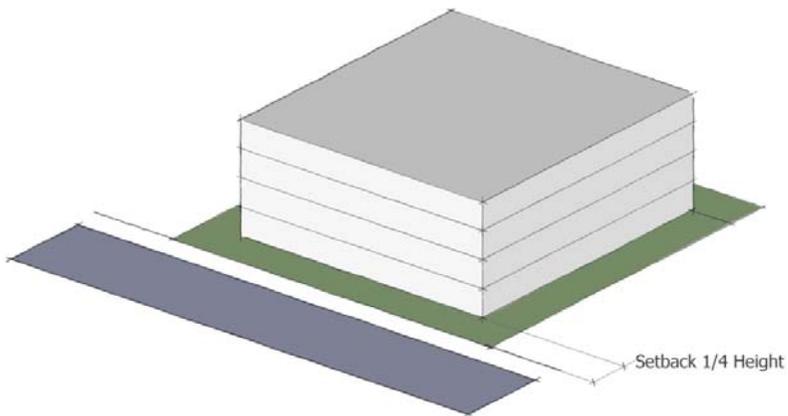


Figure 7.2.8.4.a – Setbacks for buildings greater than four storeys adjacent to a residential zone



7.2.8.4.b – Setbacks for buildings greater than four storeys adjacent to a non-residential zone

Figure