

CURRENT NAME	Keebles Building
OTHER KNOWN NAME	Barbary Coast Traders
ADDRESS	75 - 77 Abbott Street, Cairns.
TITLE DETAILS	L1 on RP 701522
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Two storey masonry shop, with rendered detailed facade
PHYSICAL INTEGRITY	Fair. Building has been altered at street level to incorporate retail shops. First floor modernised, windows replaced with aluminium and metal louvres / air conditioning units mounted on roof top behind parapet. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building provides a record of the 1920's development in the city region (criterion a).

CURRENT NAME	Mathers Shoe Store/ Victor Mellick
OTHER KNOWN NAME	
ADDRESS	105 - 105A Abbott Street, Cairns.
TITLE DETAILS	L5 on RP 709877
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Double storey building with masonry facade.
PHYSICAL INTEGRITY	Good. Modern shop front at street level. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building provides evidence of the interwar period of Cairns' growth (criterion a).

CURRENT NAME	Shop – Mens & Boys Wear
OTHER KNOWN NAME	Freddie Jones
ADDRESS	68 - 72 Shields Street, Cairns.
TITLE DETAILS	Lots 1&2 on RP 701364
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Single storey masonry building with wide awnings and timber posts. The current awning was put in place after the original was demolished in the late 1980's.
PHYSICAL INTEGRITY	Good. Building is well maintained. Facade reasonably intact. Interior not inspected. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	The building is a remnant of early commercial development in Cairns (criterion a). It also contributes to the streetscape of this intersection (criterion e).

CURRENT NAME	Shops- City Place
OTHER KNOWN NAME	Blessa's Corner
ADDRESS	31 - 33 Shields Street, Cairns.
TITLE DETAILS	L2 on RP 708153
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Single storey shop buildings with large corrugated iron overhanging awning.
PHYSICAL INTEGRITY	Good. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	The building demonstrates the development of commercial activity in Cairns in the interwar period (criterion a).

CURRENT NAME	House
OTHER KNOWN NAME	
ADDRESS	261 - 263 The Esplanade, Cairns.
TITLE DETAILS	Lots 2 & 3 on RP 709535
HISTORY	Possibly built in the 1920's, but perhaps later into the 1940's.
PHYSICAL DESCRIPTION	Large single storey masonry house with gabled roof.
PHYSICAL INTEGRITY	Good. Intact & well maintained exterior. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This house is significant as it provides evidence of the style of houses once common along the Esplanade in the late nineteenth and early twentieth centuries (criterion a & b).

CURRENT NAME	Cairns Day & Night Pharmacy
OTHER KNOWN NAME	Amcal Chemist
ADDRESS	29A - 29B Shields Street, Cairns.
TITLE DETAILS	L1 on RP 721277
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Double storey timber shop with dwelling above. The facade has been changed.
PHYSICAL INTEGRITY	Good condition. Integrity is fair, upstairs is refurbished as offices. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	A remnant of this style of trade from a period when the city was a lot smaller and residences were still located upstairs from places of business (criteria a & b).

CURRENT NAME	Dive Shop
OTHER KNOWN NAME	Studio One Corner
ADDRESS	131 Lake Street, Cairns.
TITLE DETAILS	L1 on RP 728600
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Double storey masonry building.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This building represents the development of the Cairns central business district (criterion a).

CURRENT NAME	55-57 Spence Street, Cairns
OTHER KNOWN NAME	Old Northern Office World
ADDRESS	55 - 57 Spence Street, Cairns.
TITLE DETAILS	L2 on RP 742790
HISTORY	This building was probably erected in the early part of commercial development in Cairns (criterion a).
PHYSICAL DESCRIPTION	A two storey timber building, with an enclosed verandah at the upper level.
PHYSICAL INTEGRITY	Poor, major modifications to exterior facade. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building reflects the pattern of commercial development in Cairns (criterion a).

CURRENT NAME	Shop
OTHER KNOWN NAME	Scuppers Restaurant
ADDRESS	16 - 20 Aplin Street, Cairns.
TITLE DETAILS	L1 on RP 720833
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Large double storey building with a corner verandah.
PHYSICAL INTEGRITY	Good. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building demonstrates the development of the commercial area of Cairns (criterion a).

CURRENT NAME	Red Ochre Grill
OTHER KNOWN NAME	Williams Estate Building
ADDRESS	43 Shields Street, Cairns.
TITLE DETAILS	L2 on RP 714657
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Single storey masonry building with a large awning around the corner.
PHYSICAL INTEGRITY	Refurbished as a restaurant. Windows replaced with large aluminium ones. Awnings added to facade on windows. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building is important in demonstrating the commercial development of Cairns in the early twentieth century (criterion a).

CURRENT NAME	Sovereign House
OTHER KNOWN NAME	
ADDRESS	Shields Street, corner Grafton Street, Cairns
TITLE DETAILS	L40 on RP 748723
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Single storey masonry building with a gabled roof and overhanging awning.
PHYSICAL INTEGRITY	Good condition, roof replaced by CGI. Fair integrity. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building is significant as an early surviving example of commercial building in the city. It reflects the pattern of development of the city area (criterion a).

CURRENT NAME	Sugar Land Car Rentals
OTHER KNOWN NAME	Aus Dive building
ADDRESS	134 Sheridan Street, Cairns.
TITLE DETAILS	L2 on RP 701287
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	A two storey building of timber with an enclosed verandah at the first floor.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	A remnant of this style of trade from a period when the city was a lot smaller and residences were still located upstairs from places of business. This building demonstrates the development of the Cairns' commercial area (criteria a).

CURRENT NAME	Shop
OTHER KNOWN NAME	Penny Bank
ADDRESS	12 Aplin Street, Cairns.
TITLE DETAILS	L10 on NR 7744, L1 on RP 713578, and L1 on RP 714996
HISTORY	This building was probably constructed during the expansion of Cairns' commerce and population in the interwar period.
PHYSICAL DESCRIPTION	Single storey timber and masonry building with a gabled roof and verandah awning.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This building demonstrates the development of commercial building in Cairns in the interwar period (criterion a).

CURRENT NAME	The Floriana
OTHER KNOWN NAME	
ADDRESS	183 - 189 The Esplanade, Cairns North.
TITLE DETAILS	L5 on RP 747320
HISTORY	The southern building was built as a private house in the late 1930's and later converted into private accommodation, while the northern building was built later to contain several flats. The buildings have been converted to provide rooms with basic facilities.
PHYSICAL DESCRIPTION	Two, double storey accommodation buildings on the Esplanade.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	These buildings demonstrate the evolution of tourist development in the city, in the interwar period and into the 1950's (criterion a). Situated on the Esplanade, they contribute to the character of this street as a holiday destination (criterion e).

CURRENT NAME	Railway Hotel
OTHER KNOWN NAME	
ADDRESS	36 - 40 McLeod Street, Cairns.
TITLE DETAILS	L1 on RP 709475, L1 on RP 709785 & L1 on RP 727498
HISTORY	This hotel was built in 1937 to a design by the architect E. R. Orchid. It replaced an earlier hotel of the same name, erected in 1887.
PHYSICAL DESCRIPTION	Double storey hotel made of masonry, with thick Spanish terracotta tiled roof on projecting gables.
PHYSICAL INTEGRITY	Fair/good, needs maintenance, run down but basically intact, some windows at ground level have been replaced with single plate glass. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	For its association with the railway (criterion g). Cairns was connected to Brisbane by rail in the early 1920's and this new hotel was built soon after (criterion a). This hotel and the one over the road and the railway station all contribute to the townscape of this section of the city (criterion e). This feature of Cairns is a typical arrangement in country towns, with a number of hotels built in association with the railway station in town. This strategic location assures them of custom.

CURRENT NAME	Duty Free Shoppers
OTHER KNOWN NAME	Cairns Post Office
ADDRESS	14 - 16 Abbott Street, Cairns.
TITLE DETAILS	L7 on RP 885828
HISTORY	Built in 1938 by the Commonwealth Department of works, to plans prepared by the architect Harold Barker. He was also the architect for the Customs House and the similarities are evident in the buildings. This building was the third to be built on this site for this purpose. It has recently been vacated with Australia Post relocating operations to a building in Grafton Street.
PHYSICAL DESCRIPTION	Single storey building of rendered masonry with a tiled roof, in the stripped classical style of the interwar period.
PHYSICAL INTEGRITY	Major refurbishment in 19?. To convert P.O. into a retail shop. Exterior visual amenity impaired by window treatment. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building is a part of the interwar growth in Cairns, (criterion a), is one of a number of similarly styled public buildings in the streetscape of this part of Abbott Street (criterion e).

CURRENT NAME	Cairns State High School
OTHER KNOWN NAME	
ADDRESS	156 - 194 Sheridan Street, Cairns North.
TITLE DETAILS	L3 NR 810262 : R402, L3 on plan NR 810262
HISTORY	This school was built by the State Works Department in the late 1930's and early 1940's. It is similar in scale and materials to Brisbane State High School from the 1920's and indeed other state schools and government institutional buildings of the period.
PHYSICAL DESCRIPTION	Massively scaled double storey red brick building built right to the corner of the streets. The entrance at the corner is announced by large columns.
PHYSICAL INTEGRITY	Good. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	For it's aesthetic qualities and for the evidence it provides of the history of the growth of the city in the provision of education (criteria a & e). It is a good example of institutional architecture of the state government in the interwar period (criterion f).

CURRENT NAME	Far North Queensland Electricity Board Depot
OTHER KNOWN NAME	
ADDRESS	107 - 125 McLeod Street, Cairns North.
TITLE DETAILS	R631, L769 on plan C 1987 & R963, L105-116 on plan C 1987
HISTORY	May have been built during the war. They now supply the means of electricity in the city.
PHYSICAL DESCRIPTION	A series of corrugated iron sheds and other buildings.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	It is important in the social history of Cairns during WW2 (criterion a).

CURRENT NAME	Saint Andrew's Uniting Church
OTHER KNOWN NAME	Saint Andrew's Presbyterian Church
ADDRESS	85 - 91 Sheridan Street, Cairns.
TITLE DETAILS	L114 C1983, L1 RP701217, L1-2 RP701218
HISTORY	This church was built in the 1950's and replaced an earlier timber church of the denomination on the site. The Presbyterian Church had its first service in Cairns in 1901.
PHYSICAL DESCRIPTION	Large red brick church building of an adapted Gothic style.
PHYSICAL INTEGRITY	Good. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building is significant for it's evidence of the development of the protestant churches in Cairns (criterion a).

CURRENT NAME	Cairns RSL
OTHER KNOWN NAME	
ADDRESS	115 - 119 Esplanade, Cairns
TITLE DETAILS	L229 on plan C 1983, & Lots 1-3 on RP 701185
HISTORY	These headquarters of the Cairns branch of the Returned Services League were probably built in the 1950's.
PHYSICAL DESCRIPTION	Double storey public building with a verandah in the central bay supported by arches.
PHYSICAL INTEGRITY	Poor. Major refurbishment of building in 1994. Original verandah maintained in the centre bay, however arches have been enclosed during refurbishment. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	For its contribution to the low rise scale of this section of the Esplanade, with its guest house type buildings (criterion e). The Cairns war memorial located opposite complements this building (criterion e).

CURRENT NAME	Castle Holiday Flats
OTHER KNOWN NAME	
ADDRESS	209 Lake Street, Cairns North.
TITLE DETAILS	L55 on plan C 1987
HISTORY	Built in the late 1950's or early 1960's, presumably as holiday accommodation.
PHYSICAL DESCRIPTION	A red brick apartment building of two storeys, with a facade made to resemble an old castle.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This building reflects the development in holiday accommodation in Cairns throughout the post war period (criterion a).

CURRENT NAME	Caravella Hostel
OTHER KNOWN NAME	
ADDRESS	77 - 79 The Esplanade, Cairns.
TITLE DETAILS	L31 on RP 745134
HISTORY	Built in the 1950's, as one of many places for accommodation erected along the Esplanade at the time
PHYSICAL DESCRIPTION	Double storey concrete and stucco guest house type building on the Esplanade.
PHYSICAL INTEGRITY	Good condition, fair integrity. Buildings modified at street level to accommodate shops. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	Is an example of the post war accommodation type of building in Cairns (criterion a), and for its contribution to the streetscape of this part of the Esplanade (criterion e).

CURRENT NAME	Grafton Street (between Spence and Shields Street)
OTHER KNOWN NAME	Formerly Cairns Chinatown
ADDRESS	Grafton Street (Formerly Sachs Street)
TITLE DETAILS	Various titles
HISTORY	For several decades this area was known as Chinatown. It was primarily a social and commercial focus for Cairns' Chinese residents. It contained some residences, two temples and a hospital at various times during its evolution.
PHYSICAL DESCRIPTION	
PHYSICAL INTEGRITY	High. Of particular importance is the archaeological resource of the precinct.
STATEMENT OF SIGNIFICANCE	This area is primarily of significance because of the richness of the archaeological resource. It has strong local interest and has the capacity to demonstrate aspects of the early history of this area. Some of the buildings may retain rear yard and architectural features from the Chinatown period.

CURRENT NAME	Tobruk Memorial Pool
OTHER KNOWN NAME	
ADDRESS	370 Sheridan Street, North Cairns.
TITLE DETAILS	L317 on plan NR 7749
HISTORY	This public swimming pool was built in 1962 on reclaimed land, along with the adjoining sports ground. This useful and functional war memorial was commonly erected in Queensland towns after WW2. (Unlike the predominantly symbolic WW1 memorial statues.)
PHYSICAL DESCRIPTION	Swimming pool and associated buildings. Entrance kiosk is a long, single storey building with a central tower and clock.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	Has a special association with Cairns residents as a valued recreational facility (criterion g). The place also has value as an example of post WW2 recreational architecture (criterion f). This building is a part of a development after the Melbourne Olympics in 1956, which saw many public pools commissioned by local authorities around the state (criterion a).

## 3.10.5 Character Precincts

CURRENT NAME	Arthur, McLeod, James, Dunn Streets, Cairns North
OTHER KNOWN NAME	
ADDRESS	Arthur, McLeod, James, Dunn Streets
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	An area in which interwar period housing remains dominant. There has been some encroachment of blocks of flats in recent years
PHYSICAL INTEGRITY	Generally good. More recent development of blocks of low rise flats do not fit well within this area. Successful retention of character will probably depend upon limiting the extent of such structures in the future.
CHARACTER VALUES	This part of suburban Cairns, predominantly retains the character of high set dwellings dating from the 1920s. Again, while individual heritage value is limited they jointly present an excellent example of dwellings well suited to the tropics. Many have been restored and are well maintained. While they are not heavily shaded by large trees the dwellings display their regional characteristics to good effect in pleasant street settings.

CURRENT NAME	Shields Street (between Grafton and Sheridan Streets)
OTHER KNOWN NAME	
ADDRESS	Various
TITLE DETAILS	Various titles
HISTORY	This area of inner city Cairns developed as a commercial focus over several decades. Many of the shop buildings date to the interwar period.
PHYSICAL DESCRIPTION	A streetscape in which many of the early single story shops have been retained
PHYSICAL INTEGRITY	Generally high. Some limited unsympathetic modifications are evident
CHARACTER VALUES	The commercial structures along Shield Street provides a rare example of retailing outlets dating from, possibly the inter war period. The single storey brick structures reflect the importance of small-scale retailing during Cairn's development as a major sugar town.

**CBD - NORTH CAIRNS - DISTRICT ASSESSMENT TABLE**  
**INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE**

DEVELOPMENT ACTIVITY	PLANNING AREA												GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY												OVERLAY															
MATERIAL CHANGE OF USE	Residential 1	Residential 2	Residential 3	Tourist and Residential	City Centre	Local Centre	City Port North	City Port South	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Planning Area Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Height and Impact of Building Code	Potential of Actual Acid Sulfate Soil Material Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code	
<b>Defined Use</b>																												
<b>RESIDENTIAL USES</b>																												
House	S	S	S	S	C	C	C	C	C	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Illuminated Tennis Court	C	C	C	C	C	C	C	C	C	C	C	C	C	P	O	O	O	O	O	O	O	O	A					
Caretaker's Residence	IU	IU	IU	C	O	C	O	C	O	C	O	C	O	P	O	O	O	O	O	O	O	O	A					
Multiple Dwelling (Small Scale Development)	IU	I	C	C	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Multiple Dwelling	IU	I	C	C	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Retirement Village	I	C	C	C	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Special Residential Accommodation	I	I	C	C	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Home Activity	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Home Based Business	I	I	I	I	C	S	C	C	S	S	I	I	I	P	O	O	O	O	O	O	O	O	A					
Dual Occupancy	I	C	C	C	C	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																												
Holiday Accommodation	IU	IU	C	C	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Caravan and Relocatable Home Park	IU	IU	I	I	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Short Term Accommodation	IU	I	C	C	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>RETAIL USES</b>																												
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	C	C	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	I	I	I	I	S	S	S	S	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Display Facilities	IU	IU	IU	IU	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Showroom	IU	IU	IU	IU	IU	IU	IU	IU	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Restricted Premises	IU	IU	IU	IU	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Detached Bottle Shop	IU	IU	IU	I	C	C	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>BUSINESS AND COMMERCIAL USES</b>																												
Business Facilities	IU	IU	IU	I	C	C	C	C	C	C	I	I	I	P	O	O	O	O	O	O	O	O	A					
Business Facilities #	IU	IU	IU	I	S	S	S	S	S	S	I	I	I	P	O	O	O	O	O	O	O	O	A					
Tavern	IU	IU	I	I	C	I	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Restaurant	I	I	I	S	S	S	S	S	S	S	I	I	I	P	O	O	O	O	O	O	O	O	A					
Service Station	I	I	I	C	I	C	C	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Child Care Centre	I	C	C	C	C	C	C	C	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Veterinary Facilities	IU	IU	IU	C	I	C	C	I	C	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Tourist Attraction	IU	IU	IU	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Car Park	IU	IU	IU	IU	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>INDUSTRY AND ASSOCIATED USES</b>																												
Primary Industry	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O	O	O	A					
Aquaculture Minor	IU	IU	IU	IU	IU	IU	IU	IU	IU	S	I	I	I	P	O	O	O	O	O	O	O	O	A					
Aquaculture Major	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O	O	O	A					
Intensive Animal Husbandry	IU	IU	IU	IU	IU	IU	IU	IU	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class A	IU	IU	IU	IU	I	I	I	I	C	S	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class B	IU	IU	IU	IU	IU	IU	IU	IU	C	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class C	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O	O	O	A					
Business and Technology Park	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O	O	O	A					
Extractive Industry	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O	O	O	A					
<b>COMMUNITY FACILITIES</b>																												
Cemetery and Crematorium	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	C	I	I	P	O	O	O	O	O	O	O	O	A					
Hospital	IU	I	I	I	I	I	I	I	I	I	C	I	I	P	O	O	O	O	O	O	O	O	A					
Educational Establishment	IU	I	I	I	I	I	I	C	I	I	C	I	I	P	O	O	O	O	O	O	O	O	A					
Park	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Place of Assembly	I	I	I	I	C	C	C	C	I	C	I	I	I	P	O	O	O	O	O	O	O	O	A					
Local Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Public Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Telecommunication Facility	I	I	I	I	I	C	I	C	I	C	I	I	I	P	O	O	O	O	O	O	O	O	A					
Railway Activities	I	I	I	I	I	I	I	I	I	I	I	S	I	P	O	O	O	O	O	O	O	O	A					
Institution	IU	IU	IU	IU	IU	IU	IU	IU	I	I	C	I	I	P	O	O	O	O	O	O	O	O	A					

DEVELOPMENT ACTIVITY	PLANNING AREA												
MATERIAL CHANGE OF USE	LAND NOT AFFECTED BY OVERLAY												
Defined Use	Residential 1	Residential 2	Residential 3	Tourist and Residential	City Centre	Local Centre	City Port North	City Port South	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space
RECREATION													
Indoor Sport and Entertainment	I U	I U	I	I	C	I U	S	I	I	I	I	I	I
Outdoor Sport and Entertainment	I U	I U	I U	I	I	I	C	C	I	I	C	C	C
OTHER													
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district	S	S	S	S	S	S	S	S	S	S	S	S	S
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development	C	C	C	C	C	C	C	C	C	C	C	C	C
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	I	I	I	I	I	I	I	I	I	I	I	I	I

GUIDE TO APPLICABILITY OF CODES													
OVERLAY													
Planning Area Code													
Vegetation Conservation & Waterways Significance	P	O	O	O	O	O	O	O	O	O	O	O	O
Local Heritage Code													
Character Precinct Code													
Height and Impact of Building Code													
Potential or Actual Acid Sulfate Soil Material Code													
Flood Management Code													
Operational Aspects for Cairns International Airport													
Land Use Code													
GENERAL													
Parking and Access Code	A	A	A	A	A	A	A	A	A	A	A	A	A
Development Near Major Transport													
Excavation and Filling Code													
Landscaping Code													
Infrastructure Works Code													

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA												
OTHER DEVELOPMENT	LAND NOT AFFECTED BY OVERLAY												
Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C	C	C	C
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C	C	C	C
Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C
Building Work not associated with a Material Change of Use	S	S	S	S	S	S	S	S	S	S	S	S	C
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay	C	C	C	C	C	C	C	C	C	C	C	C	C

GUIDE TO APPLICABILITY OF CODES													
OVERLAY													
Planning Area Code	P	O											
Vegetation Conservation & Waterways Significance													
Local Heritage Code													
Character Precinct Code													
Height and Impact of Building Code													
Potential or Actual Acid Sulfate Soil Material Code													
Flood Management Code													
Operational Aspects for Cairns International Airport													
GENERAL													
Parking and Access Code													
Development Near Major Transport Corridors & Facilities													
Excavation and Filling Code													
Landscaping Code													
Reconfiguring a Lot Code													
Infrastructure Works Code													

Footnote  
# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Vegetation Conservation Values <sup>1</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>3</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Height of Buildings		S	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>4</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>5</sup>		C	C	I	IU
Cairns International Airport	Obstacle Limitation Surface	S	C	I	IU
	Australian Noise Exposure Forecast	S	C	I	IU
	Primary Light, Bird and Bat Strike Hazard	S	C	I	IU
	Public Safety Areas	S	C	I	IU

## KEY

<b>E</b>	Exempt	<b>A</b>	The Code is Applicable
<b>S</b>	Self Assessable	<b>P</b>	The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b>	Code Assessable	<b>O</b>	Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b>	Impact Assessable		
<b>IU</b>	Impact Assessable (Inconsistent Use)		

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, Railway Activities, Park, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>4</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>5</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.



### 3.11 Portsmith – Woree Industrial District

#### 3.11.1 Description and Intent

The Portsmith – Woree Industrial Precinct incorporates the existing major industrial area of the City. The Cairns Seaport which constitutes Strategic Port Land is identified as part of the District but is not subject to the provisions of the Planning Scheme. The Seaport and major rail and road freight terminals are important elements of the District.

The District includes significant mangrove/wetland areas located adjacent to Chinaman Creek and Smith's Creek. It is intended that these mangrove/wetland areas should be retained as a valuable part of the Trinity Inlet ecosystem.

It is intended that the District should continue to function as a major industrial area and employment node accommodating a range of general industrial activities. Industries associated with the Seaport and maritime activities, as well as with rail and road freight are likely to have a major role in the District.

It is intended that the final stages of the subdivision of the Department of State Development land should be completed in accordance with the established planning intent. In association with this, it is intended that Redden Street should be continued to Tingira Street so that Redden Street functions as a loop between Aumuller Street and Tingira Street to facilitate the circulation of industrial traffic.

An area in the north of the District adjacent to Spence Street contains the Council's Administration Centre. This area is identified for commercial development in order to achieve a stronger link between the CBD and the Administration Centre. Suitable uses in this area are considered to be business or professional offices and showrooms.

Several small established residential areas located between Spence Street and Hartley Street are to be retained. Any new industrial development adjacent to these areas must have regard for the amenity of these residential areas.

Land adjacent to Hartley Street, Lyons Street and the Southern Access Road is a Reserve for use by indigenous people. It is intended that this land should be retained for this purpose.

The Cairns Golf Club is located in the southern part of the District and is intended to continue to provide a major recreational facility.

Two major community facilities operated by, or on behalf of, the Council are located in the District. These are the Southern Water Pollution Control Plant and the waste management facility.

The Southern Access Road is intended to remain as a major arterial route to the Portsmith area and to the CBD.

The former Spence Street rail corridor is to be retained for future use for future public transport or other transport purposes.

### 3.11.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 4	RP748862	102 – 104 Cook Street Portsmith	Service station and shop and catering shop, restaurant.

### 3.11.3 Schedule of Heritage Sites

CURRENT NAME	Cape York Hotel
OTHER KNOWN NAME	National Hotel
ADDRESS	147 Bunda Street, Portsmith.
TITLE DETAILS	Lots 2 & 3 on RP 701413 and L1 on RP 721947
HISTORY	Built in the 1920's to service the industries in the surrounding areas of Parramatta Park & Portsmith, particularly for the railway workers nearby.
PHYSICAL DESCRIPTION	Two storey masonry hotel with wide timber verandahs.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This hotel is significant for its contribution to this industrial area of Cairns, and for how it reflects the history of the place (criteria a & e).

CURRENT NAME	Incitec Warehouse Complex
OTHER KNOWN NAME	411th Engineers Shipbuilding Shed
ADDRESS	Cook Street, Portsmith
TITLE DETAILS	L39 on plan NR 804225
HISTORY	These are remains of a slipway and large sheds built by the Main Roads Commission for the use by the American Navy during WW2, for shipbuilding and maintenance. After the war the operations of the slipway were taken over by the Cairns Harbour Board.
PHYSICAL DESCRIPTION	Large corrugated fibro sheeted shed, a smaller prefabricated igloo building, plus some remains of the wharf such as the timber piles.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	As part of the infrastructure provided during the wartime exigencies, this site provides evidence of the period of war in the city (criterion a).

CURRENT NAME	Cairns Migrant Centre
OTHER KNOWN NAME	
ADDRESS	Hartley Street, Portsmith
TITLE DETAILS	L1 on RP 720086
HISTORY	Built by the Main Roads Commission during WW2 and was used afterwards as the immigration depot in the post war migration schemes.
PHYSICAL DESCRIPTION	A large corrugated iron shed.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This building provides evidence of the establishment of infrastructure for war time purposes in Cairns. It is important in the social history of Cairns during WW2 (criteria a & g).

CURRENT NAME	Cairns Plywood
OTHER KNOWN NAME	Cairns Timber Limited
ADDRESS	58-76 Kenny Street, Portsmith.
TITLE DETAILS	Lots 11 - 14 on plan C 19829, Lot 480 on plan NR 3774 and Lot 479 on Plan NR 7694.
HISTORY	Cairns Timber Limited was established around the turn of the century. At its height in the 1930's it was the largest operation in Cairns.
PHYSICAL DESCRIPTION	Several sheds and other structures standing on a partially cleared site. The remains include a large shed containing stocks of timber products, a veneer kiln, ply lamination presses, a veneer lathe and a boiler.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This complex has significance as rare surviving evidence of the timber industry in the Cairns city region (criterion b).

CURRENT NAME	
OTHER KNOWN NAME	Cairns Brewery
ADDRESS	186 - 196 Spence Street, Portsmith.
TITLE DETAILS	L3 on RP 894303
HISTORY	R. F. G. Fogarty, early Cairns businessman and politician, started the Cairns brewery, brewing Cairns Draught in the 1920's
PHYSICAL DESCRIPTION	
PHYSICAL INTEGRITY	Property underwent major refurbishment following the closure of the brewery. Interior has been modified to house various retail shops. Mural on exterior wall remains
STATEMENT OF SIGNIFICANCE	For the landmark and aesthetic qualities of the building, particularly the mural building and for the evidence of the growth of Cairns' industry. The place provides the evidence of a successful Cairns business venture since the 1920's (criteria a & e). It is associated with Cairns local businessman R. F. G. Fogarty

PORTSMITH - WOREE INDUSTRIAL - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY	PLANNING AREA								GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY								OVERLAY															
MATERIAL CHANGE OF USE	Residential 1	Residential 2	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	East Woree Development Precinct	Planning Area Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Height and Impact of Buildings Code	Potential or Actual Acid Sulfate Soil Material Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscape Code	Infrastructure Works Code	
<b>Defined Use</b>																								
<b>RESIDENTIAL USES</b>																								
House	S	S	IU	IU	I	I	I	I	IU	P	O	O	O	O				A				A		
Illuminated Tennis Court	C	C	IU	IU	I	I	I	I	IU	P	O	O	O	O				A				A	A	A
Caretaker's Residence	IU	IU	C	C	C	C	C	I	C	P	O	O	O	O				A				A		
Multiple Dwelling (Small Scale Development)	IU	C	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Multiple Dwelling	IU	C	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Retirement Village	IU	I	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Special Residential Accommodation	I	I	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Home Activity	S	S	S	S	I	I	I	IU	IU	P				O				A						
Home Based Business	I	C	S	S	I	I	I	IU	IU	P	O	O	O	O				A						
Dual Occupancy	IU	C	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O				A				A	A	A
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																								
Holiday Accommodation	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Caravan and Relocatable Home Park	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Short Term Accommodation	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
<b>RETAIL USES</b>																								
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	I	I	I	IU	IU	P	O	O	O	O				A				A	A	A
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	I	I	I	I	I	I	I	IU	IU	P	O	O	O	O				A				A	A	A
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	C	C	IU	IU	IU	IU	C	P	O	O	O	O	O	O		A				A	A	A
Display Facilities	IU	IU	C	I	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Showroom	IU	IU	C	I	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Restricted Premises	IU	IU	I	IU	IU	IU	IU	IU	IU	P	O	O	O	O				A				A	A	A
Detached Bottle Shop	IU	IU	I	I	IU	IU	IU	IU	I	P	O	O	O	O				A				A	A	A
<b>BUSINESS AND COMMERCIAL USES</b>																								
Business Facilities	IU	IU	C	C	IU	IU	IU	IU	I	P	O	O	O	O	O	O		A				A	A	A
Business Facilities #	IU	IU	S	S	IU	IU	IU	IU	I	P	O	O	O	O	O	O		A				A	A	A
Tavern	IU	IU	C	I	IU	IU	IU	IU	I	P	O	O	O	O	O			A				A	A	A
Restaurant	I	I	S	I	IU	I	I	IU	IU	P	O	O	O	O	O			A				A	A	A
Service Station	I	I	C	I	IU	IU	IU	IU	C	P	O	O	O	O	O			A				A	A	A
Child Care Centre	IU	C	I	IU	I	IU	IU	IU	IU	P	O	O	O	O	O			A				A	A	A
Veterinary Facilities	IU	IU	C	C	IU	IU	IU	IU	C	P	O	O	O	O	O			A				A	A	A
Tourist Attraction	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Car Park	IU	IU	I	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A				A	A	A
<b>INDUSTRY AND ASSOCIATED USES</b>																								
Primary Industry	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O				A						
Aquaculture Minor	IU	IU	S	S	IU	IU	IU	IU	I	P	O	O	O	O				A						
Aquaculture Major	IU	IU	IU	I	IU	IU	IU	IU	I	P	O	O	O	O	O			A				A	A	A
Intensive Animal Husbandry	IU	IU	IU	I	IU	IU	IU	IU	I	P	O	O	O	O	O			A				A	A	A
Industry Class A	IU	IU	C	S	IU	IU	IU	IU	C	P	O	O	O	O	O	O		A				A	A	A
Industry Class B	IU	IU	I	C	IU	IU	IU	IU	C	P	O	O	O	O	O	O		A				A	A	A
Industry Class C	IU	IU	I	IU	IU	IU	IU	I	I	P	O	O	O	O	O	O		A				A	A	A
Business and Technology Park	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A				A	A	A
Extractive Industry	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A				A	A	A
<b>COMMUNITY FACILITIES</b>																								
Cemetery and Crematorium	IU	IU	IU	IU	C	IU	IU	IU	IU	P	O		O	O	O	O		A				A	A	A
Hospital	IU	IU	IU	IU	C	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Educational Establishment	IU	I	I	I	C	IU	IU	IU	IU	P	O	O	O	O	O	O		A				A	A	A
Park	S	S	S	S	S	S	S	C	S	P	O	O	O	O	O	O		A				A	A	A
Place of Assembly	I	I	C	I	C	I	I	IU	I	P	O	O	O	O	O	O		A				A	A	A
Local Utility	S	S	S	S	S	S	S	I	S	P	O	O	O	O	O	O		A				A	A	A
Public Utility	S	S	S	S	S	S	S	I	S	P	O	O	O	O	O	O		A				A	A	A
Telecommunication Facility	I	I	I	C	I	I	I	IU	C	P	O	O	O	O	O	O		A				A	A	A

DEVELOPMENT ACTIVITY	PLANNING AREA							
	OVERLAY							
<b>MATERIAL CHANGE OF USE</b>								
<b>Defined Use</b>	Residential 1	Residential 2	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation
Railway Activities	I	I	I	I	I	I	I	I
Institution	IU	IU	I	I	C	IU	IU	I
<b>RECREATION</b>								
Indoor Sport and Entertainment	IU	IU	I	I	I	I	I	I
Outdoor Sport and Entertainment	IU	IU	I	I	C	C	C	I
<b>OTHER</b>								
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	S	S
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	C	C
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	I	I	I	I	I	I	I	I

GUIDE TO APPLICABILITY OF CODES									
OVERLAY									GENERAL
Planning Area Code									
Vegetation Conservation & Waterways Significance	P	O	O	O	O	O	O	O	A
Local Heritage Code	P	O	O	O	O	O	O	O	A
Character Precinct Code	P	O	O	O	O	O	O	O	A
Height and Impact of Buildings Code	P	O	O	O	O	O	O	O	A
Potential or Actual Acid Sulfate Soil Material Code	P	O	O	O	O	O	O	O	A
Flood Management Code	P	O	O	O	O	O	O	O	A
Operational Aspects for Cairns International Airport	P	O	O	O	O	O	O	O	A
Land Use Code									
Parking and Access Code									A
Development Near Major Transport									A
Excavation and Filling Code									A
Landscaping Code									A
Infrastructure Works Code									A

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA							
	LAND NOT AFFECTED BY OVERLAY							
<b>OTHER DEVELOPMENT</b>								
Reconfiguring a Lot	C	C	C	C	C	C	I	C
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	C	C
Operational Work - excavation or filling of more than 50 m <sup>3</sup> of material not associated with a Material Change of Use	C	C	C	C	C	C	C	C
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C	C	C	C
Building Work not associated with a Material Change of Use	S	S	S	S	S	S	S	C
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	C	C	C

GUIDE TO APPLICABILITY OF CODES									
OVERLAY									GENERAL
Planning Area Code									
Vegetation Conservation & Waterways Significance	P	O	O	O	O	O	O	O	A
Local Heritage Code	P	O	O	O	O	O	O	O	A
Character Precinct Code	P	O	O	O	O	O	O	O	A
Height and Impact of Buildings Code	P	O	O	O	O	O	O	O	A
Potential or Actual Acid Sulfate Soil Material Code	P	O	O	O	O	O	O	O	A
Flood Management Code	P	O	O	O	O	O	O	O	A
Operational Aspects for Cairns International Airport	P	O	O	O	O	O	O	O	A
Land Use Code									
Parking and Access Code									A
Development Near Major Transport									A
Excavation and Filling Code									A
Landscaping Code									A
Reconfiguring a Lot Code									A
Infrastructure Works Code									A

Footnote  
# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Vegetation Conservation Values <sup>1</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>3</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Height of Buildings		S	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>4</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>5</sup>		C	C	I	IU
Cairns International Airport	Obstacle Limitation Surface	S	C	I	IU
	Australian Noise Exposure Forecast	S	C	I	IU
	Primary Light, Bird and Bat Strike Hazard	S	C	I	IU
	Public Safety Areas	S	C	I	IU

## KEY

<b>E</b>	Exempt	<b>A</b>	The Code is Applicable
<b>S</b>	Self Assessable	<b>P</b>	The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b>	Code Assessable	<b>O</b>	Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b>	Impact Assessable		
<b>IU</b>	Impact Assessable (Inconsistent Use)		

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>4</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>5</sup> except for a material change of use within an existing building, House, Home Activity, Home Based Business, Caretaker's Residence, Illuminated Tennis Court, Dual Occupancy, Shopping Facilities 0 – 500m<sup>2</sup> gfa, Restaurant, Veterinary Facilities, Primary Industry, Extractive Industry, Park, Telecommunications Facility Railway Activities, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

### 3.12 Inner Suburbs District

#### 3.12.1 Description and Intent

The Inner Suburbs District encompasses the longer established suburbs of the City which contain a range of residential, commercial, community, recreational and light industrial land uses. The District is almost fully developed with the opportunities for new residential development being limited to a few larger sites in the north-western sector of the District. Sites of local cultural heritage and character precincts are protected.

The natural features of the District are the remnant areas of the Cairns Central Swamp and the hillslopes of the Whitfield Range in the north and west of the District.

The District is intended to provide a range of opportunities for residential living. These opportunities extend from rural residential style living in several small pockets of existing development on the hillsides to conventional residential living at the outer edges of the District and medium density residential living in the inner part of the District, particularly in locations in proximity to the District and Sub-Regional Centres, community facilities and public transport routes.

It is intended that the existing Local, District and Sub-Regional Centres should be consolidated. It is not envisaged that there should be any significant expansion of these centres or development of new centres, apart from a Local Centre to service a developing residential area at Kanimbla.

There are opportunities for commercial development in a number of locations, particularly along sections of the arterial roads.

It is intended that the existing commercial and service industrial area to the south-east of Mulgrave Road should continue to be used for these purposes. Several character precincts have been identified. It is intended that the character housing within these precincts should be retained.

The larger parcels of land located above Lake Morris Road are included in the Conservation Planning Area in order to retain the scenic backdrop to the CBD North Cairns District and the Inner Suburbs District.

The major opportunities for open space and pedestrian and bicycle links are along the waterways. Opportunities to rehabilitate the corridors along the waterway should be realised to improve the attractiveness of the links.

#### 3.12.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and

2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 5	860941	Brinsmead Road BRINSMEAD	Service station and shop, office dwelling and house.
2	Lot 11 Lot 10 Lot 12	866953 866953 866953	39 Brinsmead Tce BRINSMEAD	3 Residential allotments in accordance with Plan of Development No. 92/1096/02.
3	Lot 7 Lot 9	737199 725494	2-14 Shale Street BRINSMEAD	Caravan park
4	Lot 6	808418	85-97 Toogood Road WOREE	Hospital – aged persons home
5	Lot 1	808418	99-111 Toogood Road WOREE	Hospital
6	Lot 50	743974	540-544 Bruce Hwy WOREE	Service station and take away food shop.
7	Lot 19 Lot 20 Lot 18	722988 722988 722988	590-596 Bruce Hwy WOREE	Service station and take away food shop.
8	Lot 482	NR4635	656-658 Bruce Hwy WOREE	Service station and take away food shop.
9	Lot 2	722234	682-684 Bruce Hwy WOREE	Machinery display yard.
10	Lot 1	730854	Bruce Hwy WOREE	In accordance with Plan of Development 12/97.
11	Lot 732	NR7518	27-29 Windarra Street WOREE	Childcare centre.
12	Lot 2	746476	23-51 Anderson Road WOREE	Caravan park.
13	Lot 31	893528	89 Falcon Street BAYVIEW HEIGHTS	In accordance with Plan of Development 241/25.
14	Lot 223	740404	6 Loretta Av WOREE	Student accommodation.
15	Lot 202	136900	Falcon Street BAYVIEW HEIGHTS	Group title development – 21 lots generally in accordance with Plan No. A241-Z6 Rev A.
16	Lot 19	730379	1 Jensen Street MANOORA	Commercial premises and or shop not exceeding 30sqm.
17	Lot 6	C198413	8-9 Waratah Dr MANUNDA	Child care centre.
18	Lot 1	745127	54-58 Pease Street MANOORA	Service station, shop, catering industry maximum floor area of 100sqm, caretaker's residence.
19	Lot 38	712010	3 Pease Street MANOORA	Accountant's office with a maximum gross floor area of 100sqm.
20	Lot 44	712254	65 Alfred Street MANUNDA	Medical/ dental centre with a maximum gross floor area of 100sqm.
21	Lot 14 Lot 3	BUP 105013 RP881053	8-14 Munro Tce MOOROBOOL	Accommodation units to a maximum site population density of 155 ppha and memorial monument.
22	Lot 1	BUP 103277	15-17 Pease Street MANOORA	Commercial premises with a maximum gross floor area of 855 sqm.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
23	Lot 0	BUP105256	13 Pease Street MANOORA	Commercial premises with a maximum gross floor area of 280sqm.
24	Lot 36	887884	70-81 Alfred Street MANUNDA	Commercial premises/ medical centre with a maximum gross floor area of 1066sqm.
25	Lot 37	712010	5 Pease Street MANOORA	Commercial premises with a maximum gross floor area of 510 sqm.
26	Lot 2	711448	37 Pease Street MANOORA	Commercial premises with a maximum gross floor area 423 sqm.
27	Lot 3	711690	23 Pease Street MANOORA	Commercial premises.
28	Lot 1	711690	19 Pease Street MANOORA	Commercial premises.
29	Lot 251	C198109	1-15 Rose Blank Cl MANUNDA	Service station, shops commercial premises, catering industry.
30	Lot 1	881048	169-171 Aumuller Street BUNGALOW	Training, counselling and administration centre with 1X2 bedroom accommodation unit.
31	Lot 6	702101	189-213 Fearnley Street WESTCOURT	Commercial premises with a gross floor area 315 sqm max.
32	Lot 8	714362	240 Spence Street BUNGALOW	Commercial services – optical goods manufacturing and caretaker's residence.
33	Lot 4 Lot 41	701453 701453	340-342 Draper Street PARRAMATTA PARK	Shop to a maximum gross floor area 240sqm and offices to a maximum gross floor area 575sqm in accordance with Plans of Development S1/3 S2/3 and S3/3 dated May 1996.
34	Lot 9	106986	22 Clarke Street MANUNDA	Development comprising either one detached dwelling or two accommodation units, or a dual occupancy development per allotment, whereby development on each allotment has a minimum setback of 4 metres from the Clarke Street property boundary and 5 metres from the rear property boundary.
35	Lot 1	710341	105 Balaclava Road EARLVILLE	Maternal welfare extension services, service support staff, car parking all in accordance with the conditions of approval.
36	Lot 9	709521	155 Aumuller Street BUNGALLOW	Commercial premises.
37	Lot 18	745770	171-185 McCoombe Street BUNGALLOW	Mail centre.
38	Lot 25	749304	395-401 Mulgrave Road BUNGALLOW	Service station, automatic mechanical car wash with an ancillary shop/ catering industry component having a maximum gross floor area of 170 sqm.
39	Lot 4	715617	407-411 Mulgrave Road BUNGALLOW	Funeral parlour.
40	Lot 2	718402	417 Mulgrave Road BUNGALLOW	Vehicle repair station, tyre and accessories sale and fitting.

### 3.12.3 Schedule of Community Infrastructure Designations

1. Cairns Neighbourhood Centre – Lot 1 on Registered Plan NR7772, Parish of Cairns, County of Nares, with the street address of 98 Birch Street, Cairns.

Designation :

Community Infrastructure 1(d) community and cultural facilities, including child care facilities, community centres, meeting halls, galleries and libraries.

Date of Designation : 10 March 2000.

### 3.12.4 Schedule of Heritage Sites

CURRENT NAME	Winkworth's Timber
OTHER KNOWN NAME	
ADDRESS	180-186 Aumuller Street, Bungalow.
TITLE DETAILS	L90 on RP 158015
HISTORY	This timber mill was established in the early twentieth century. Timber was one of the more important primary industries in the Cairns region.
PHYSICAL DESCRIPTION	A timber and saw mill, numerous corrugated iron sheds and associated buildings.
PHYSICAL INTEGRITY	Fair to good condition. Integrity is good. Property operating as Mitre 10 Hardware store. Sheds house timber and other stores for shop. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	This building provides evidence of the former scale of the timber industry in Cairns in the first half of the twentieth century. It is one of the few surviving mills in the city area (criteria a & b).

CURRENT NAME	Flecker Botanical Gardens
OTHER KNOWN NAME	Tanks Art Centre
ADDRESS	13-79 Collins Avenue, Edge Hill
TITLE DETAILS	Lot 400 on NR 7222
HISTORY	In the late 1880s Eugene Fitzalan, a botanical collector, established a small garden nearby the Botanic Reserve in the north of the town. He opened his gardens to the public, and was encouraged by the council to use the Reserve for experimental plantings. In the early 1970s the Cairns City Council gave them the name Flecker Botanic Gardens, in honour of Dr Hugo Flecker, an enthusiast and founder of the North Queensland Naturalist Club
PHYSICAL DESCRIPTION	Botanical garden of about 400 hectares with many tropical specimens of exotic and native species, with rainforest areas, palms, tropical fruits, flowering trees and others, supporting many insect species.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The place has valued aesthetic characteristics, and special associations with the residents of Cairns (criteria e and g). The area has historical importance to Cairns as the site of an early experimental garden (criterion a).

CURRENT NAME	Naval Oil Tanks
OTHER KNOWN NAME	
ADDRESS	46 – 62 Collins Avenue, Edge Hill.
TITLE DETAILS	L349 on RP 715416 & L424 on RP 718008
HISTORY	These tanks were employed during WW2 to store fuel for ships, in the event that the harbour area was subjected to an attack. A pipe connected the tanks to the harbour, a connection which apparently is still operational.
PHYSICAL DESCRIPTION	Large circular metal tanks.
PHYSICAL INTEGRITY	Good. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	These tanks provide evidence of the wartime exigencies in the city (criterion a) and are important in the social history of the town (criterion g).

CURRENT NAME	Peters Ice Cream
OTHER KNOWN NAME	
ADDRESS	89 - 90 Mulgrave Road, Parramatta Park.
TITLE DETAILS	Lots 6-8 on RP 701367 & L2 on RP 713726
HISTORY	This building was built during the 1950's as an ice cream factory. Peters Ice Cream Company was established in north Queensland in the late 1920's as a subsidiary of a New South Wales Company.
PHYSICAL DESCRIPTION	Long single storey masonry factory building, with a detailed facade at the entrance at the street corner. It shows influences of the modern streamlined architecture of the 1930's.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The building is significant for its aesthetic qualities (criterion e). It also provides evidence of the diversity of Cairns industry (criterion a).

CURRENT NAME	Grove Street Pensioner Cottages
OTHER KNOWN NAME	
ADDRESS	28D Grove Street, Parramatta Park
TITLE DETAILS	L579 on NR 6348
HISTORY	These cottages were built in the 1950's, apparently by the Cairns City Council.
PHYSICAL DESCRIPTION	A series of small cottages, of about 2 and 3 rooms in size.
PHYSICAL INTEGRITY	Good, security screens added to windows & doors & ventilators into CGI roof. Concrete steps, air conditioners inserted into windows. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	These buildings are significant for their rarity value, and for the evidence they contain of an early form of medium density living (criteria a & b). They are also important in reflecting the role played by the Cairns City Council in social welfare initiatives at the time (criterion a).

CURRENT NAME	Pease Street Pensioner Cottages
OTHER KNOWN NAME	
ADDRESS	Pease Street, Manunda.
TITLE DETAILS	R1086, L2 on plan C198239, L2 /C198239
HISTORY	Apparently built by the City Council in the 1950's as pensioner accommodation.
PHYSICAL DESCRIPTION	A series of small cottages, of about 2 and 3 rooms in size.
PHYSICAL INTEGRITY	Houses were removed. (Assessed 1998)
STATEMENT OF SIGNIFICANCE	These buildings are significant for their rarity value, and for the evidence they contain of an early form of medium density living (criteria a & b). They are also important in reflecting the role played by the Cairns City Council in social welfare initiatives at the time (criterion a).

CURRENT NAME	Oribin Studio
OTHER KNOWN NAME	
ADDRESS	16 Heavey Crescent, Whitfield.
TITLE DETAILS	L3 on RP 725542
HISTORY	Built for private use around 1961 by the Cairns architect Eddie Oribin. The studio, house and surrounding landscape setting were designed by Oribin. Whitfield was a new post war suburb, an are of land which was previously a sugar farm of William Collins.
PHYSICAL DESCRIPTION	Free standing studio built amongst lush remnant scrub, augmented with other plantings. The studio is an innovative modern design, adapted to its particular site and the climate of Cairns.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	Due to its architectural quality, it is a good example of modern design, adapted to cater for the materials and climate of the Far north (criteria e, f & g).

CURRENT NAME	Oribin House
OTHER KNOWN NAME	
ADDRESS	3 - 7 Mullins Street, Whitfield.
TITLE DETAILS	L1 on RP 725542
HISTORY	Built for his own use in 1961, architect Eddie Oribin was based in Cairns for a time, while also designing the Mareeba Public Hall and the extensions to the hides Hotel, among other buildings.
PHYSICAL DESCRIPTION	A large, low-set house built amongst scrub augmented with other plantings. The building is of innovative modern design, adapted to its particular site and climate of Cairns.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	A good example of the modernist style of architecture employed by architects in the post war period, also an example of the work of Eddie Oribin (criteria e, f & g).

## 3.12.5 Character Precincts

CURRENT NAME	Edge Hill
OTHER KNOWN NAME	
ADDRESS	An area north of Woodward Street and Collins Avenue
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	This character precinct incorporates much of the older and well-established parts of suburban Cairns. It is an area in which larger high set Queenslanders predominate. They, along with some more modern dwellings, are strongly linked by quiet, well maintained suburban streets. The shopping precinct comprises a range of smaller shops typical of an evolving facility. Some are relatively old whilst others date only from the late 1990s.
PHYSICAL INTEGRITY	High
CHARACTER VALUES	The hillslopes suburban streets north of Woodward Street and Collins Avenue offer an aesthetically pleasing environment with buildings generally dating from the post World War Two period. The precinct is enhanced by the diversity of well kept dwellings and gardens fronting onto shady streets. Views from the Woodlands Avenue and Bellevue Drive area enhance the character. Their relationship to 'cultural heritage' relates to their aesthetic qualities.

CURRENT NAME	Martyn and Severin Streets
OTHER KNOWN NAME	
ADDRESS	
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	This part of Cairns, along with areas east of the railway line reflect a range of housing and streetscapes typically associated with inner suburban Cairns. Many of the dwellings are pre and post World War Two and reflect the evolutionary pattern of suburban Cairns
PHYSICAL INTEGRITY	
CHARACTER VALUES	The area broadly contained by Severin and Martyn Streets from James/Anderson Streets south east to Spence Street retains the character of a range of inner suburban dwellings dating from possibly, the inter war period. The properties reflect a range of affluence and condition. While individual heritage values are limited, jointly these properties represent a range of architectural styles suited to tropical living. Streets, although generally lacking mature trees, are spacious and exemplify the unique aspects of urban living in Cairns City.

CURRENT NAME	Buchan and Aumuller Streets (between Gatton Street and Mulgrave Road)
OTHER KNOWN NAME	
ADDRESS	
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	The streets, although generally lacking mature trees, are spacious and exemplify the unique aspects of urban living in Cairns City.
PHYSICAL INTEGRITY	High
CHARACTER VALUES	The area identified in the vicinity of Buchan, Aumuller and Gatton Street and Mulgrave Road retains the character of a range of inner suburban dwellings dating, generally, from the inter war period. The properties reflect a range of affluence and condition. While individual heritage values are limited, jointly these properties represent a range of architectural styles suited to living in a tropical city.

CURRENT NAME	Yarrum, Stillman Streets (between Balaclava Road and around Bates Streets)
OTHER KNOWN NAME	
ADDRESS	
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	This residential area incorporates predominantly high set Queenslander style dwellings at the stage they had evolved by the period 1955 to around 1970 along with low set claybrick dwellings of a similar period. The streetscape is maturing and well maintained.
PHYSICAL INTEGRITY	
CHARACTER VALUES	This character precinct provides an excellent example of the development of post war Cairns suburbs. The house designs show not only the transition of the original verandah style High set Queenslander homes once favoured by residents of tropical Queensland but the progression towards low set dwellings previously more favoured in temperate areas. Well maintained gardens, maturing vegetation and pleasant, streetscapes add to the attributes of this precinct.

INNER SUBURBS - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY	PLANNING AREA																GUIDE TO APPLICABILITY OF CODES												
	LAND NOT AFFECTED BY OVERLAY																OVERLAY												
MATERIAL CHANGE OF USE	Low Density Residential	Residential 1	Residential 2	Residential 3	Tourist and Residential	Sub Regional Centre	District Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hilltops Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
<b>Defined Use</b>																													
<b>RESIDENTIAL USES</b>																													
House	S	S	S	S	S	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Illuminated Tennis Court	C	C	C	C	C	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Caretaker's Residence	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Multiple Dwelling (Small Scale Development)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Multiple Dwelling	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Retirement Village	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Special Residential Accommodation	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Home Activity	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Home Based Business	C	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Dual Occupancy	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																													
Holiday Accommodation	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Caravan and Relocatable Home Park	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Short Term Accommodation	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>RETAIL USES</b>																													
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Shopping Facilities > - 10,000m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Display Facilities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Showroom	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Restricted Premises	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Detached Bottle Shop	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>BUSINESS AND COMMERCIAL USES</b>																													
Business Facilities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Business Facilities #	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Tavern	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Restaurant	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Service Station	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Child Care Centre	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Veterinary Facilities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Tourist Attraction	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Car Park	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>INDUSTRY AND ASSOCIATED USES</b>																													
Primary Industry	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Aquaculture Minor	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Aquaculture Major	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Intensive Animal Husbandry	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class A	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class B	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Industry Class C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Business and Technology Park	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Extractive Industry	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
<b>COMMUNITY FACILITIES</b>																													
Cemetery and Crematorium	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Hospital	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Educational Establishment	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Place of Assembly	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Local Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Public Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O	O	O	O	O	O	O	O	A					
Telecommunication Facility	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Railway Activities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					
Institution	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	A					

DEVELOPMENT ACTIVITY	PLANNING AREA											GUIDE TO APPLICABILITY OF CODES																		
	LAND NOT AFFECTED BY OVERLAY											OVERLAY																		
<b>Defined Use</b>	Low Density Residential	Residential 1	Residential 2	Residential 3	Tourist and Residential	Sub Regional Centre	District Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hilltops Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects for Cairns International Airport	Land Use Code	Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code	
<b>RECREATION</b>																														
Indoor Sport and Entertainment	IU	IU	IU	IU	I	C	C	I	I	I	I	I	I	IU	P	O	O	O	O	O	O	O	O	O			A	A	A	A
Outdoor Sport and Entertainment	I	IU	IU	IU	I	IU	IU	I	I	I	I	I	I	IU	P	O	O	O	O	O	O	O	O	O			A	A	A	A
<b>OTHER</b>																														
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P												A	A	A	A
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	O	O	O	O	O	O	O	O	O			A	A	A	A
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O	O			A	A	A	A

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA											GUIDE TO APPLICABILITY OF CODES																			
	LAND NOT AFFECTED BY OVERLAY											OVERLAY																			
<b>OTHER DEVELOPMENT</b>	Low Density Residential	Residential 1	Residential 2	Residential 3	Tourist and Residential	Sub Regional Centre	District Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hilltops Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects for Cairns International Airport	Parking and Access Code	Development Near Major Transport Corridors & Facilities	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code		
Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	O	O	O	O	O	O	O	O	O			A	A	A	A	
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C	C	C	C	C		O	O			O	O	O	O				A	A	A	A	
Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C		O	O			O	O	O	O				A				
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C		O	O														
Building Work not associated with a Material Change of Use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	O		O	O												
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			O	O												

Footnote  
# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Urban)	C	C	I	IU
	Category 2 (Urban)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>6</sup>		C	C	I	IU
Bushfire Risk Analysis <sup>7</sup>	Medium Risk	C	C	I	IU
Cairns International Airport	Obstacle Limitation Surface	S	C	I	IU
	Australian Noise Exposure Forecast	S	C	I	IU
	Primary Light, Bird and Bat Strike Hazard	S	C	I	IU
	Primary Light, Bird and Bat Strike Hazard	S	C	I	IU

## KEY

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	
<b>I</b> Impact Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>IU</b> Impact Assessable (Inconsistent Use)	

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>6</sup> except for a material change of use within an existing building, House, Home Activity, Home Based Business, Caretaker's Residence, Illuminated Tennis Court, Dual Occupancy, Shopping Facilities 0 – 500m<sup>2</sup> gfa, Restaurant, Veterinary Facilities, Primary Industry, Extractive Industry, Park, Telecommunications Facility, Railway Activities, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>7</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.



### 3.13 White Rock – Edmonton

#### 3.13.1 Description and Intent

The White Rock Edmonton District is one of the major urban growth areas of the City. The District is part of the Southern Urban Corridor which will ultimately extend to Gordonvale on the western side of the Bruce Highway.

The District is located between the wetlands of the upper reaches of Trinity Inlet and the hillslopes of the coastal ranges. The hillslopes are a dominant feature of the District. A number of waterways flow generally from west to east across the District.

There is some potential for additional residential development in the northern part of the District in the area on the eastern side of the Bruce Highway. The wetlands preclude any significant expansion of this area and the form of residential development must take account of the constraints imposed by the Queerah Explosives Magazine.

The Edmonton Town Centre will be developed on the western side of the Bruce Highway in the area generally known as Mann's Farm, in accordance with the stated desired development outcomes set out below. The Edmonton Town Centre will contain the Edmonton Public Transport Station and will integrate multiple modes of transport to ensure the area develops into a transit oriented community.

It is intended that District Centres should consolidate and develop at Foster Road and adjacent to Sugar World, respectively, in accordance with the established planning intent. There are opportunities for the establishment of Local Centres, to service the residential development to the west of Edmonton.

~~There is the opportunity for the existing Edmonton Business Centre to expand to service the growing population of the District and, ultimately, to form an adjunct to the employment precinct located east of the Bruce Highway within the Mount Peter District. The existing industrial area, south of Swallow Road, is identified as an area suitable for accommodating larger industrial allotments. Edmonton Industry and Business Centre which is located on the eastern side of the Bruce Highway. Business uses requiring large floor areas including showrooms and bulky goods retailing are located in the Edmonton Industry and Business Centre. The existing industrial area, south of Swallow Road, is identified as an area suitable for accommodating larger industrial allotments for heavy vehicle parking and an associated caretaker's residence.~~

~~The Edmonton Town Centre and Edmonton Industry and Business Centre are intended to play key roles in providing major employment for the Southern Corridor. While any significant development of the Centres is unlikely in the short term, land has been identified to ensure that the detailed planning and development can be achieved in the medium and longer terms.~~

The development of the Town Centre ~~and Industry and Business Centre and further~~ employment land east of the Bruce Highway is seen as critical to the development of the Southern Corridor and in managing transport demand.

~~The provision of future road transport links is a key component of the Centre with the location of higher order roads and a future bypass of Edmonton being identified.~~

It is intended inter-suburban connector roads should be established as development of greenfields sites takes place, particularly to improve access to District facilities for residents and to improve the efficiency of public transport.

~~The land for the future Industry and Business Centre is identified as Rural 2 to allow further planning to determine the ultimate layout. It is acknowledged that the area of land required for the Industry and Business Centre may be reduced pending further land use needs analysis, and constraints mapping (particularly in relation to flood inundation).~~

Riparian corridors should be retained and rehabilitated. Similarly, the backdrop of the hillslopes should be protected, with the rehabilitation of degraded areas where opportunities arise.

It is intended that pedestrian and bicycle links should be provided throughout the District, particularly along the waterways.

### 3.13.2 Edmonton Town Centre Description and Intent Statement

#### Description

The Edmonton Town Centre will be located on the western side of the Bruce Highway in the area generally known as Mann's Farm. The Edmonton Town Centre will be a community focal point and employment centre. The Town Centre comprises two Precincts as depicted on the White Rock – Edmonton Town Centre Precinct Overlay Map. The Precincts include the Town Centre Core and Town Centre Frame.

#### Intent

Mixed use development at Edmonton will contribute to a vibrant and sustainable Town Centre, which balances key economic, environmental and community goals.

The Edmonton Town Centre will contain the Edmonton Public Transport Station and will integrate multiple modes of transport including bus services, taxis, cyclists, pedestrians and private vehicles.

The Edmonton Town Centre will provide a range of local job opportunities for residents in Edmonton and the Southern Corridor.

#### Desired Development Outcomes

The overall desired development outcomes for the Town Centre are described as follows:

- Mixed use development promotes and contributes to the achievement of a vibrant and diverse Town Centre.
- The opportunity for local employment is provided.
- The Edmonton Town Centre will develop in an orderly sequence, with higher order retail and commercial development initially occurring to the west of the site in close proximity to the Public Transport Station to provide the framework for an integrated and transit oriented Town Centre.
- Retail activity forms part of an active streetscape rather than being located within internalised centres.
- Gateways are designed to reflect the key elements of the Town Centre and provide a sense of arrival and reinforce the significance of the Town Centre.

- The Public Transport Station, commercial activity and residential areas throughout the Edmonton Town Centre are connected by a clearly defined, safe, convenient and equitable pedestrian and cycle network to maximise permeability throughout the Town Centre.
- Development addresses, enhances, and activates the public realm to create an attractive, comfortable, and safe Town Centre.
- Sufficient public and private open space is provided in locations that form part of a system and are of a quality to meet the diverse needs of the local and district community.
- Development in the Edmonton Town Centre will provide a high quality built form that is adaptable, responsive to the tropical climate, and reinforces local character by reflecting local vernacular architecture and design.
- The Edmonton Town Centre provides for an inclusive, healthy, and engaged community with a high level of access to social infrastructure and community services and facilities which is linked to transport.
- The Edmonton Town Centre delivers infrastructure and essential services in a timely manner to support the future population and meet community needs.
- A range of residential dwelling types and residential densities are provided to encourage housing diversity and choice.
- Development responds to the visual prominence of the area with vistas and sightlines to the mountain backdrop retained making the Town Centre a distinctive and attractive destination.
- Development contributes to the sustainable use of water resources through water sensitive urban design.
- The history of the Edmonton/Hambleton area and links to the past are captured throughout the Town Centre through a variety of ways which may include public art, interpretive signage, the naming of streets, parks and buildings.
- Development integrates with the surrounding urban fabric with good connectivity to transport networks, open space networks, schools, and the Edmonton Industry and Business Centre.
- High quality cycling and pedestrian networks connect the Town Centre with the surrounding urban fabric.
- Development incorporates Crime Prevention through Environmental Design (CPTED) principles.

### 3.13.3 Precinct Intents and Desired Development Outcomes

The Precinct Intents and Development Outcomes seek to deliver overall development outcomes for the Town Centre. Precinct locations are shown on the White Rock - Edmonton District Town Centre Precincts Overlay Map.

#### PRECINCT 1: TOWN CENTRE CORE INTENT

The Town Centre Core Precinct is the heart of the Edmonton Town Centre. The

Town Centre Core is intended to provide the focus for the major retail, commercial, cultural, entertainment and leisure, integrated with higher density residential accommodation on upper floors.

The Town Centre Core should develop the characteristics and qualities evident in the main streets of traditional townships where incremental growth of a wide range of integrated uses and building types define an attractive and 'user-friendly' pattern of public and semi-public spaces of high amenity and accessibility. The arrangement and type of land uses, pedestrian spaces and scale of development evident in Shields Street is a more appropriate model than the large scale free-standing developments surrounded by car parking areas that typify many contemporary retail and commercial centres which should be avoided. i.e. Active street frontages are provided.

The Town Centre Core should contain a range of private and public sector uses which allow for the Edmonton community to be relatively self-contained with respect to services and facilities. The scale and range of uses in the Town Centre should complement, yet be subordinate to those in the Cairns Central Business District, which is the focus of retail, commercial and government services and facilities for the region. The Edmonton Town Centre Core should contain people-intensive uses needed to service the Southern Corridor community and contribute towards activity in the Town Centre. These include both job-intensive and customer intensive uses and preferably those uses which have extended hours of operation, to ensure the Town Centre remains an active and safe place beyond traditional trading hours. Shopping facilities, as well as local markets, government and commercial offices and key recreation and community facilities (e.g. civic park, health centre, public library, etc.) should be situated in this Precinct. Cultural and entertainment uses, child-care, restaurants and cafes and taverns are also appropriate.

Higher density residential accommodation should be encouraged above and alongside other compatible uses in mixed-use developments wherever possible. The Town Centre Core will require a significant resident population to enable activation. Developments that do not incorporate significant amounts of housing should not be approved, neither should developments that do not mix uses vertically or that only incorporate low density housing.

Development will focus around the Edmonton Public Transport Station to encourage transit oriented development outcomes and provide a gateway to the Town Centre. The main street will accommodate land uses that encourage pedestrian interaction and retail activity along its entire length.

Retail uses that require larger floor areas including showrooms and bulky goods retailing are not located in the Precinct.

#### PRECINCT 1: TOWN CENTRE CORE – DESIRED DEVELOPMENT OUTCOMES

The desired development outcomes for this Precinct are described as follows:

- The preferred development form is mixed use, multistorey buildings. Vertically mixed uses (e.g. multiple dwellings above shopping facilities and business facilities) are preferred to ensure a continuous active frontage at ground level. Large scale commercial uses such as a supermarket or a discount department store are required as the Town Centre develops and are located within this Precinct.

- Transitional or temporary uses that are land consumptive, are not people intensive and do not provide for active frontages are not located in this Precinct.
- The design of streets and adjacent development fosters safe, convenient and equitable pedestrian access throughout the Precinct.
- Buildings demonstrate a practical and appealing tropical design response.
- Designs contribute to varied and interesting streetscapes and demonstrate energy efficiency through appropriate orientation and use of natural light and ventilation.
- Buildings are designed to communicate their purpose at a human scale to achieve a comfortable, high-quality pedestrian environment in the public realm.
- A mixed use Precinct with a range of shopping, commercial, entertainment, leisure, and residential and community activities is achieved.
- A diverse range of day and night time activities are provided for to create a safe and vibrant area.
- Social infrastructure is distributed throughout to meet the requirements of the growing community.
- The design of roads will incorporate wide verges, underground services, street tree planting and facilitates pedestrian movement.
- The Precinct integrates with surrounding development by contributing to the achievement of an interconnected network of public streets.
- The road network contributes to the efficient movement of pedestrians, cyclists, public transport and vehicles.
- The streetscape is intended to contain high quality finishing and landscaping that creates cohesive and distinct centre.
- Streets are designed to be safe, attractive and shaded pedestrian friendly spaces.
- A Civic Park provides a focal point for the Town Centre and an attractive gathering space that is robustly designed to be able to accommodate a variety of community events of differing scale.
- Development within the Precinct contributes to a high quality, well articulated built form.
- Buildings on street corners are designed to emphasise the importance of their location and anchor the corner.
- Verandahs addressing the street are a dominant architectural feature throughout the Precinct.
- The built form of the Precinct should be adaptable in order to accommodate a change of uses throughout a development's lifecycle.

- Development integrates with the adjacent Precincts to provide a seamless extension of development activity.
- Retail Anchors are integrated with other uses to achieve a main street outcome.
- The Precinct is a true 'Town Centre' with retail activity, including supermarket development, forming part of integrating with the streetscape rather than being located within internalised centres.
- Built form around the Edmonton future Public Transport Station orientates toward the Station and provide ground-floor, pedestrian-oriented uses that activate the Precinct.
- The Edmonton Public Transport Station will be fronted by a Civic Plaza activated by uses that assist in establishing a point of arrival, while also providing for surveillance of the station.
- Higher density residential accommodation above ground floor supports the Precinct and adds to its vibrancy and passive surveillance opportunities.
- Development must provide active street frontages that contribute to the pedestrian focus of the Town Centre Core Precinct.
- Development achieves a compact urban form with a graded transition of building heights to less intense developments in the outer Precincts and adjoining planning areas.
- Car parking provision should be distributed throughout the Precinct and reflects the proximity and accessibility of public transport.
- Off-street parking areas are not a dominant visual element of the Town Centre
- Where parking is provided in structures, active ground level facades are incorporated into the design.
- High quality cycling and pedestrian networks connect the Town Centre Core with the adjoining Precinct and surrounding urban areas and land uses.
- Art spaces are incorporated into streetscapes.

#### PRECINCT 2: TOWN CENTRE FRAME INTENT

The Town Centre Frame will be a mixed use Precinct with a focus on commercial, health and government services and substantial medium-density housing which will complement uses and developments in the adjacent Town Centre Core. The frame will provide a gradual transition between the Core and the land to east of the site contained within the Community Facilities Planning Area.

The Precinct should become a significant place of employment and be developed in accordance with transit-orientated community development principles to establish a robust and legible urban environment.

Higher density residential accommodation on upper floors will be encouraged to achieve an integrated and mixed use development.

Retail uses that require larger floor areas will be encouraged, however this does not

include large scale showrooms and bulky goods retailing which are provided in the Edmonton Industry and Business Precinct.

#### PRECINCT 2: –TOWN CENTRE FRAME DESIRED DEVELOPMENT OUTCOMES

The desired development outcomes for this Precinct are described as follows:

- Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing behind or next to commercial uses) are encouraged.
- The design of streets and adjacent development fosters safe, convenient and equitable pedestrian access throughout the Precinct.
- Buildings achieve a high standard of design in built form and should demonstrate a practical and appealing tropical design response.
- Designs contribute to varied and interesting streetscapes and demonstrate energy efficiency through appropriate orientation and use of natural light and ventilation.
- Buildings are designed to communicate their purpose at a human scale and to achieve a comfortable, high-quality pedestrian environment in the public realm.
- Buildings establish an attractive gateway at the entrance to the Town Centre.
- Development contributes to the role of the precinct as the civic and commercial heart of the Town Centre.
- A mix of uses is encouraged such that no single land use dominates the entire sub-precinct.
- Retail uses that require larger floor areas should be encouraged in this sub-precinct. This will not include showrooms or bulky goods retailing.
- The Precinct will integrate with surrounding development by contributing to a strong public transport network and pedestrian and cycle network, including linkages to the Town Centre Core and Edmonton Public Transport Station.
- The south eastern corner of the Precinct will be an important gateway to the Edmonton Town Centre and built form outcomes provide an attractive point of arrival when accessing the Town Centre from the Highway.
- Adequate provision is made for open space, sport and recreation and community facilities catering for local, district and regional functions.

#### 3.13.4 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 181	746749	Kowinka St WHITE ROCK	Wholesale and retail nursery.
2			Atlantic Close & Kansas Close WHITE ROCK	Dwelling, Multiple Dwellings Class A not exceeding a density of 80 PPHA per site; Multiple Dwellings Class B. Not exceeding a density of 200 PPHA per site: All with a maximum height limit of 2 storeys.
3	Lot 216	NR1861	2-26 Giffin Road WHITE ROCK	Nursery landscape supplies: Retail and Wholesale.
4	Lot 11	800902	28 Supply Road BENTLEY PARK	Service station, shop not exceeding 100m <sup>2</sup> in gross floor area, restaurant and associated fast food drive through, automatic mechanical car wash and ancillary and associated uses.
5			Forest Gardens Bruce Hwy MOUNT SHERIDAN	Cannon Farm Development in accordance with Plan of Development No. 1/95
6	Lot 245	905277	207-211 Bruce Hwy EDMONTON	Veterinary surgery.
7	Lot 2	734455	33 Thomson Road EDMONTON	Place of public worship.
8	Lot 3	744015	75-77 Bruce Hwy EDMONTON	Service Station and Take-away food shop.
9	Lot 1 Lot 2	704156 704156	65-67 Bruce Hwy EDMONTON	Open Air display.
10	Lot 37	107802	37 Stokes St EDMONTON	Indoor entertainment –gymnasium.

### 3.13.5 Schedule of Community Infrastructure Designations

1. Edmonton Police Station - Lot 201 on NR7185 with the street address of the corner of Cattle Street and Bruce Highway, Edmonton, Cairns.

Designation:

Community Infrastructure described as: "Police facilities including but not limited to: offices, storage; amenities; interview and detention rooms and car parking.

Date of Designation : 11 August 2000.

2. Isabella School – Lot 305 on SP186238 Parish of Grafton County of Nares with the street address of Walker Road, Edmonton, Cairns.

Designation:

Community Infrastructure described as:

1(d) – community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries.

1(f) – educational facilities.

1(l) – parks and recreational facilities.

1(o) – transport infrastructure.

1(r) – storage and works depots.

The community infrastructure shall be provided generally in accordance with the drawing "New School in Edmonton West" – Drawing Number 108522/T/A/100 – Rev 2 dated October 2005.

Date of Designation: 28 February 2006.

### 3.13.6 Schedule of Heritage Sites

CURRENT NAME	"B" Block, Hambledon State School
OTHER KNOWN NAME	Blackfellow's Creek State School
ADDRESS	79 - 81 Stokes Street, Edmonton.
TITLE DETAILS	
HISTORY	New State School was built in 1903 at Blackfellow's Creek with a large contribution from Colonial Sugar Refinery. The school moved to a more centralised location on Mill Road and was re-erected on high blocks in 1910. At this time, the name was changed to Hambledon State School. Due to overcrowded conditions, extensions were made in 1919 (21 feet added to left side of original building) and 1992 (new building attached- "A" Block).
PHYSICAL DESCRIPTION	Raised two storey timber building with extensions to the original structure.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The school is the oldest in the former Mulgrave Shire and the second established in the Cairns area. The school is an important historical link for the community of Edmonton (formerly Hambledon).

**WHITEROCK - EDMONTON - DISTRICT ASSESSMENT TABLE**  
**INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE**

DEVELOPMENT ACTIVITY MATERIAL CHANGE OF USE	PLANNING AREA LAND NOT AFFECTED BY OVERLAY													GUIDE TO APPLICABILITY OF CODES																					
	Rural 1	Rural 2	Low Density Residential	Residential 1	Residential 2	Residential 3	Town Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hilltops Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Town Centre Core Precinct	Town Centre Frame Precinct	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code				
<b>Defined Use</b>																																			
<b>RESIDENTIAL USES</b>																																			
House	S	S	S	S	S	S	S	IU	IU	IU	IU	IU	I	I	I																				
Illuminated Tennis Court	C	C	C	C	C	C	C	IU	IU	IU	IU	IU	I	I	I																				
Caretaker's Residence	C	C	IU	IU	IU	IU	IU	C	C	C	C	C	C	C	I																				
Multiple Dwelling (Small Scale Development)	IU	IU	IU	IU	I	C	C	I	I	I	I	IU	IU	IU	IU																				
Multiple Dwelling	IU	IU	IU	IU	I	C	C	I	I	I	I	IU	IU	IU	IU																				
Retirement Village	IU	IU	IU	I	I	C	C	I	I	I	I	IU	IU	IU	IU																				
Special Residential Accommodation	IU	IU	IU	I	I	C	C	I	I	I	I	IU	IU	IU	IU																				
Home Activity	S	S	S	S	S	S	C	I	I	I	S	S	IU	I	I	I																			
Home Based Business	S	S	C	I	I	I	C	S	S	S	IU	I	I	I	I																				
Dual Occupancy	IU	IU	IU	I	C	C	IU	IU	I	IU	IU	IU	IU	IU																					
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																																			
Holiday Accommodation	IU	IU	IU	IU	I	C	I	IU	IU	IU	IU	IU	IU	IU																					
Caravan and Relocatable Home Park	I	IU	IU	I	I	I	IU	IU	I	IU	IU	I	IU	IU	IU																				
Short Term Accommodation	IU	IU	IU	I	I	C	I	IU	C	IU	IU	IU	IU	IU																					
<b>RETAIL USE</b>																																			
Shopping Facilities 0 - 500m <sup>2</sup> gfa	IU	IU	I	I	I	I	C	C	C	I	I	I	I	IU	IU																				
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	IU	IU	I	I	I	I	C	S	S	I	I	I	I	IU	IU																				
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	C	C	I	IU	IU	IU	IU	IU	IU																				
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	C	I	IU	IU	IU	IU	IU	IU	IU																				
Display Facilities	IU	IU	IU	IU	IU	IU	C	I	C	C	IU	IU	IU	IU	IU																				
Showroom	IU	IU	IU	IU	IU	IU	C	I	IU	C	I	IU	IU	IU	IU																				
Restricted Premises	IU	IU	IU	IU	IU	IU	C	C	IU	IU	IU	IU	IU	IU	IU																				
Detached Bottle Shop	IU	IU	IU	IU	IU	IU	C	C	C	I	IU	IU	IU	IU	IU																				
<b>BUSINESS AND COMMERCIAL USES</b>																																			
Business Facilities	IU	IU	IU	IU	IU	IU	C	C	C	C	C	IU	IU	IU	IU																				
Business Facilities #	IU	IU	IU	IU	IU	IU	C	S	S	S	S	IU	IU	IU	IU																				
Tavern	IU	IU	IU	IU	IU	IU	C	S	S	S	I	IU	IU	IU	IU																				
Restaurant	I	IU	I	I	I	I	C	S	S	S	I	I	I	IU	IU																				
Service Station	I	IU	I	I	I	I	C	C	I	I	I	IU	IU	IU	IU																				
Child Care Centre	IU	IU	I	C	C	C	C	IU	I	I	IU	IU	IU	IU	IU																				
Veterinary Facilities	I	IU	I	IU	IU	I	I	IU	I	C	IU	IU	IU	IU	IU																				
Tourist Attraction	I	IU	I	IU	IU	I	I	I	I	IU	I	IU	IU	I	IU																				
Car Park	IU	IU	IU	IU	IU	I	I	IU	I	I	I	IU	IU	IU	IU																				
<b>INDUSTRY AND ASSOCIATED USES</b>																																			
Primary Industry	S	S	I	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU																				
Aquaculture Minor	S	IU	I	I	I	I	IU	IU	IU	S	S	IU	IU	IU	IU																				
Aquaculture Major	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	I	IU	IU	IU																				
Intensive Animal Husbandry	I	IU	IU	IU	IU	IU	IU	IU	IU	IU	I	IU	IU	IU	IU																				
Industry Class A	I	IU	IU	IU	IU	IU	C	C	I	C	S	IU	IU	IU	IU																				
Industry Class B	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	C	IU	IU	IU																				
Industry Class C	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	I	IU	IU	IU																				
Business and Technology Park	IU	IU	IU	IU	IU	I	IU	IU	I	IU	IU	I	IU	IU	IU																				
Extractive Industry	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU																				
<b>COMMUNITY FACILITIES</b>																																			
Cemetery and Crematorium	I	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	C	IU	IU	IU																				
Hospital	IU	IU	IU	IU	IU	I	I	I	IU	I	IU	C	IU	IU	IU																				
Educational Establishment	I	IU	IU	IU	I	I	I	I	I	I	I	C	IU	IU	IU																				
Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C																				
Place of Assembly	I	IU	I	I	I	I	C	C	I	C	C	I	I	IU																					
Local Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	I																				
Public Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	I																				
Telecommunication Facility	C	I	I	I	I	I	I	I	I	I	I	C	I	I	IU																				
Railway Activities	I	I	I	I	I	I	I	I	I	I	I	I	S	I	IU																				
Institution	I	IU	IU	IU	IU	IU	I	IU	I	I	I	C	IU	IU	IU																				



## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Urban)	C	C	I	IU
	Category 2 (Urban)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>6</sup>		C	C	I	IU
Bushfire Risk Analysis <sup>7</sup>	Medium Risk	C	C	I	IU
Cairns International Airport	Obstacle Limitation Surface	S	C	I	IU

## KEY

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>6</sup> except for a material change of use within an existing building, House, Home Activity, Home Based Business, Caretaker's Residence, Illuminated Tennis Court, Dual Occupancy, Shopping Facilities 0 – 500m<sup>2</sup> gfa, Restaurant, Veterinary Facilities, Primary Industry, Extractive Industry, Park, Telecommunications Facility, Railway Activities, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>7</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

### 3.14 Gordonvale – Goldsborough District

#### 3.14.1 Description and Intent

The Gordonvale – Goldsborough District is characterised by the natural features of the Mulgrave River, the Pyramid and the adjacent ranges, as well as by cane fields, the sugar mill and the commercial centre surrounding Norman Park in the centre of Gordonvale. Gordonvale be retained as a distinct community and the recognisable character and local heritage is maintained and enhanced.

It is intended that the rural areas within the District should remain and that there should be a range of opportunities for residential living in the areas identified for urban development.

There are opportunities for rural residential living in the Goldsborough Valley and in the area on the western side of the Gillies Highway closer to Gordonvale. A Local Store to service the residential population is appropriate for Goldsborough. Such a store should be located on Goldsborough Road, away from the recreational area along the river. This is consistent with the established planning intent. It is not intended that there should be any expansion of the areas identified for this purpose.

It is intended that the areas identified for conventional residential living in the northern part of the District should be developed and consolidated. There are opportunities for medium density residential living in areas adjacent to the commercial centre, consistent with the established planning intent. Medium density residential development should complement the character of this part of Gordonvale.

There is the opportunity for development of tourist accommodation, such as a caravan park, in an area adjacent to the intersection of the Bruce Highway and the Gillies Highway.

It is intended that the existing commercial centre should function as a District Centre with the strong sense of local identity being maintained through the retention and adaptive re-use of the existing buildings.

There are opportunities for the establishment of Local Centres, to service the developing residential and rural residential areas.

It is intended that the existing industrial areas, including the sugar mill, should continue to be used for industrial purposes, particularly those associated with the sugar industry and those providing services to the residents of the District. There is the potential for the establishment of some additional low impact industries in an area located between the Bruce Highway and Cairns Road.

It is intended that open space links should be provided along the Mulgrave River and other waterways in the District. Pedestrian and bicycle links should be provided to link the communities, facilities and natural areas within the District.

#### 3.14.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 59	G47820	2 Irvin Street GORDONVALE	Mechanical – Hydraulic Cane Harvester and Cane Transporters
2	Lot 11 Lot 10 Lot 12 Lot 2	835454 835454 835454 704110	Gordon Street GORDONVALE	Sugar Mill and related purposes.
3	Lot 69 Lot 1	749142 847022	69 Thomas Street GORDONVALE	In accordance with Plan of Development 11/98.
4	Lot 197	NR6960	Gillies Hwy GORDONVALE	Industry, treatment and stockpiling quarry materials. Concrete batching plant and office.
5	Lot 80 Lot 81	G47811 G47811	64 - 68 Riverstone Road GORDONVALE	Service station, shop, café and tourist information centre.
6	Lot 8	825801	Nielson Road LITTLE MULGRAVE	Orchid display, nursery, caretakers residence and kiosk.
7	Lot 35	835591	Little Mulgrave Road LITTLE MULGRAVE	Tourist complex including souvenir shop, restaurant, kiosk, toilets and car parking area.
8	Lot 2 Lot 1	707325 707325	Gillies Hwy GOLDSBOROUGH	Hotel and Associated Facilitation.

### 3.14.3 Schedule of Heritage Sites

CURRENT NAME	Riverstone House
OTHER KNOWN NAME	Alley Homestead
ADDRESS	Gilles Highway, Gordonvale.
TITLE DETAILS	
HISTORY	Established by W.S Alley and his family soon after arriving in the district in 1877. Built on the route of Robson's track, The homestead was once a hotel catering to a stream of packers, miners and cedar cutters on their way to and from Redbank.
PHYSICAL DESCRIPTION	Sprawling 1880's timber homestead surrounded by lush, mature gardens and tree plantings.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The Alley family and homestead represent the first settlement in the district. The homestead is associated with Robson's track to the tablelands which is important in the evolution of the district.

CURRENT NAME	Mountain View Hotel
OTHER KNOWN NAME	
ADDRESS	Gillies Highway
TITLE DETAILS	
HISTORY	The mountain View Hotel was built in 1926 at the base of the Lamb Range to support the opening of the Gillies Highway. The hotel became the favourite social venue for the American 503rd Parachute Regiment, stationed at Gordonvale during WW2.
PHYSICAL DESCRIPTION	Traditional two storey hotel with wide verandahs set in scenic location. Unsympathetic extensions have been added on to the original hotel.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The hotel is connected with the Gillies highway which in 1926 was the first road into the Tablelands. The location of the hotel at the base of the Lamb Range exhibits an aesthetic landmark for the community. The hotel has an association with wartime memories of the area.

#### 3.14.4 Character Precincts

CURRENT NAME	Gordonvale Historic precinct
OTHER KNOWN NAME	George to Mill Streets and Moller to Thumm Street
ADDRESS	Various
TITLE DETAILS	Various titles
HISTORY	
PHYSICAL DESCRIPTION	<p>The overall streetscape retains significant elements of early Gordonvale. The residential area is dominated by a range of early timber dwellings built for those involved in the sugar industry. Many are well kept cottages although there is some limited intrusion of more modern dwellings at odds with overall character.</p> <p>The linkages between residential, commercial and industrial sections of the town are strong. The backdrop of the Mulgrave Mill flanking Mill Street provides a strong link to the community park and to the commercial area along Norman Street. Mature, spreading rain-trees etc in Norman Park soften and contrast with the mill behind it. Some of the residential area retains the double accesses for dwellings. Hoare, Bell and Horton Lanes were probably developed to facilitate night pan collections.</p>
PHYSICAL INTEGRITY	Exceptionally high
CHARACTER VALUES	<p>The character of this precinct lies in the composite of older dwellings, intermixed with a few more recent concrete block homes and the strong visual linkages with commercial, recreational and industrial backdrops. The integrated nature of small sugar towns is amply expressed and strongly maintained. Mature trees, diversity of well kept homes and a cluster of older style shops (some with art deco characteristics) and hotels further enhances the towns character. The recent provision of new toilet blocks has been undertaken with due regard for the extant character of the town. The government services section further enhances this point: the police station is the former courthouse. The Post Office is an attractive purpose built timber building while the QATB building is an older style red brick structure.</p> <p>While in many towns reminders of early sanitation methods have been removed the rear access laneways in Gordonvale are rare examples.</p> <p>Overall Gordonvale's inner town blocks present an outstanding example of a well integrated, prosperous sugar town now rapidly becoming an outer Cairns suburb.</p>

GORDONVALE - GOLDSBOROUGH - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY MATERIAL CHANGE OF USE	PLANNING AREA													GUIDE TO APPLICABILITY OF CODES																
	LAND NOT AFFECTED BY OVERLAY													OVERLAY					GENERAL											
	Rural 1	Rural 2	Low Density Residential	Residential 1	Residential 2	Residential 3	Tourist and Residential	District Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code		
<b>Defined Use</b>																														
<b>RESIDENTIAL USES</b>																														
House	S	S	S	S	S	S	S	I	I	I	I	I	I	I	I	P	O	O	O					A			A		A	
Illuminated Tennis Court	C	C	C	C	C	C	C	I	I	I	I	I	I	I	I	P	O	O	O					A			A		A	
Caretaker's Residence	C	C	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O					A			A		A	
Multiple Dwelling (Small Scale Development)	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Multiple Dwelling	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Retirement Village	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Special Residential Accommodation	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Home Activity	S	S	S	S	S	S	S	S	S	S	I	I	I	I	I	P	O	O	O					A						
Home Based Business	S	S	C	I	I	I	I	S	S	S	I	I	I	I	I	P	O	O	O					A						
Dual Occupancy	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O					A				A	A	A
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																														
Holiday Accommodation	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Caravan and Relocatable Home Park	I	I	I	I	I	I	I	S	S	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Short Term Accommodation	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
<b>RETAIL USES</b>																														
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	I	I	I	C	C	I	I	I	I	I	I	P	O	O	O					A			A	A	A	A
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	I	I	I	I	I	I	I	S	S	I	I	I	I	I	I	P	O	O	O					A			A	A	A	A
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Shopping Facilities > - 10,000m <sup>2</sup> gfa	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Display Facilities	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Showroom	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Restricted Premises	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Detached Bottle Shop	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O					A			A		A	A
<b>BUSINESS AND COMMERCIAL USES</b>																														
Business Facilities	I	I	I	I	I	I	I	C	C	C	C	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Business Facilities #	I	I	I	I	I	I	I	S	S	S	S	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Tavern	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Restaurant	I	I	I	I	I	I	I	C	S	S	S	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Service Station	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Child Care Centre	I	I	I	I	I	I	I	C	C	C	C	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Veterinary Facilities	I	I	I	I	I	I	I	C	I	I	I	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Tourist Attraction	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Car Park	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
<b>INDUSTRY AND ASSOCIATED USES</b>																														
Primary Industry	S	S	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O			O		A						A
Aquaculture Minor	S	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O			O		A						A
Aquaculture Major	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Intensive Animal Husbandry	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Industry Class A	I	I	I	I	I	I	I	C	I	C	S	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Industry Class B	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Industry Class C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Business and Technology Park	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Extractive Industry	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O		O		A			A	A	A	A
<b>COMMUNITY FACILITIES</b>																														
Cemetery and Crematorium	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Hospital	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Educational Establishment	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A
Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	P	O	O	O			O		A			A	A	A	A
Place of Assembly	I	I	I	I	I	I	I	C	I	I	C	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Local Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O	O		A			A	A	A	A
Public Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O	O		A			A	A	A	A
Telecommunication Facility	C	C	I	I	I	I	I	I	I	C	S	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Railway Activities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O			O		A			A	A	A	A
Institution	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O		A			A	A	A	A

DEVELOPMENT ACTIVITY	PLANNING AREA												
	LAND NOT AFFECTED BY OVERLAY												
<b>MATERIAL CHANGE OF USE</b>													
<b>Defined Use</b>	Rural 1	Rural 2	Low Density Residential	Residential 1	Residential 2	Residential 3	Tourist and Residential	District Centre	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation
<b>RECREATION</b>													
Indoor Sport and Entertainment	IU	IU	I	I	IU	IU	I	C	I	I	I	I	IU
Outdoor Sport and Entertainment	C	I	I	IU	IU	I	I	IU	IU	I	C	C	C
<b>OTHER</b>													
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	S	S	S	S	S	S	S
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	C	C	C	C	C	C	C
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	I	I	I	I	I	I	I	I	I	I	I	I	I

GUIDE TO APPLICABILITY OF CODES									
OVERLAY									
Planning Area Code									
Vegetation Conservation & Waterways Significance	P	O	O	O	O	O	O	O	O
Local Heritage Code									
Character Precinct Code									
Potential or Actual Acid Sulfate Soil Material Code									
Bushfire Management Code									
Flood Management Code									
Land Use Code									
GENERAL									
Parking and Access Code									
Development Near Major Transport	A	A	A	A	A	A	A	A	A
Excavation and Filling Code									
Landscaping Code									
Infrastructure Works Code									

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA												
	LAND NOT AFFECTED BY OVERLAY												
<b>OTHER DEVELOPMENT</b>													
<b>Reconfiguring a Lot</b>	C	C	C	C	C	C	C	C	C	C	C	C	I
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C	C	C	C
Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C	C	C	C
Building Work not associated with a Material Change of Use	S	S	S	S	S	S	S	S	S	S	S	S	C
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	C	C	C	C	C	C	C	C

GUIDE TO APPLICABILITY OF CODES									
OVERLAY									
Planning Area Code									
Vegetation Conservation & Waterways Significance	P	O	O	O	O	O	O	O	O
Local Heritage Code									
Character Precinct Code									
Potential or Actual Acid Sulfate Soil Material Code									
Bushfire Management Code									
Flood Management Code									
Land Use Code									
GENERAL									
Parking and Access Code									
Development Near Major Transport Corridors & Facilities	A	A	A	A	A	A	A	A	A
Excavation and Filling Code									
Landscaping Code									
Reconfiguring a Lot Code									
Infrastructure Works Code									

Footnote

# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Urban)	C	C	I	IU
	Category 2 (Urban)	C	C	I	IU
	Category 1 (Rural)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>6</sup>		C	C	I	IU
Bushfire Risk Analysis <sup>7</sup>	Medium Risk	C	C	I	IU
	High Risk	C	C	I	IU

## KEY

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>6</sup> except for a material change of use within an existing building, House, Home Activity, Home Based Business, Caretaker's Residence, Illuminated Tennis Court, Dual Occupancy, Shopping Facilities 0 – 500m<sup>2</sup> gfa, Restaurant, Veterinary Facilities, Primary Industry, Extractive Industry, Park, Telecommunications Facility, Railway Activities, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>7</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

### 3.15 Babinda District

#### 3.15.1 Description and Intent

The township of Babinda is dominated by steep, forested hillslopes to the west; cane fields to the north, east and south; and by the sugar mill which is situated within the township. The Boulders swimming hole on Babinda Creek is a popular recreational spot for Cairns residents and is becoming increasingly popular with tourists travelling along the Bruce Highway.

The viability of the township, particularly the viability of commercial facilities, has, to some degree, been affected by changes in society and by the relative proximity of the township to the urban areas of the City.

It is intended that Babinda should continue to be a viable township servicing the sugar industry, other primary industries and the mill.

There are some opportunities for rural residential living in locations on the edges of the township and there is considerable potential for additional detached housing in a number of locations within the township.

A number of existing houses, as well as several commercial and community buildings have been identified as worthy of retention in a local Cultural Heritage Study. It is intended that these houses and buildings should be retained to assist in preserving the character of a North Queensland sugar township.

The continued operation of the sugar mill is vital to the economy of the southern rural part of the City.

It is intended that there should be a relatively flexible approach to the development of commercial and service activities and tourist attractions and accommodation in order to strengthen the viability of the township.

#### 3.15.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 2	702959	Nelson Road BABINDA	Industry manufacture of wooden toys and artefacts.
2	Lot 15	714967	5-9 Golf Pde BABINDA	Storage depot.
3	Lot 3 Lot 26	814126 714967	Bruce Hwy BABINDA	Sugar Mill and related purposes.
4	Lot 4	807595	Boulders Road BABINDA	Raw materials supplies.

### 3.15.3 Schedule of Community Infrastructure Designations

1. Babinda Ambulance Station – Part of Lot 2 on RP708684 Parish of Bellenden Ker, County of Nares with the street address of 128-130 Munro Street, Babinda.

Designation:

Community Infrastructure described as:

1(g) – emergency services facilities.

Date of Designation: 25 August 2006.

### 3.15.4 Schedule of Heritage Sites

CURRENT NAME	Babinda State Hotel
OTHER KNOWN NAME	Babinda Hotel
ADDRESS	65 - 85 Munro Street, Babinda.
TITLE DETAILS	L108 on RP712063
HISTORY	By the Temperance Act of 1911, Babinda was to become a model temperance area in Queensland and as a result, the hotels of Babinda and Harvey's Creek were closed. In 1916, during the term of the Ryan Government, the New Babinda Hotel was opened up under state ownership. The hotel remained the property of the state until 1929 when it's ownership was assumed by private enterprise.
PHYSICAL DESCRIPTION	Large two storied hotel which makes an impact in a small town precinct. Lead lighting around the front entrance appears to be original.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	This hotel was the first State built and State owned hotel in Queensland. It is a significant landmark in Babinda that reflects the evolution of the town.

CURRENT NAME	Warren Jensen Hall
OTHER KNOWN NAME	School
ADDRESS	17 King Street, Babinda
TITLE DETAILS	Lot 132 on NR 1489
HISTORY	The first Babinda school opened in a tent in 1915. The following year the Education Department built a timber classroom in Church Street, which expanded into four wings of classrooms by 1960. During the 1960s it was intended to add a High School but the original site was no longer large enough. The High School was built on Boulders Road in 1962, and the primary school was progressively relocated to the new site by 1969. The Babinda Swimming Pool was built on the old school site. The old school classrooms were sold and relocated to a number of places around the Babinda district. One double classroom block was taken to the sports ground about 1970, and converted to Warren Jensen Hall.
PHYSICAL DESCRIPTION	Highset symmetrical classroom with a transverse gabled corrugated steel roof extending over enclosed front verandah. Timber framed construction, raised on tall concrete stumps and enclosed underneath, original building clad with weatherboards externally, casement windows. Verandahs now enclosed with weatherboards and casement windows.
PHYSICAL INTEGRITY	The classroom block is still substantially intact, although it has been subject to major changes. It is in good condition.
STATEMENT OF SIGNIFICANCE	The most publicly visible surviving relic of the old Babinda school. Provides a good example of ways to recycle a redundant historic building.

CURRENT NAME	Babinda Visitor Information Centre
OTHER KNOWN NAME	Police Station
ADDRESS	Bruce Highway, Babinda
TITLE DETAILS	Road Reserve, Stovell St & Bruce Highway, Babinda.
HISTORY	This building was the police station, part of the police and court complex immediately to the north across Munro Street. The original police station was built in 1915, but destroyed in the 1918 cyclone. This building replaced it in 1919. It was moved to its present site and converted to the Babinda Visitor Information Centre in 1995.
PHYSICAL DESCRIPTION	Single storey symmetrical building with gabled transverse corrugated steel roof. Raised on low steel posts. Two roomed plan, timber framed construction, with internal walls of vertical tongue & groove boards. Casement windows with window hoods. Original open front verandah is now enclosed with weatherboards. Building is painted in an attractive modern colour scheme. There is a similar police station in Gordonvale.
PHYSICAL INTEGRITY	Condition is very good.
STATEMENT OF SIGNIFICANCE	A historic and attractive landmark at the entrance to Babinda. Provides a praiseworthy example of sensitive recycling of a redundant historic building.

CURRENT NAME	W Ryan Bicycles & Repairs
OTHER KNOWN NAME	
ADDRESS	25-27 Munro Street, Babinda
TITLE DETAILS	Lot 1 on RP 711653
HISTORY	The date of construction of this shop is not known, but it must have been before the Second World War.
PHYSICAL DESCRIPTION	Single storey small symmetrical shop built on street frontage at one side of allotment with house at rear. Timber framed construction with a longitudinal gabled corrugated steel roof. Front wall and gable end clad with chamferboards, six panel door, timber framed shop windows painted "W Ryan Bicycles and Repairs". Side wall clad in ripple iron with small louvred window. Straight corrugated steel verandah supported on timber posts with concrete bases, light fitting over footpath.
PHYSICAL INTEGRITY	Condition generally sound, some dry rot and deteriorated paintwork.
STATEMENT OF SIGNIFICANCE	A rare survivor of a type of small timber-framed shop which would once have been common in the commercial centre of Babinda, but have now almost entirely vanished.

CURRENT NAME	Mario's Pizza
OTHER KNOWN NAME	
ADDRESS	47 Munro Street, Babinda
TITLE DETAILS	Lot 2 on RP 717935
HISTORY	The date of construction of this building is not known, but it probably dates from the 1930s.
PHYSICAL DESCRIPTION	Single storey symmetrical building with concrete walls and large shop windows at street level. High concrete parapet with Art Deco ornament, geometric patterns in polychrome tiles on street front columns. 43 has corrugated steel verandah supported on posts, 47 has a suspended awning.
PHYSICAL INTEGRITY	Condition fair, exterior needs painting and minor maintenance.
STATEMENT OF SIGNIFICANCE	One of the two Art Deco facades in the commercial centre of Babinda.

CURRENT NAME	Munro Theatre
OTHER KNOWN NAME	
ADDRESS	97-101 Munro Street, Babinda
TITLE DETAILS	Lot 710 on NR 7392
HISTORY	This theatre was built in 1955, replacing an earlier cinema, Beattie's Theatre, which was destroyed by fire in 1942.
PHYSICAL DESCRIPTION	Single storey symmetrical building with longitudinal gabled asbestos cement roof. Built on concrete floor slab. Timber framed, external asbestos cement cladding. Facade in modernist style with two shopfronts and cinema entrance. Original details such as cinema doors and ticket office window intact. The interior has a sloping concrete floor with canvas seats, and is lined with hessian to improve acoustics.
PHYSICAL INTEGRITY	Condition generally good, but needs minor maintenance. Integrity reduced by modifications to street front shops.
STATEMENT OF SIGNIFICANCE	

CURRENT NAME	Anzac Park
OTHER KNOWN NAME	
ADDRESS	107-111 Munro Street, Babinda
TITLE DETAILS	Lot 604 on Parcel 76808; Lot 604 on Parcel 76809; Lot 2 on Parcel 76806
HISTORY	The land which is now Anzac Park was Babinda's sports ground until about 1927. The land was then subdivided and partly sold, and the remaining area remained public parkland. The war memorial commemorates the local servicemen who volunteered during the First World War in 1914-18. The memorial was originally erected in Munro Street outside the State Hotel and unveiled on Anzac Day 1927, but as traffic increased in the street it was moved to the park in the 1930s. This is probably when the name Anzac Park was adopted. In 1942, when northern Australia was threatened by Japanese bombing at the height of the Second World War, a reinforced concrete air raid shelter was built in the park. After the war a 25 pounder gun manufactured in 1942 was placed beside the war memorial. The air raid shelter was converted to public toilets after the war, and in 1992 it was painted with a mural depicting rainforest and the Boulders.
PHYSICAL DESCRIPTION	Grassed park with rows of Ficus and clusters of palm trees, shelter shed and picnic tables. Facing Munro Street is a marble obelisk war memorial and beside it a 25-pounder gun. Near them is a concrete air raid shelter which has been converted to public toilets and painted with a mural.
PHYSICAL INTEGRITY	The park is well-kept and a pleasant environment. The base of the war memorial has an empty niche which looks as though it probably once housed a war trophy (perhaps a machine gun?).
STATEMENT OF SIGNIFICANCE	The park is the focus for remembrance of the Babinda community's involvement in the First and Second World Wars.

CURRENT NAME	Police Station & Residence
OTHER KNOWN NAME	Police Station is the former Court House
ADDRESS	4-10 Munro Street, Babinda
TITLE DETAILS	Lot 1 on NR 814119
HISTORY	An early police station was built in Babinda in about 1915, and destroyed in the 1918 cyclone. The present building complex of court house, police station and police residence replaced it in about 1919. A new highset residence alongside was added about the 1960s. In 1995 the police station moved into the court house building, and the old police station was moved across Munro Street to become the Visitor Information Centre. At the same time the old residence was moved sideways onto the station site.
PHYSICAL DESCRIPTION	Court house is a single storey symmetrical building with a longitudinal gabled corrugated steel roof continuing down into verandahs on all sides in the front, with a transverse hipped roof at rear. Raised on low concrete stumps, open verandah with vertical timber batten balustrades. Timber framed construction, with external weatherboard cladding and vertical tongue & groove boards on verandahs. Old residence is a single storey asymmetrical building with a pyramid corrugated steel roof, with a gable projecting to the front on one side. Raised on low steel stumps, front verandah enclosed. Timber framed construction, with external weatherboard cladding. There is a similar court house in Gordonvale.
PHYSICAL INTEGRITY	Police Station is in very good condition. Old residence needs painting and minor maintenance.
STATEMENT OF SIGNIFICANCE	An attractive group of government buildings which are conspicuous at the entrance to Babinda.

CURRENT NAME	Municipal Library
OTHER KNOWN NAME	School of Arts
ADDRESS	22-24 Munro Street, Babinda
TITLE DETAILS	Lot 104 on NR 7472
HISTORY	A School of Arts was built in Babinda in about 1915, and severely damaged in the 1918 cyclone. The present building was apparently built to replace it soon afterward, and may incorporate some of the original building. It remained the School of Arts library until 1955, when it was taken over by the Mulgrave Shire Council and operated partly as the local Council office and partly as a municipal library. In recent years the building has been internally refurbished to modern library standards, extended to the rear and fitted with an access ramp.
PHYSICAL DESCRIPTION	Single storey asymmetrical building, transverse gabled corrugated steel roof with longitudinal gable extending to front on one side. Timber framed construction, clad with chamferboards externally, modern aluminium door and entrance ramp at street entrance, casement windows, attractive garden.
PHYSICAL INTEGRITY	The building is in very good condition.
STATEMENT OF SIGNIFICANCE	An attractive domestic-scale building which contributes to the group of civic buildings at the entrance to Babinda.

CURRENT NAME	National Australia Bank
OTHER KNOWN NAME	Queensland National Bank
ADDRESS	56-60 Munro Street, Babinda
TITLE DETAILS	Lot 204 on NR 7472
HISTORY	This is the fourth bank building on the site. Three earlier timber premises of the Queensland National Bank were destroyed by the 1918 cyclone and fires, the last in January 1931. This concrete masonry building replaced it in 1932. The QN Bank was absorbed by the National Bank of Australasia in 1948, and was renamed the National Australia Bank in 1981. The first footpath awning in Babinda was built in front of the bank in 1992. This bank now operates as an agency of the Innisfail branch, and is the only bank operating in Babinda at present.
PHYSICAL DESCRIPTION	Two storey symmetrical building, reinforced concrete construction, smooth rendered, gabled longitudinal corrugated steel roof, Classical pediment on facade, semi-circular arched windows on side walls of facade, large windows at street level, cantilevered concrete shades over casement windows.
PHYSICAL INTEGRITY	Generally good condition, needs painting.
STATEMENT OF SIGNIFICANCE	A dominant and dignified building in Babinda's commercial core, one of only two two-storey buildings on the north side of Munro Street.

CURRENT NAME	Babinda Meat Mart
OTHER KNOWN NAME	
ADDRESS	66-68 Munro Street, Babinda
TITLE DETAILS	Lot 2 on RP 715107
HISTORY	The date of construction of this building is not known, but it probably dates from the 1930s.
PHYSICAL DESCRIPTION	Single storey symmetrical building, concrete construction, large shop windows and tiled surfaces at street level. High concrete parapet with Art Deco ornament. Box awning over footpath supported on timber posts with concrete bases.
PHYSICAL INTEGRITY	Generally good condition, needs some painting and minor maintenance.
STATEMENT OF SIGNIFICANCE	One of the two Art Deco facades in the commercial centre of Babinda.

CURRENT NAME	Babinda Post Office and Residence
OTHER KNOWN NAME	
ADDRESS	94-96 Munro Street, Babinda
TITLE DETAILS	Lot 10 on NR 7356
HISTORY	This is the fifth Post Office in Babinda, and the third on this site. A postal Receiving Office was established somewhere on Babinda Creek in 1891, possibly at Weinert's farmhouse. It moved to the railway station in 1912. The original Babinda Post Office was built on this site in 1916, and destroyed in the 1918 cyclone. A new Post Office was built the following year, and destroyed by fire in 1933. The present building was built to replace it soon afterward.
PHYSICAL DESCRIPTION	Post Office a single storey symmetrical building, transverse hipped corrugated steel roof with longitudinal gable in centre of street frontage and open porches either side. Timber framed construction, clad with weatherboards externally, vertical tongue and groove boards on porches. Timber framing in gable end, batten balustrades on porches. Sliding sash windows in front wall with window hood. Raised on low concrete piers with battens between. Residence a single storey building, transverse hipped corrugated steel roof. Timber framed construction, clad with weatherboards externally, vertical tongue and groove boards on verandah. Verandah partly open with dowel balustrades, partly enclosed with weatherboards and glass louvre windows. Raised on low wooden stumps. There is a similar post office in Gordonvale.
PHYSICAL INTEGRITY	The building is in good condition.
STATEMENT OF SIGNIFICANCE	The Post Office is a pleasantly-styled civic building in a prominent corner location at one end of the commercial centre of Babinda

CURRENT NAME	Masonic Hall
OTHER KNOWN NAME	Bartle Frere Lodge 254, Horace Russell Mayers Hall
ADDRESS	142 Munro Street, Babinda
TITLE DETAILS	Lot 31 on PLN N157585
HISTORY	A Masonic Lodge was operating in Babinda by 1917, for on the facade of the building is a painted sign which reads: "Bartle Frere Lodge 254 Consecrated 5th June 1917". However, the building is named the Horace Russell Mayers Hall. George Jago, in a brief account of the lodge, said, "The first hall was donated by George Russell Mayers to honour his eldest son, Horace Russell Mayers who was killed in the First World War, and the lodge is so named. The original building has been added to and has lost its identity." Certainly the building appears to have been extended on more than one occasion.
PHYSICAL DESCRIPTION	Single storey symmetrical building of timber framed construction throughout, made up of several parts. It appears to have been built as a simple rectangular hall with a longitudinal corrugated steel gabled roof extending the full length of the building. This hall was clad with corrugated steel and had very high small windows, as is usual for Masonic lodges. It has been extended by the addition of an entrance porch at the front, clad in asbestos cement, and skillion extensions on both sides, clad in ripple iron. All the extensions have glass louvre windows. The building is raised on a mixture of low wooden stumps and steel posts.
PHYSICAL INTEGRITY	The building is in fair condition, needing painting and minor maintenance.
STATEMENT OF SIGNIFICANCE	A modest and inconspicuous building which makes a statement about the character of early Babinda.

CURRENT NAME	House
OTHER KNOWN NAME	
ADDRESS	Boulders Road, Babinda
TITLE DETAILS	
HISTORY	The date of construction of this house is not known. Its exposed stud frame walls and steep roof pitch appear to be very early, but it may not have been built on this site. It was occupied by the Gee Kee family who had a sugar and tropical fruit farm on the land from 1924 to 1978, but it is said to have been an old house in derelict condition when they arrived. One local story says the house was brought from the goldfields by the Abbott family, another that it was an early farmhouse built at the same time as the mill.
PHYSICAL DESCRIPTION	Single storey symmetrical building, high pitched corrugated steel roof with short transverse ridge at apex, gabled entrance porch. Open verandahs on three sides with three rail dowel balustrade. Timber stud framed construction, lined with chamferboards internally and left exposed externally. Raised on low wooden stumps and steel posts.
PHYSICAL INTEGRITY	The building appears to be in good condition. Since 1985 when the house appeared in a published photograph, lattice work and other verandah detail has been removed, and the house has been hidden by trees.
STATEMENT OF SIGNIFICANCE	A very early farmhouse in the Babinda district, once a conspicuous landmark but now obscured.

CURRENT NAME	The Boulders
OTHER KNOWN NAME	
ADDRESS	Boulders Road
TITLE DETAILS	R.1176 Scenic Purposes
HISTORY	The Boulders, in the gorge of Babinda Creek where it emerges from the slopes of Mount Bartle Frere, are the subject of Aboriginal legends and have been recognised as a scenic attraction ever since European occupation of the Russell valley. However, conditions in parts of the gorge are very dangerous, and perhaps as many as ten people have been drowned at the Boulders. In 1979, Mulgrave Shire Council established a system of walking tracks, lookouts and safety fences along parts of the gorge.
PHYSICAL DESCRIPTION	Steep, narrow gorge of Babinda Creek, strewn with large water-worn granite boulders forming numerous complex channels.
PHYSICAL INTEGRITY	Natural Area
STATEMENT OF SIGNIFICANCE	One of the best-known tourist attractions of the Babinda district, the Boulders have also earned a somewhat macabre reputation as the scene of a series of drowning fatalities.

CURRENT NAME	Babinda Railway Station
OTHER KNOWN NAME	Babinda Creek Railway Station
ADDRESS	Bruce Highway, Babinda
TITLE DETAILS	Lot 4 on RP 814126
HISTORY	The original station was a small timber shed built by the Cairns Shire Council when Babinda Creek became the terminus of the Mulgrave Tramway in 1910. It was the first building in what is now the town of Babinda. The present building was probably erected soon after Queensland Government Railways took over the operation of the line at the beginning of 1912. It was a standard design for government stations in North Queensland, and there is a generally similar railway station in Gordonvale. The station survived the 1918 cyclone with minor damage. Originally the station had only a narrow verandah all round, and the shelter extending over the platform does not appear in photographs of the station in 1917-18. It was presumably added in the 1920s.
PHYSICAL DESCRIPTION	Single storey symmetrical building raised on very low wooden stumps, rectangular in plan with transverse gabled corrugated steel roof and narrow verandahs supported on timber posts on three sides. Timber framed construction clad with weatherboards, open waiting room with Federation fretwork bracket details. Later canopy over platform has sawn hardwood braced post and beam frame, shallow vaulted corrugated steel roof and box gutter.
PHYSICAL INTEGRITY	Condition generally sound, some dry rot evident, exterior needs painting and minor maintenance.
STATEMENT OF SIGNIFICANCE	The railway station is the oldest building surviving in Babinda.

CURRENT NAME	St Rita's Convent
OTHER KNOWN NAME	
ADDRESS	15 Church Street, Babinda
TITLE DETAILS	Lot 214 on NR 7392
HISTORY	St Rita's convent school was opened by the Sisters of Mercy in 1926. At first classes were taught in the church. The foundation stone of the convent building was laid in 1925, but it was 1928 before it was completed, and for the next eighteen years the sisters lived upstairs while classes were taught downstairs. In 1946 the two storey school building was completed.
PHYSICAL DESCRIPTION	Two storey symmetrical building of concrete masonry with rendered surfaces, transverse hipped corrugated steel roof with gabled louvre ventilators and longitudinal gable extending to the front above the entrance. Verandahs open downstairs, enclosed by panels and casement windows upstairs. Inter-war Gothic style, with stylised pointed arches and moulding over entrance arch.
PHYSICAL INTEGRITY	The building is in very good condition.
STATEMENT OF SIGNIFICANCE	A large dignified historic building which, with the adjacent church and school, contributes to the group of ecclesiastical buildings in Church Street.

CURRENT NAME	Nurses Quarters
OTHER KNOWN NAME	
ADDRESS	128-130 Munro Street, Babinda
TITLE DETAILS	Lot 2 on RP 708684
HISTORY	A hospital was established at Babinda in 1923. It was housed in a timber ward with separate timber nurses quarters, kitchen buildings and morgue. It was greatly expanded after the Second World War, first by the construction of a brick maternity wing in 1946 which opened in 1948. Then in 1949 there were plans to increase the teaching function of the hospital. Cairns architect S.G. Barnes was commissioned to draw up plans for a much larger brick nurses quarters. The present building was completed in 1950. The building is now little used.
PHYSICAL DESCRIPTION	A large complex L-shaped asymmetrical building, set at the back of the hospital grounds. Because of the sloping terrain, it has a single storey wing parallel to Munro Street and a two storey wing parallel to Knowles Street. Brick construction, partly concrete-rendered externally, with a hipped corrugated steel roof. Open verandahs on two storeys with paired brick columns and simple Modernist geometric ornamentation. Curved south-east corner to building, and some semi-circular arched doorways. Casement windows and glass brick wall panels. Internal staircases have continuous curving Modernist steel handrails. Matron's lounge on south-east corner is a semi-cylindrical projection from the building with a cantilevered concrete eave.
PHYSICAL INTEGRITY	The building is in good condition and appears to have undergone little alteration since construction.
STATEMENT OF SIGNIFICANCE	The nurses quarters building is significant for its design qualities, and is the most original and distinctive architectural element of Babinda. It is a large and imposing building when seen from Church Street, but because of its location and screen of trees it is not conspicuous from other directions. Also in the hospital grounds is the timber morgue of 1926, the oldest building on the site, and the only building of this design surviving in Queensland.

### 3.15.6 Schedule of Character Precincts

CURRENT NAME	Babinda Sugar Mill
OTHER KNOWN NAME	Babinda Central Mill
ADDRESS	Bruce Highway, Babinda
TITLE DETAILS	Lot 3 on RP 814126
HISTORY	Babinda mill was established after years of lobbying by the farmers of the Russell district. In 1910 they persuaded the Queensland government to set up a Commission to report on the establishment of more Central Mills. The Commission proposed legislation to enable the government to lend money to farmers' co-operatives and recommended that the first new mill be at Babinda. The Sugar Works Act 1911 followed and Babinda, the first Central Mill built under the new legislation, opened in 1915. The town of Babinda grew up alongside the mill. The mill went through prosperous decades in the 1920s, 30s and 50s, and has greatly altered its technology. In 1989 Bundaberg Sugar bought the mill from the co-operative.
PHYSICAL DESCRIPTION	The mill is a large complex of industrial buildings, mostly steel framed and corrugated steel clad, which dominate the town of Babinda, the Bruce Highway and the North Coast Railway. The most conspicuous structure is the steel stack, which pours out clouds of white water vapour for six months of each year. Other large elements such as the water cooling towers, loco shed and the hoppers over the railway line are highly visible to traffic on the Bruce Highway. The row of staff residences and the avenue of tall South American raintrees ( <i>Samanea saman</i> ) are particularly attractive features of the complex.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The mill is the reason that the town of Babinda exists, and is the major human-made landmark of the district. It is the largest building and most significant industrial site in the Russell River valley.

CURRENT NAME	Eastwood Street, Babinda
OTHER KNOWN NAME	
ADDRESS	Eastwood Street
TITLE DETAILS	Various
HISTORY	
PHYSICAL DESCRIPTION	
PHYSICAL INTEGRITY	High
CHARACTER VALUES	The character of Babinda is enhanced by this cluster of dwellings believed to date from World War One (the mill started operating in 1915). They are single storey dwellings using a diversity of building materials including ripple iron, casement windows and louvre windows. Some retain the window hoods frequently associated with early Queenslanders. Most buildings are in good condition.

CURRENT NAME	Mill Street, Babinda
OTHER KNOWN NAME	
ADDRESS	Mill Street
TITLE DETAILS	Various
HISTORY	
PHYSICAL DESCRIPTION	Two timber buildings dating from around 1920. They are timber framed on low stumps. Corrugated iron cladding has been employed in their construction. Their verandahs have been subsequently enclosed with fibro sheeting.
PHYSICAL INTEGRITY	
CHARACTER VALUES	These two buildings are excellent examples of retention and adaptation to basic dwellings in one of the smaller coastal sugar towns of north Queensland.

BABINDA VILLAGE - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY MATERIAL CHANGE OF USE	PLANNING AREA								GUIDE TO APPLICABILITY OF CODES																
	LAND NOT AFFECTED BY OVERLAY								OVERLAY					GENERAL											
	Rural 1	Low Density Residential	Residential 1	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hilltops Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code		
<b>Defined Use</b>																									
<b>RESIDENTIAL USES</b>																									
House	S	S	S	IU	I	C	I	I	I	I	P	O	O	O	O				A			A			
Illuminated Tennis Court	C	C	C	IU	I	C	I	I	I	I	P	O	O	O	O				A			A	A	A	A
Caretaker's Residence	C	IU	IU	C	C	C	C	C	C	I	P	O	O	O	O				A			A			
Multiple Dwelling (Small Scale Development)	IU	IU	IU	C	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Multiple Dwelling	IU	IU	IU	C	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Retirement Village	IU	IU	I	I	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Special Residential Accommodation	IU	IU	I	I	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Home Activity	S	S	S	S	S	S	I	I	I	IU	P								A						
Home Based Business	S	C	I	S	S	S	I	I	I	IU	P								A						
Dual Occupancy	IU	IU	I	IU	I	IU	IU	IU	IU	IU	P	O	O	O	O				A			A	A	A	A
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																									
Holiday Accommodation	IU	IU	IU	C	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Caravan and Relocatable Home Park	I	I	IU	I	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Short Term Accommodation	IU	I	I	C	I	IU	IU	I	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
<b>RETAIL USES</b>																									
Shopping Facilities 0 - 500m <sup>2</sup> gfa	IU	I	I	C	I	I	I	IU	IU	IU	P	O	O	O	O				A	A	A	A	A	A	A
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	IU	I	I	S	I	I	I	IU	IU	IU	P	O	O	O	O				A	A	A	A	A	A	A
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	I	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Display Facilities	IU	IU	IU	I	C	C	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Showroom	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Restricted Premises	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A					
Detached Bottle Shop	IU	IU	IU	C	I	IU	IU	IU	IU	IU	P	O	O	O	O				A						
<b>BUSINESS AND COMMERCIAL USES</b>																									
Business Facilities	IU	IU	IU	C	C	C	IU	IU	IU	IU	P	O	O	O	O				A	A	A	A	A	A	A
Business Facilities #	IU	IU	IU	S	S	S	IU	IU	IU	IU	P	O	O	O	O				A	A	A	A	A	A	A
Tavern	IU	IU	IU	I	I	I	IU	IU	IU	IU	P	O	O	O	O				A	A	A	A	A	A	A
Restaurant	I	IU	I	S	I	I	IU	I	I	IU	P	O	O	O	O				A	A	A	A	A	A	A
Service Station	I	IU	I	C	I	I	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Child Care Centre	IU	IU	C	C	C	I	I	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Veterinary Facilities	I	I	IU	I	I	C	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Tourist Attraction	I	I	IU	I	I	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Car Park	IU	IU	IU	IU	I	I	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
<b>INDUSTRY AND ASSOCIATED USES</b>																									
Primary Industry	S	I	IU	IU	IU	IU	IU	IU	IU	IU	P			O	O				A						
Aquaculture Minor	S	IU	IU	I	S	IU	IU	IU	IU	IU	P	O	O						A						
Aquaculture Major	IU	IU	IU	IU	IU	I	IU	IU	IU	IU	P	O	O	O	O	O			A	A		A	A	A	A
Intensive Animal Husbandry	I	IU	IU	IU	IU	I	IU	IU	IU	IU	P	O	O	O	O	O			A	A		A	A	A	A
Industry Class A	I	IU	IU	I	C	S	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Industry Class B	IU	IU	IU	I	C	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Industry Class C	IU	IU	IU	IU	I	I	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Business and Technology Park	IU	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
Extractive Industry	I	IU	IU	IU	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O			A	A	A	A	A	A	A
<b>COMMUNITY FACILITIES</b>																									
Cemetery and Crematorium	I	IU	IU	IU	IU	C	IU	IU	IU	IU	P	O	O						A			A	A	A	A
Hospital	IU	IU	IU	I	I	IU	C	IU	IU	IU	P	O	O	O	O	O			A	A		A	A	A	A
Educational Establishment	I	IU	IU	I	I	I	C	IU	IU	IU	P	O	O	O	O	O			A	A		A	A	A	A
Park	S	S	S	S	S	S	S	S	S	C	P	O	O	O	O	O			A	A		A	A	A	A
Place of Assembly	I	IU	I	C	I	IU	C	I	I	IU	P	O	O	O	O	O			A	A		A	A	A	A
Local Utility	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O			A						
Public Utility	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O			A						
Telecommunication Facility	C	I	I	I	I	IU	I	I	I	IU	P	O	O						A						
Railway Activities	I	I	I	I	I	I	S	I	I	IU	P	O	O	O	O	O			A	A		A	A	A	A
Institution	I	IU	IU	I	I	I	C	IU	IU	IU	P	O	O	O	O	O			A	A		A	A	A	A

DEVELOPMENT ACTIVITY	PLANNING AREA								GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY								OVERLAY															
<b>Defined Use</b> <b>RECREATION</b> Indoor Sport and Entertainment Outdoor Sport and Entertainment <b>OTHER</b> Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district. Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development. All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	Rural 1	Low Density Residential	Residential 1	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hillislopes Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Land Use Code	Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code	
	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O			A	A	A	A	A
	C	I	I	I	I	I	I	C	C	C	P	O	O	O	O	O	O			A	A	A	A	A
	S	S	S	S	S	S	S	S	S	S	P									A	A	A	A	A
	C	C	C	C	C	C	C	C	C	C	P	O	O	O	O	O	O			A	A	A	A	A
	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O			A	A	A	A	A

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA								GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY								OVERLAY															
<b>OTHER DEVELOPMENT</b> Reconfiguring a Lot Operational Work - associated with Reconfiguring a Lot Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use Operational Work - vegetation clearing not associated with a Material Change of Use Building Work not associated with a Material Change of Use Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	Rural 1	Low Density Residential	Residential 1	Local Centre	Commercial	Industry	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hillislopes Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code
	C	C	C	C	C	C	C	C	C	C	P	O	O							A	A	A	A	A
	C	C	C	C	C	C	C	C	C	C	O	O								A	A	A	A	A
	C	C	C	C	C	C	C	C	C	C	O	O								A				
	C	C	C	C	C	C	C	C	C	C	O	O												
	S	S	S	S	S	S	S	S	S	S	P	O												
	C	C	C	C	C	C	C	C	C	C	P													

**Footnote**  
 # If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Rural)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU
Bushfire Risk Analysis <sup>6</sup>	Medium Risk	C	C	I	IU

## KEY

<b>E</b>	Exempt	<b>A</b>	The Code is Applicable
<b>S</b>	Self Assessable	<b>P</b>	The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b>	Code Assessable	<b>O</b>	Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b>	Impact Assessable		
<b>IU</b>	Impact Assessable (Inconsistent Use)		

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>6</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

### 3.16 The Islands District

#### 3.16.1 Description and Intent

The islands which are included within the City are a significant recreational resource for residents and provide a range of attractions for visitors to the City.

The over-riding intent is that any development and use of the islands for recreational or tourist purposes should satisfy the following principles:-

- There must be no adverse effects on the natural qualities and environments of the islands and of the surrounding waters and reefs;
- Development must be subservient to the natural landscape and should not be visible from the coastline or from vessels passing the islands;
- Esplanades, foreshores and other public areas must remain accessible to the public;
- Treatment and disposal of waste water must satisfy contemporary standards.

Double Island, adjacent to Palm Cove, contains existing, small scale tourist accommodation. There is potential for development of additional accommodation and facilities by virtue of the provisions of a lease over part of the Island.

Green Island contains a modern tourist resort and a small scale tourist attraction. A significant part of the Island is National Park. It is not intended that there should be any further significant development on the island.

Fitzroy Island contains older style tourist accommodation, camping facilities and a commercial aquaculture operation. The greater part of the Island is National Park. Redevelopment of the existing tourist accommodation is considered to be acceptable, provided there is an acceptable solution to the key issue of treatment and disposal of waste water. Improvements to the camping area are considered to be desirable. It is not intended that any significant expansion of the aquaculture operation should occur.

It is intended that the smaller islands; Haycock Island, High Island and the Frankland Islands should not be the subject of any development. Use of these islands for nature-based recreation may be appropriate.

#### 3.16.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 636	905403	Unnamed Road FITZROY ISLAND	Giant clam and marine hatchery facility.

### 3.16.3 Schedule of Heritage Sites

CURRENT NAME	Green Island Observatory
OTHER KNOWN NAME	
ADDRESS	Green Island
TITLE DETAILS	L100 on plan NR 843614, L1 on plan NR 812612
HISTORY	Green Island was part of the territory of the Kungganydja people, and was reputedly a site of male initiations for these people. Before European settlement of the Cairns area, the island was used as part of the beche-de-mer industry, and was the site of racial conflict associated with this industry. The island became a place of leisure for Europeans soon after settlement and was vested as a reserve by the Cairns Town Council in 1906. Since then the island has risen in importance to residents and tourists, with activities such as camping available and being a destination for day trippers with resort style accommodation also available. An underwater observatory was built in the 1950's and provided a means where by people could see the marine life of the reef up close.
PHYSICAL DESCRIPTION	Small low coral and reef cay 26 km east of Cairns on the edge of the Great Barrier Reef
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	The place is significant for its aesthetic qualities (criterion e), and for the associations with Cairns residents and travelling visitors for many years (criterion g). It was also an early tourist development in the Cairns region (criterion a).

THE ISLANDS - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY	PLANNING AREA				GUIDE TO APPLICABILITY OF CODES											
	LAND NOT AFFECTED BY OVERLAY				OVERLAY					GENERAL						
MATERIAL CHANGE OF USE	Tourist and Residential	Community Facilities	Open Space	Conservation	Planning Area Code	Hill Slopes Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
<b>Defined Use</b>																
<b>RESIDENTIAL USES</b>																
House	C	I	IU	IU	P	O	O	O	O	O	A			A		
Illuminated Tennis Court	C	I	IU	IU	P	O	O	O	O	O				A	A	A
Caretaker's Residence	C	C	C	IU	P	O	O	O	O	O	A					A
Multiple Dwelling (Small Scale Development)	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Multiple Dwelling	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Retirement Village	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Special Residential Accommodation	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Home Activity	S	I	IU	IU	P	O	O	O	O	O	A					
Home Based Business	I	I	IU	IU	P	O	O	O	O	O	A					
Dual Occupancy	C	IU	IU	IU	P	O	O	O	O	O	A			A	A	A
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																
Holiday Accommodation	C	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Caravan and Relocatable Home Park	I	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Short Term Accommodation	C	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
<b>RETAIL USES</b>																
Shopping Facilities 0 - 500m <sup>2</sup> gfa	C	I	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Display Facilities	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Showroom	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Restricted Premises	IU	IU	IU	IU	P	O	O	O	O	O	A	A			A	A
Detached Bottle Shop	I	IU	IU	IU	P	O	O	O	O	O	A	A			A	A
<b>BUSINESS AND COMMERCIAL USES</b>																
Business Facilities	I	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Business Facilities #	I	IU	IU	IU	P	O	O	O	O	O						
Tavern	I	IU	IU	IU	P	O	O	O	O	O						
Restaurant	C	IU	I	IU	P	O	O	O	O	O						
Service Station	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Child Care Centre	I	I	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Veterinary Facilities	IU	IU	IU	IU	P	O	O	O	O	O						
Tourist Attraction	I	IU	IU	IU	P	O	O	O	O	O						
Car Park	IU	IU	IU	IU	P	O	O	O	O	O						
<b>INDUSTRY AND ASSOCIATED USES</b>																
Primary Industry	IU	IU	IU	IU	P	O	O	O	O	O						A
Aquaculture Minor	I	IU	IU	IU	P	O	O	O	O	O	A	A			A	A
Aquaculture Major	IU	IU	IU	IU	P	O	O	O	O	O					A	A
Intensive Animal Husbandry	IU	IU	IU	IU	P	O	O	O	O	O	A	A			A	A
Industry Class A	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Industry Class B	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Industry Class C	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Business and Technology Park	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
Extractive Industry	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A
<b>COMMUNITY FACILITIES</b>																
Cemetery and Crematorium	IU	IU	IU	IU	P	O	O	O	O	O				A	A	A
Hospital	I	IU	IU	IU	P	O	O	O	O	O				A	A	A
Educational Establishment	I	I	IU	IU	P	O	O	O	O	O				A	A	A
Park	S	S	S	C	P	O	O	O	O	O				A	A	A
Place of Assembly	I	I	I	IU	P	O	O	O	O	O				A	A	A
Local Utility	S	S	S	I	P	O	O	O	O	O				A	A	A
Public Utility	S	S	S	I	P	O	O	O	O	O				A	A	A

DEVELOPMENT ACTIVITY	PLANNING				GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY				OVERLAY					GENERAL										
<b>MATERIAL CHANGE OF USE</b>																				
<b>Defined Use</b>		Tourist and Residential	Community Facilities	Open Space	Conservation	Planning Area Code	Hilllopes Code	Vegetation Conservation & Waterways Sig	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material	Land Use Code	Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code			
Telecommunication Facility	I	I	I	I	IU	P	O	O	O	O		A	A	A	A	A				
Railway Activities	IU	IU	IU	IU	IU	P	O	O	O	O			A	A	A	A	A			
Institution	IU	IU	IU	IU	IU	P	O	O	O	O			A	A	A	A	A			
<b>RECREATION</b>																				
Indoor Sport and Entertainment	I	IU	IU	IU	IU	P	O	O	O	O			A	A	A	A				
Outdoor Sport and Entertainment	I	C	C	C	IU	P	O	O	O	O			A	A	A	A				
<b>OTHER</b>																				
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.		S	S	S	S	P							A	A	A	A				
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.		C	C	C	C	P	O	O	O	O			A	A	A	A				
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)		I	I	I	I	P	O	O	O	O			A	A	A	A				

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA				GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY				OVERLAY					GENERAL										
<b>OTHER DEVELOPMENT</b>																				
		Tourist and Residential	Community Facilities	Open Space	Conservation	Planning Area Code	Hilllopes Code	Vegetation Conservation & Waterways Sig	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material		Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code		
Reconfiguring a Lot	C	C	C	C	I	P	O	O	O	O			A	A	A	A	A			
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C		O	O		O				A	A	A	A			
Operational Work - excavation or filling of more than 50m³ of material not associated with a Material Change of Use	C	C	C	C	C		O	O		O				A						
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C		O	O												
Building Work not associated with a Material Change of Use	C	C	C	C	C	P	O		O	O										
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	P			O	O										

**Footnote**  
# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Urban)	C	C	I	IU
	Category 2 (Urban)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU

## KEY

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.



### 3.17 Rural Lands District

#### 3.17.1 Description and Intent

The Rural Lands District incorporates the lowland areas of the Mulgrave and Russell River Valleys; the rainforested coastal ranges; and the wetlands and coastline extending from Russell Heads to Bramston Beach. The scenic qualities of the Rural District contribute significantly to the character, landscape qualities and appeal of the City as a whole. The District 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.

It is intended that the agricultural areas of the District should continue to be used for primary production, particularly the cultivation of sugar cane, horticulture and grazing. Good quality agricultural land should not be alienated by inappropriate land uses or fragmented by inappropriate subdivision.

More intensive forms of primary production and private forestry are considered to be acceptable, provided the environmental effects are managed and there are no adverse impacts on natural areas.

Similarly, the extraction of sand, gravel and hard rock is considered to be acceptable, provided the environmental effects are managed and there are no adverse impacts on natural areas.

Urban development is not intended to occur in the District, except within the boundaries of the existing villages. A small expansion of land for residential purposes has been provided at Bramston Beach and Miriwinni to cater for future growth. The expansion of rural residential development outside those areas already developed for this purpose is not intended to occur.

~~The Southern Corridor which is identified for future urban development is included in the Rural 2 Planning Area to ensure that new uses which are potentially incompatible with urban development are not established in locations where the existence of such uses would constrain the efficient expansion of urban development in the future. Future urban development in this area is to be excluded from forested hillslopes and waterways and expand primarily in areas previously cleared for farming practices. Recreational tourism in the form of walking trails is encouraged in this well vegetated and accessible area.~~

It is intended that natural areas not already protected by inclusion in the Wet Tropics World Heritage Area or by other management mechanisms should be conserved.

Low intensity tourist activities based on appreciation and enjoyment of the natural environment are considered to be acceptable in the District, provided there are no adverse impacts on natural areas or on resources, particularly good quality agricultural land.

#### 3.17.2 Schedule of Special Facilities Approvals

Prior to the Commencement Date, the premises listed in the Schedule of Special Facilities Approvals for the District were approved for particular forms of development.

The development of the premises listed in the Schedule may proceed in accordance with the requirements:-

1. Of the approval (including compliance with the conditions imposed under the listed approval); and
2. Of the codes contained in sections 4.5, 4.6, 4.7 and 4.8 of this Scheme, that are not inconsistent with the conditions of approval.

INDEX	LOT NO.	PLAN NO.	STREET ADDRESS	APPROVED USE
1	Lot 417	N157473	Redbank Road KAMMA	Office shop, caretaker's residence, fuel sales and car parking development.
2	Lot 17	N157190	Hill Road WRIGHTS CREEK	Raw Materials.
3	Lot 637	SP119100	Lee Yan Road EAST TRINITY	Sea plane base and dwelling house in accordance with building permit no. 4474.
4	Lot 3	744407	Mt Peter Road MOUNT PETER	Concrete batching plant and asphalt mixing plant and access road.
5	Lot 3	744023	Ross Road DEERAL	Boat Storage, Retail Shop, workshop, Restaurant and fuel sales.
6	Lot 219	NR7435	Bruce Hwy BELLENDEN KERR	Service Station, shop and Caretaker's Residence
7	Lot 1	719521	Price Road BARTLE FRERE	Craft Gallery and Kiosk

### 3.17.3 Schedule of Heritage Sites

CURRENT NAME	False Cape Gun Emplacements
OTHER KNOWN NAME	"H & S" Heavy Battery
ADDRESS	False Cape
TITLE DETAILS	L108 on RP712063
HISTORY	Two 155mm guns and Sperry search lights were allocated to False Cape in 1942. Australian Heavy Battery 'H' under Major Ralph Mansfield were stationed at False Cape. There were at least 127 men with barracks, storerooms and a small hospital. Construction of the base was undertaken by Civil Construction Corpse. 'H' Battery were relieved in 1944 by 'S' Battery.
PHYSICAL DESCRIPTION	Located in a strategic position to defend Trinity Inlet from attack, the site has remained with gun emplacements, battery observation post and main magazine.
PHYSICAL INTEGRITY	
STATEMENT OF SIGNIFICANCE	There is limited remains of the war effort in the Cairns region. False Cape is important as it demonstrates characteristics of a class of places associated with the war effort.

RURAL LANDS - DISTRICT ASSESSMENT TABLE  
INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY	PLANNING AREA								GUIDE TO APPLICABILITY OF CODES																
	MATERIAL CHANGE OF USE								LAND NOT AFFECTED BY OVERLAY								OVERLAY								
	Rural 1	Rural 2	Low Density Residential	Residential 1	Tourist Residential	Commercial	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hillslopes Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects to the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
<b>Defined Use</b>	Rural 1	Rural 2	Low Density Residential	Residential 1	Tourist Residential	Commercial	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hillslopes Code	Vegetation Conservation & Waterways Significance Code	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects to the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
<b>RESIDENTIAL USES</b>																									
House	S	S	S	S	S	I	I	I	I	I	P	O	O	O	O					A					
Illuminated Tennis Court	C	C	C	C	C	I	I	I	I	I	P	O	O	O	O					A					
Caretaker's Residence	C	C	I	C	C	C	C	C	C	C	P	O	O	O	O					A					
Multiple Dwelling (Small Scale Development)	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Multiple Dwelling	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Retirement Village	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Special Residential Accommodation	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Home Activity	S	S	S	S	S	S	I	I	I	I	P									A					
Home Based Business	S	S	C	I	I	S	I	I	I	I	P				O					A					
Dual Occupancy	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O					A			A	A	A
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																									
Holiday Accommodation	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Caravan and Relocatable Home Park	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Short Term Accommodation	I	I	I	I	C	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
<b>RETAIL USES</b>																									
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O					A	A	A	A	A	A
Shopping Facilities 0 - 500m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O					A	A	A	A	A	A
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Shopping Facilities > - 10,000m <sup>2</sup> gfa	I	I	I	I	I	C	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Display Facilities	I	I	I	I	I	C	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Showroom	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Restricted Premises	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O					A	A				
Detached Bottle Shop	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O					A	A				
<b>BUSINESS AND COMMERCIAL USES</b>																									
Business Facilities	I	I	I	I	C	C	I	I	I	I	P	O	O	O	O			O	O	A	A	A	A	A	A
Business Facilities #	I	I	I	I	S	S	I	I	I	I	P	O	O	O	O			O	O	A	A	A	A	A	A
Tavern	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O			O		A	A	A	A	A	A
Restaurant	I	I	I	I	C	S	I	I	I	I	P	O	O	O	O			O		A	A	A	A	A	A
Service Station	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Child Care Centre	I	I	I	I	C	C	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Veterinary Facilities	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O					A	A	A	A	A	A
Tourist Attraction	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Car Park	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
<b>INDUSTRY AND ASSOCIATED USES</b>																									
Primary Industry	S	S	I	I	I	I	I	I	I	I	P				O	O				A					A
Aquaculture Minor	S	I	I	I	I	I	I	I	I	I	P	O	O		O	O	O			A	A				A
Aquaculture Major	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Intensive Animal Husbandry	C	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A				A
Industry Class A	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Industry Class B	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Industry Class C	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Business and Technology Park	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O		A	A	A	A	A	A
Extractive Industry	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O			O		A	A	A	A	A	A
<b>COMMUNITY FACILITIES</b>																									
Cemetery and Crematorium	I	I	I	I	I	I	C	I	I	I	P	O	O		O	O	O	O							A
Hospital	I	I	I	I	I	I	C	I	I	I	P	O	O	O	O	O	O	O							A
Educational Establishment	I	I	I	I	I	I	C	I	I	I	P	O	O	O	O	O	O	O							A
Park	S	S	S	S	S	S	S	S	S	C	P	O	O	O	O					A	A				A
Place of Assembly	I	I	I	I	I	I	C	I	I	I	P	O	O	O	O	O	O	O		A	A				A
Local Utility	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O	O	O							A
Public Utility	S	S	S	S	S	S	S	S	S	I	P	O	O	O	O	O	O	O							A
Telecommunication Facility	C	C	I	I	I	I	I	I	I	I	P	O	O	O	O			O		A					A
Railway Activities	I	I	I	I	I	I	S	I	I	I	P	O	O	O	O					A	A				A

DEVELOPMENT ACTIVITY	PLANNING AREA									GUIDE TO APPLICABILITY OF CODES															
	LAND NOT AFFECTED BY OVERLAY									OVERLAY															
<b>Defined Use</b>	Rural 1	Rural 2	Low Density Residential	Residential 1	Tourist Residential	Commercial	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hill Slopes Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects for Cairns International Airport	Land Use Code	Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
Institution	I	IU	I	I	I	I	I	I	I	IU	P	O	O	O	O	O	O	O	O		A	A	A	A	A
<b>RECREATION</b>	IU	IU	I	IU	I	I	I	I	I	IU	P	O	O	O	O	O	O	O	O		A	A	A	A	A
Indoor Sport and Entertainment	IU	IU	I	IU	I	I	I	I	I	IU	P	O	O	O	O	O	O	O	O		A	A	A	A	A
Outdoor Sport and Entertainment	C	I	I	IU	I	C	C	C	C	IU	P	O	O	O	O	O	O	O	O		A	A	A	A	A
<b>OTHER</b>																									
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	S	S	S	S	P										A	A	A	A	A
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	C	C	C	C	P	O	O	O	O	O	O	O	O		A	A	A	A	A
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	I	I	I	I	I	I	I	I	I	I	P	O	O	O	O	O	O	O	O		A	A	A	A	A

INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT

DEVELOPMENT ACTIVITY	PLANNING AREA									GUIDE TO APPLICABILITY OF CODES																
	LAND NOT AFFECTED BY OVERLAY									OVERLAY																
<b>OTHER DEVELOPMENT</b>	Rural 1	Rural 2	Low Density Residential	Residential 1	Tourist Residential	Commercial	Community Facilities	Sport and Recreation	Open Space	Conservation	Planning Area Code	Hill Slopes Code	Vegetation Conservation & Waterways Significance	Local Heritage Code	Character Precinct Code	Potential or Actual Acid Sulfate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects for Cairns International Airport	Land Use Code	Parking and Access Code	Development Near Major Transport	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code
Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	I	P	O	O	O	O	O	O	O	O		A	A	A	A	A	
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	C	C	C	C		O	O			O	O	O				A	A	A	A	
Operational Work - excavation or filling of more than 50 m <sup>3</sup> of material not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C		O	O			O	O	O				A				
Operational Work - vegetation clearing not associated with a Material Change of Use	C	C	C	C	C	C	C	C	C	C		O	O													
Building Work not associated with a Material Change of Use	S	S	S	S	S	S	S	S	S	C	P	O		O	O											
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	C	C	C	C	C	P			O	O											

Footnote  
# If involving no building work or only minor building work

## CONVERSION TABLE

Development on Land Affected by an Overlay	Category	Initial Level			
		Self Assessable	Code Assessable	Impact Assessable	Impact Assessable (Inconsistent Use)
Hillslopes <sup>1</sup>	Category 1 (Rural)	C	C	I	IU
Vegetation Conservation Values <sup>2</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Waterway Significance <sup>3</sup>	Category 1	C	C	I	IU
	Category 2	C	C	I	IU
	Category 3	C	C	I	IU
	Category 4	C	C	I	IU
Heritage <sup>4</sup>	Local Heritage Site	C	C	I	IU
	Character Precinct	C	C	I	IU
Potential or Actual Acid Sulfate Soils <sup>5</sup>		C	C	I	IU
Flood Inundation (ARI 100 year) <sup>6</sup>		C	C	I	IU
Bushfire Risk Analysis <sup>7</sup>	Medium Risk	C	C	I	IU
	High Risk	C	C	I	IU
Cairns International Airport	Obstacle Limitation Surface	S	C	I	IU
	Australian Noise Exposure Forecast	S	C	I	IU
	Primary Light, Bird and Bat Strike Hazard	S	C	I	IU

## KEY

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

## EXCEPTIONS

<sup>1</sup> except for, Home Activity, Home Based Business, Primary Industry, or MCU for Special Facility that complies with the conditions of the corresponding approval to which the original level of assessment applies.

<sup>2</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>3</sup> except for, Home Activity, Home Based Business, Primary Industry, MCU for Special Facility that complies with the conditions of the corresponding approval or Building Work to which the original level of assessment applies.

<sup>4</sup> except for, Illuminated Tennis Court, Home Activity, Home Based Business, Aquaculture Minor, Cemetery and Crematorium, Telecommunication Facility, MCU for Special Facility that complies with the conditions of the corresponding approval, Reconfiguring a Lot, Operational Work associated with a ROL, Operational Work - Excavation and Filling or Operational Work - Vegetation Clearing to which the original level of assessment applies.

<sup>5</sup> except for, House, Home Activity, Home Based Business, Illuminated Tennis Court, Caretaker's Residence, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Child Care Centre, Veterinary Facilities, Primary Industry, Aquaculture Minor, Intensive Animal Husbandry, Industry Class A, B & C, Business and Technology Park, Park, Place of Assembly, Telecommunication Facility, Railway Activities, Institution, Indoor Sport and Entertainment, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>6</sup> except for a material change of use within an existing building, House, Home Activity, Home Based Business, Caretaker's Residence, Illuminated Tennis Court, Dual Occupancy, Shopping Facilities 0 – 500m<sup>2</sup> gfa, Restaurant, Veterinary Facilities, Primary Industry, Extractive Industry, Park, Telecommunications Facility, Railway Activities, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

<sup>7</sup> except for a House, Illuminated Tennis Court, Caretaker's Residence, Home Activity, Home Based Business, Dual Occupancy, Shopping Facilities (0-500m<sup>2</sup> gfa), Restricted Premises, Detached Bottle Shop, Business Facilities, Tavern, Restaurant, Veterinary Facilities, Car Park, Primary Industry, Aquaculture Minor, Extractive Industry, Cemetery and Crematorium, Park, Telecommunication Facility, Railway Activities, Outdoor Sport and Entertainment, MCU for Special Facility that complies with the conditions of the corresponding approval, Operational Work associated with a ROL, Operational Work - Excavation and Filling, Operational Work - Vegetation Clearing or Building Work to which the original level of assessment applies.

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### 3.18 Mount Peter District

The majority of the Mount Peter Master Planned Area is included in the Future Urban Planning Area to identify land that is intended for urban purposes (at some time in the future) and which requires further detailed master plans to define a final development form. The Structure Plan provides the broad strategic framework by identifying precincts indicatively on Map 08 Mount Peter Master Planned Area – Precincts and will inform the preparation of master plans which will identify the circumstances under which future development is impact assessable, code assessable, self assessable or development requiring compliance assessment. The majority of the Mount Peter Structure Plan Area is to be included in the Future Urban Planning Area so as to maintain the land in a holding pattern with limited development entitlements until such time as the master planning provided for in Chapter 6 is carried out. Given that the Structure Plan is intended to provide a broad strategic framework for future development it is not practicable at this level of structure planning to allocate use rights based upon the precincts identified on Map 08 Mount Peter Structure Plan Area – Precincts. These precincts will instead provide the structural framework for future development and provide the basis for identifying the circumstances under which future development is impact assessable, code assessable or self assessable.

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#### 3.18.1 Description and Intent

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 District including Stoney Creek and Blackfellows Creek which traverses the northernmost sections, Wrights Creek which traverses the centre of the district and Mackey Creek which traverses the southern sections of the district.

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The scenic qualities of Mount Peter contribute significantly to the character, landscape qualities and appeal of the Cairns City as a whole. The District 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 District 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 is intended to occur in the District 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 District is intended to provide a range of opportunities for residential living, predominantly to accommodate permanent residents. 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 District Centres and Mixed Use 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.

Across the District there are opportunities for the integrated development of commercial, retail, business facilities, community and service facilities in and adjacent to District Centres and Mixed Use Centres. The establishment of District Centres are intended to service the developing residential areas across the District and to provide employment opportunities for the District and for communities within



	<p>Associated with the house is a small barn with hip roof, skillion and clad with corrugated iron which houses a 4 wheel wagon used to transport milk churns to Glen Allyn Cheese Factory. To the side of the kitchen is a toilet / shower block on a concrete slab, with a corrugated iron roof, and clad with corrugated iron. This was probably used by farm labourers in the past. A visit to the farm on the 2 April revealed that this toilet / shower block has recently been demolished.</p> <p>The Nissen Hut is a timber and iron framed, corrugated iron clad structure measuring approximately 30 x 10-15 metres.</p> <p>Various farm implements from early 1900s are housed on the property in a WW2 Nissen Hut and a farm shed. Many are from the horse-drawn era including a 1 horse whim, a 2 horse whim, chaff cutters, a disc plough, scarifiers, an old John Deere tractor, a horse drawn wagon and a corn husker. In addition, there is a wood lathe used to make wooden spokes for horse drawn wheels, a Cobb &amp; Co carriage with harness, and a buggy built in 1898 by D. Ferguson &amp; Sons. The latter suffered some damage during Cyclone Larry.</p>
<u>PHYSICAL INTEGRITY</u>	All features require further assessment
<u>PRELIMINARY STATEMENT OF SIGNIFICANCE</u>	<p>The farmhouse and associated buildings illustrate farm buildings constructed in the c. 1920s in this area.</p> <p>Nissen huts are rare in North Queensland. This hut has been relocated however this does not necessarily detract from its significance as these structures were constructed as temporary movable buildings. The building was damaged during Cyclone Larry in 2006 and much of the roofing iron particularly in the central sections was blown off. The steel frame remains in good condition but the building requires re-roofing.</p> <p>The buildings require further assessment but may be of local significance.</p>
<u>CURRENT NAME</u>	Former Hambeldon Mill House
<u>OTHER KNOWN NAME</u>	-
<u>CULTURAL HERITAGE ASSESSMENT SITE NO.</u>	MPHS-4
<u>ADDRESS</u>	44 Queen St, Edmonton
<u>TITLE DETAILS</u>	
<u>HISTORY</u>	Apparently constructed in the 1930s as a residence by the Hambeldon Mill. It is one of a group of three mill houses in Queen Street.
<u>PHYSICAL DESCRIPTION</u>	lowset Queenslander style building is mounted on concrete stumps. It is clad with weatherboard and the hip roof with galvanised iron. The front verandah has been enclosed with louvres and casement windows. There is a skillion roofed verandah at the rear.
<u>PHYSICAL INTEGRITY</u>	The building is well cared for and is in good condition.
<u>PRELIMINARY STATEMENT OF SIGNIFICANCE</u>	Provides material evidence of the type of building constructed during the operation of the Hambeldon Mill. May be of local significance. Requires further assessment.

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<u>PHYSICAL INTEGRITY</u>	In major disrepair.
<u>PRELIMINARY STATEMENT OF SIGNIFICANCE</u>	Provides evidence of the cane industry in the area. Requires further assessment.  Archaeological potential. This six room barrack does not appear to have undergone significant modifications and as such it is still possible to read its internal form and function.  The building should be recorded before demolition of building / development of site occurs.

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<u>CURRENT NAME</u>	Old Poultry Farm
<u>OTHER KNOWN NAME</u>	-
<u>CULTURAL HERITAGE ASSESSMENT SITE NO.</u>	MPHS-12
<u>ADDRESS</u>	Corner of Cooper and Mount Peter Rds, Edmonton
<u>TITLE DETAILS</u>	N/A
<u>HISTORY</u>	Requires further assessment
<u>PHYSICAL DESCRIPTION</u>	This site contains a number of buildings from different eras of poultry farming on the site. There are two very large buildings, possibly 100 metres in length and 30 metres wide, one in a deteriorating condition (pictured) and the other in good condition. There are also 3 associated smaller sheds, 2 deteriorating and the other in good condition. The original shed has an iron clad saw-tooth roof. The front and rear of the building are not enclosed. The sides are partially clad with galvanised iron 2 – 3 metres below the roof line. Below this are widely spaced timber palings. On the southern boundary of the property is a row of very mature pine trees, possibly planted as a shelter belt.
<u>PHYSICAL INTEGRITY</u>	Requires further assessment
<u>PRELIMINARY STATEMENT OF SIGNIFICANCE</u>	May be of local significance. Further assessment required.  Archaeological potential. A number of buildings on this property associated with an earlier era of the poultry farm appear to be in a deteriorating condition.

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3.18.4 Mount Peter – District Assessment Table

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INITIAL LEVEL OF ASSESSMENT - MATERIAL CHANGE OF USE

DEVELOPMENT ACTIVITY	PLANNING AREA						GUIDE TO APPLICABILITY OF CODES														
	MATERIAL CHANGE OF USE						LAND NOT AFFECTED BY OVERLAY						OVERLAY				GENERAL				
	Future Urban (Mount Peter Master Planned Area)	Low Density Residential	Residential 1	Sport and Recreation	Open Space (Non-Developable Area)	Conservation (Non-Developable Area)	Mount Peter Structure Plan Area Code	Vegetation Conservation & Waterways Significance Code	Potential of Acidic/Alkaline/Sulphate Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscape Code	Infrastructure Works Code			
<b>Defined Use</b>																					
<b>RESIDENTIAL USES</b>																					
House	C	S	S	I	I	I	P	O					A		A	A	A	A			
Illuminated Tennis Court	C	C	C	I	I	I	P	O					A		A	A	A	A			
Caretaker's Residence	I	IU	IU	C	C	I	P	O					A		A	A	A	A			
Multiple Dwelling (Small Scale Development)	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Multiple Dwelling	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Retirement Village	IU	IU	I	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Special Residential Accommodation	IU	I	I	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Home Activity	S	S	S	I	I	IU	P	O					A								
Home Based Business	S	C	I	I	I	IU	P	O					A								
Dual Occupancy	IU	IU	I	IU	IU	IU	P	O					A		A	A	A	A			
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																					
Holiday Accommodation	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Caravan and Relocatable Home Park	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Short Term Accommodation	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
<b>RETAIL USE</b>																					
Shopping Facilities 0 - 500m <sup>2</sup> gfa	IU	I	I	I	IU	IU	P	O					A		A	A	A	A			
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	IU	I	I	I	IU	IU	P	O					A		A	A	A	A			
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Display Facilities	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Showroom	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Restricted Premises	IU	IU	IU	IU	IU	IU	P	O					A		A	A	A	A			
Detached Bottle Shop	IU	IU	IU	IU	IU	IU	P	O					A		A	A	A	A			
<b>BUSINESS AND COMMERCIAL USES</b>																					
Business Facilities	IU	IU	IU	IU	IU	IU	P	O			O	O	A	A	A	A	A	A			
Business Facilities #	IU	IU	IU	IU	IU	IU	P	O			O	O	A	A	A	A	A	A			
Tavern	IU	IU	IU	IU	IU	IU	P	O			O	O	A	A	A	A	A	A			
Restaurant	IU	IU	I	I	I	IU	P	O			O	O	A	A	A	A	A	A			
Service Station	IU	IU	I	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Child Care Centre	IU	IU	I	IU	IU	IU	P	O			O	O	A	A	A	A	A	A			
Veterinary Facilities	IU	I	I	IU	IU	IU	P	O			O	O	A	A	A	A	A	A			
Tourist Attraction	IU	I	IU	IU	I	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Car Park	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
<b>INDUSTRY AND ASSOCIATED USES</b>																					
Primary Industry	S	I	IU	IU	IU	IU	P	O					A								
Aquaculture Minor	S	I	I	IU	IU	IU	P	O					A		A	A	A	A			
Aquaculture Major	I	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Intensive Animal Husbandry	I	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Industry Class A	I	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Industry Class B	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Industry Class C	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Business and Technology Park	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Extractive Industry	I	IU	IU	IU	IU	IU	P	O	O			O	A	A	A	A	A	A			
<b>COMMUNITY FACILITIES</b>																					
Cemetery and Crematorium	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Hospital	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Educational Establishment	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Park	IU	S	S	S	S	C	P	O				O	A		A	A	A	A			
Place of Assembly	IU	I	I	I	I	IU	P	O			O	O	A	A	A	A	A	A			
Local Utility	S	S	S	S	S	I	P	O	O	O	O	O	A	A	A	A	A	A			
Public Utility	S	S	S	S	S	I	P	O	O	O	O	O	A	A	A	A	A	A			
Telecommunication Facility	C	I	I	I	I	IU	P	O				O	A		A	A	A	A			
Railway Activities	IU	I	I	I	I	IU	P	O				O	A	A	A	A	A	A			
Institution	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			
<b>RECREATION</b>																					
Indoor Sport and Entertainment	IU	IU	IU	I	I	IU	P	O	O	O	O	O	A	A	A	A	A	A			
Outdoor Sport and Entertainment	IU	I	IU	C	C	IU	P	O			O	O	A	A	A	A	A	A			
<b>OTHER</b>																					
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	P						A	A	A	A	A	A			
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	P	O	O	O	O	O	A	A	A	A	A	A			
All other Material Change of Use (unless otherwise specified in Schedule B of IPA).	IU	IU	IU	IU	IU	IU	P	O	O	O	O	O	A	A	A	A	A	A			

**KEY**

- E Exempt
- S Self Assessable
- C Code Assessable
- I Impact Assessable
- IU Impact Assessable (Inconsistent Use)
- A The Code is Applicable
- P The Code for the particular Planning Area in which the site is included is Applicable.
- O Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.

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Initial Level of Assessment – Material Change of Use

DEVELOPMENT ACTIVITY MATERIAL CHANGE OF USE	PLANNING AREAS LAND NOT AFFECTED BY OVERLAY						GUIDE TO APPLICABILITY OF CODES											
	Future Urban	Low Density Residential	Residential 1	Sport and Recreation	Open Space	Conservation	OVERLAY	OVERLAY	OVERLAY	OVERLAY	OVERLAY	OVERLAY	GENERAL	GENERAL	GENERAL	GENERAL		
							Planning Area Code	Vegetation Conservation & Walkways Significance Code	Potential or Actual Acid Sulfate Soil Material Code	Burial Management Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Infrastructure Works Code
<b>Defined Use</b>																		
<b>RESIDENTIAL USES</b>																		
House	I	S	S	I	I	I	PA	O										
Illuminated Tennis Court	C	C	C	I	I	I	PA	O										
Carotaker's Residence	I	I	I	C	O	I	PA	O										
Multiple Dwelling (Small Scale Development)	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Multiple Dwelling	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Retirement Village	IU	IU	I	IU	IU	IU	PA	O	O	O	O	O						
Special Residential Accommodation	IU	I	I	IU	IU	IU	PA	O	O	O	O	O						
Home Activity	S	S	S	I	I	IU	PA	O	O	O	O	O						
Home Based Business	S	C	I	I	I	IU	PA	O	O	O	O	O						
Dual Occupancy	IU	IU	I	IU	IU	IU	PA	O										
<b>TOURIST AND SHORT TERM ACCOMMODATION USES</b>																		
Holiday Accommodation	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Caravan and Relocatable Home Park	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Short Term Accommodation	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
<b>RETAIL USES</b>																		
Shopping Facilities 0 - 500m <sup>2</sup> gfa	IU	I	I	I	IU	IU	PA	O										
Shopping Facilities 0 - 500m <sup>2</sup> gfa #	IU	I	I	I	IU	IU	PA	O										
Shopping Facilities 501 - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Shopping Facilities > - 10,000m <sup>2</sup> gfa	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Display Facilities	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Showroom	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Restricted Premises	IU	IU	IU	IU	IU	IU	PA	O										
Detached Bottle Shop	IU	IU	IU	IU	IU	IU	PA	O										
<b>BUSINESS AND COMMERCIAL USES</b>																		
Business Facilities	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Business Facilities #	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Tavern	IU	IU	IU	IU	IU	IU	PA	O										
Restaurant	IU	IU	I	I	I	IU	PA	O										
Service Station	IU	IU	I	IU	IU	IU	PA	O	O	O	O	O						
Child Care Centre	IU	IU	I	IU	IU	IU	PA	O	O	O	O	O						
Veterinary Facilities	IU	I	I	IU	IU	IU	PA	O										
Tourist Attraction	IU	I	IU	I	I	IU	PA	O	O	O	O	O						
Car Park	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
<b>INDUSTRY AND ASSOCIATED USES</b>																		
Primary Industry	S	I	IU	IU	IU	IU	PA	O										
Aquaculture Minor	S	I	I	IU	IU	IU	PA	O	O	O	O	O						
Aquaculture Major	I	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Intensive Animal Husbandry	I	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Industry Class A	I	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Industry Class B	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Industry Class C	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Business and Technology Park	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Extractive Industry	I	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
<b>COMMUNITY FACILITIES</b>																		
Cemetery and Crematorium	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Hospital	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Educational Establishment	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						
Park	IU	S	S	S	S	C	PA	O										
Place of Assembly	IU	I	I	I	I	IU	PA	O	O	O	O	O						
Local Utility	S	S	S	S	S	I	PA	O	O	O	O	O						
Public Utility	S	S	S	S	S	I	PA	O	O	O	O	O						
Telecommunication Facility	C	I	I	I	I	IU	PA	O										
Railway Activities	IU	I	I	I	I	IU	PA	O										
Institution	IU	IU	IU	IU	IU	IU	PA	O										
<b>RECREATION</b>																		
Indoor Sport and Entertainment	IU	IU	IU	I	I	IU	PA	O	O	O	O	O						
Outdoor Sport and Entertainment	IU	I	IU	C	I	IU	PA	O										
<b>OTHER</b>																		
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district.	S	S	S	S	S	S	PA											
Material Change of Use of the respective premises listed in the Schedule that complies with the conditions of the corresponding approval listed in the Schedule of Special Facilities for the district and involves a minor change of the approved development.	C	C	C	C	C	C	PA	O	O	O	O	O						
All other Material Change of Use (unless otherwise specified in Schedule 8 of IPA)	IU	IU	IU	IU	IU	IU	PA	O	O	O	O	O						

**KEY**

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

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**INITIAL LEVEL OF ASSESSMENT - OTHER DEVELOPMENT**

DEVELOPMENT ACTIVITY	PLANNING AREA						GUIDE TO APPLICABILITY OF CODES												
	LAND NOT AFFECTED BY OVERLAY						OVERLAY					GENERAL							
OTHER DEVELOPMENT	Future Urban (Mount Peter Master Planned Area)	Low Density Residential	Residential 1	Sport and Recreation	Open Space (Non-Developable Area)	Conservation (Non-Developable Area)	Mount Peter Structure Plan Area Code	Vegetation Conservation & Waterways Significance Code	Heritage or Actual Aesthetic Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects of the Cairns International Airport Code	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code
Reconfiguring a Lot	C	C	C	C	C	C	P	O	O	O	O	O		A	A	A	A	A	
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	P	O	O	O	O	O		A	A	A	A	A	
Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use	I	C	C	C	C	C	P	O	O	O	O	O		A					
Operational Work - vegetation clearing not associated with a Material Change of Use	I	C	C	C	C	C	P	O											
Building Work not associated with a Material Change of Use	S	S	S	S	S	C	P	O											
Building Work for the demolition of a building or structure specifically identified on Map 04 Mount Peter Master Planned Area - Elements of Historical and Cultural Significance.	C	C	C	C	C	C	P												

Footnote: # If involving no building work or only minor building work

**KEY**

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

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**Initial Level of Assessment – Other Development**

Initial Level of Assessment – Other Development	PLANNING AREA						GUIDE TO APPLICABILITY OF CODES												
	LAND NOT AFFECTED BY OVERLAY						OVERLAY					GENERAL							
OTHER DEVELOPMENT	Future Urban	Low Density Residential	Residential 1	Sport and Recreation	Open Space	Conservation	Planning Area Code	Vegetation Conservation & Waterways Significance Code	Heritage or Actual Aesthetic Soil Material Code	Bushfire Management Code	Flood Management Code	Operational Aspects for Cairns International Airport	Land Use Code	Parking and Access Code	Development Near Major Transport Corridors & Facilities Code	Excavation and Filling Code	Landscaping Code	Reconfiguring a Lot Code	Infrastructure Works Code
Reconfiguring a Lot	C	C	C	C	C	C	P	O	O	O	O	O		A	A	A	A	A	
Operational Work - associated with Reconfiguring a Lot	C	C	C	C	C	C	P	O	O	O	O	O		A	A	A	A	A	
Operational Work - excavation or filling of more than 50m <sup>3</sup> of material not associated with a Material Change of Use	I	C	C	C	C	C	P	O	O	O	O	O		A					
Operational Work - vegetation clearing not associated with a Material Change of Use	I	C	C	C	C	C	P	O											
Building Work not associated with a Material Change of Use	S	S	S	S	S	C	P	O											
Building Work for the demolition of a building or structure identified on the Cultural Heritage Areas Overlay.	C	C	C	C	C	C	P												

Footnote: # If involving no building work or only minor building work

**KEY**

<b>E</b> Exempt	<b>A</b> The Code is Applicable
<b>S</b> Self Assessable	<b>P</b> The Code for the particular Planning Area in which the site is included is Applicable.
<b>C</b> Code Assessable	<b>O</b> Refer to the overlay maps for the relevant District. If the site is affected by an Overlay and if the circumstances described in the applicability statement of the relevant code are triggered, the Code for the overlay applies.
<b>I</b> Impact Assessable	
<b>IU</b> Impact Assessable (Inconsistent Use)	

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Note: The levels of assessment specified in the Mount Peter District Development Assessment Table may be varied by a master plan as specified in Table 6.5B

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~~(Impact Assessable Development That May Be Made Self Assessable and Code Assessable) in Chapter 6 (Master Plan Requirements);~~

## Chapter 4 Codes

### 4.1 Codes in the CairnsPlan

Codes set out the performance requirements to be satisfied by development. The Codes are one of the measures to assist in achieving the DEOs.

There are ~~four~~five categories of Codes referred to in this Chapter:-

- Structure Plan Area Code
- Overlay Code
- Planning Area Code
- Land Use Code
- General Code

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#### 4.1.1 Structure Plan ~~Structure Plan~~ Area Code

A Structure Plan ~~Structure Plan~~ Area Code has been prepared for the Mount Peter Master Planned ~~Structure Plan~~ Area. The Future Urban (Mount Peter Structure Plan Area) Code sets out the locality specific requirements for master planning and development in the Mount Peter ~~Structure Plan~~ Master Planned Area. The locality specific requirements contained within the Mount Peter ~~Structure Plan~~ Master Planned Area are intended to override, to the extent of any inconsistency, provisions contained in any other planning scheme code.

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#### 4.1.2 Overlay Codes

Codes have been prepared for the majority of the Overlays established by the CairnsPlan. These Codes set out particular requirements for development on a premises affected by an Overlay.

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#### 4.1.3 Planning Area Codes

A Code has been prepared for each of the 19 Planning Areas established by the CairnsPlan. These Codes set out the basic requirements for development in each of the Planning Areas. Where there are particular requirements for development in a Planning Area in a particular District, these requirements are identified.

Where there is no Code for a specific land use, the Code for the Planning Area in which the use is proposed to be established applies.

It should be noted that the Cityport Planning Areas are addressed somewhat differently to the other Planning Areas. The Cityport land is divided into two main areas – Cityport North and Cityport South. Within each of these Planning Areas there are smaller or more discrete areas known as precincts. The Cityport North Planning Area Code and the Cityport South Planning Area Code each include provisions that apply to the entire respective Planning Area, as well as to specific precincts within the respective Planning Areas.

~~In the case of the Mount Peter Master Planned Area there is a Structure Plan Area Code that provides strategic response for the development of and master planning for the Future Urban Planning Area. Where the Future Urban (Mount Peter Structure Plan Area) Code relates to the Conservation Planning Area and Open Space Planning Area in the Mount Peter Master Planned Area, the Future Urban (Mount Peter Structure Plan Area) Code will prevail over any other code that relates to those Planning Areas to the extent that there is any inconsistency. It should also be noted that the Mount Peter Structure Plan Area comprising land included within the Future Urban Planning Area (Mount Peter District) is also addressed somewhat differently to other Planning Areas. In the case of Mount Peter Structure Plan Area there is a Structure Plan Area Code that provides further guidance about the development of and master planning for the Future Urban Planning Area.~~

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It should also be noted that the other specific overlays and Land Use Codes contained in the Planning Scheme do not apply to the Cityport North Planning Area, ~~or the Cityport South Planning Area or the Mount Peter Structure Plan Master Planned Area~~ unless specifically called up by the Cityport Codes ~~or the Future Urban (Mount Peter Structure Plan Area) Code respectively~~. This is due to the fact that the provisions of the Cityport North and Cityport South Planning Areas Codes ~~and the Future Urban (Mount Peter Structure Plan Area) Code relating to matters such as height, setbacks and design~~ are specific to ~~these Planning Areas~~.

#### 4.1.34 Land Use Codes

These Codes set out the performance requirements to be satisfied by specific land uses. Where there is no Code for a specific land use, the Planning Area, Overlay and General Codes may apply.

#### 4.1.45 General Codes

These Codes set out the performance requirements which apply to one or more of the aspects of development as defined by the *Integrated Planning Act*, which are controlled by the CairnsPlan.

## 4.2 Structure of Codes

Each of the Codes contained in the CairnsPlan is structured as follows:

### Identification of Affected Premises

This is a description of the elements of the overlay maps, which affect development.

### Purpose

This is a concise statement of what is to be achieved by the Code.

### Applicability

This is a statement identifying the aspects of development to which the Code applies.

### Elements

The Elements represent specific aspects or characteristics of a particular form of development.

#### Performance Criteria

The Performance Criteria are statements of the outcomes to be achieved to satisfy the purpose of the Code.

#### Acceptable Measures

Acceptable Measures describe one way of achieving the respective Performance Criteria.

## 4.3 Codes and Approvals

### 4.3.1 Self-Assessable Development

For self-assessable development identified in the Assessment Table for a District, compliance with the Acceptable Measures is the only way in which the Performance Criteria can be satisfied.

If compliance with the Acceptable Measures cannot be achieved, the development will require code assessment.

### 4.3.2 Code Assessable Development

For code assessable development, compliance with the Acceptable Measures represents one way in which the Performance Criteria can be satisfied.

Alternative solutions may be presented. In this case, the proponent must demonstrate that the Performance Criteria of the Code are satisfied by the alternative solutions.

Where no Acceptable Measures are specified, the proponent is required to demonstrate that the Performance Criteria are satisfied and, thus, the Purpose of the Code is satisfied.

### 4.3.3 Impact Assessable Development

The Codes are also applicable to impact assessable development; in particular, impact assessable development should have regard to the purpose of each of the Codes applicable to the particular location and form of development.

## 4.4 Applicability of Codes

Table 1 identifies the level of assessment for material change of use and provides a guide to the Codes applicable to material change of use for a particular purpose in each District.

Table 2 identifies the level of assessment for the other aspects of development and provides a guide to the Codes applicable to a particular aspect of development in each District.

The Overlays applicable to a particular District are shown on the Overlay Maps for that District. The Overlays relating to Potential or Actual Acid Sulfate Soil Material and to Operational Aspects of the Cairns International Airport are also mapped at City scale to provide a legible overview of the area affected by these Overlays.

The Overlay Maps identify whether a site is affected by a particular Overlay. The Overlay Maps and the Assessment Tables together identify the level of assessment for a particular aspect of development and if the Code for a particular Overlay is applicable.

The Codes applicable to a particular assessable development are identified during the application stage of IDAS, the integrated development assessment system, set out in the *Integrated Planning Act*.



## 4.5 Planning Area Codes

### 4.5.1 Rural 1 Planning Area Code

#### Purpose

The purpose of this code is to facilitate the achievement of the following desired development outcomes for the Rural 1 Planning Area:

- Areas for use for primary production, particularly areas of Good Quality Agricultural Land, are conserved and are not unnecessarily fragmented;
- The establishment of a wide range of agricultural and animal husbandry uses, together with other compatible primary production uses, is facilitated;
- The establishment of farm forestry in suitable locations is facilitated;
- The establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site;
- The establishment of outdoor recreation in suitable locations, particularly recreation based on appreciation of the natural or rural environments, is facilitated;
- Rural development contributes to the amenity and landscape of the area;
- Rural activities are protected from the intrusion of incompatible uses;
- Land which has limited agricultural potential, but which is important to the scenic landscape of the City, is retained with a natural character;
- Land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables is protected from urban or other uses.
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Rural 1 Planning Area.

#### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Rural 1 Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A - For Self-Assessable and Assessable Development

## Site Population Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be low to maintain the rural character and the visual qualities of the area.	<b>A1.1</b> Site population density does not exceed 4 persons per hectare.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be in keeping with the rural character of the surrounding areas and the height of buildings must not adversely affect visual amenity.	<b>A2.1</b> Buildings are not more than 8 metres in height.
<b>P3</b> Buildings must be set back to: <ul style="list-style-type: none"> <li>• maintain the rural character of the area; and</li> <li>• achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<b>A3.1</b> Buildings are set back not less than: <ol style="list-style-type: none"> <li>a) 40 metres from the frontage to a State Controlled Road, as identified on the Road Hierarchy Overlay Maps;</li> <li>b) 10 metres from the frontage to a Rural Major Road, as identified on the Road Hierarchy Overlay Maps;</li> <li>c) 6 metres from the frontage to any other road;</li> <li>d) 6 metres from the side and rear boundaries of the site.</li> </ol>

## Part B - For Assessable Development Only

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P4</b> Rural activities are protected from the intrusion of incompatible uses.	<b>A4.1</b> No acceptable measures are specified.
<b>P5</b> Land which has limited agricultural potential, but which is important to the scenic landscape of the City, is retained with a natural character.	<b>A5.1</b> No acceptable measures are specified.
<b>P6</b> Land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables are protected from urban or other uses	<b>A6.1</b> No acceptable measures are specified.
<b>P7</b> Development does not adversely affect the amenity of the: <ol style="list-style-type: none"> <li>a) planning area; and</li> <li>b) adjoining land uses.</li> </ol>	<b>A7.1</b> No acceptable measures are specified.

#### 4.5.2 Rural 2 Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Rural 2 Planning Area:

- Areas currently utilised for primary production continue to be used for this purpose for as long as possible, at least for the life of this Planning Scheme, consistent with the indicative development sequence for future urban development established by the Regional Plan and this Planning Scheme;
- ~~Rural character of the area and the visual qualities of the area are maintained.~~
- ~~New uses which are potentially incompatible with urban development are not established in the Rural 2 Planning Area where the existence of such uses would constrain the efficient expansion of urban development in the future;~~
- ~~New uses which are potentially incompatible with the future development of the Edmonton Business and Industry Centre are not established in the area identified for the Edmonton Business and Industry Centre on the White Rock – Edmonton District Plan;~~
- ~~An effective buffer is maintained between the identified Extractive Resources Precinct and extractive industry operations located in the area at the southern end of Mount Peter Road (Map 3) and the areas identified for future urban development on the Structure Plan;~~
- ~~Land which has limited agricultural potential, but which is important to the scenic landscape of the City, is retained with a natural character;~~
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Rural 2 Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Rural 2 Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Site Population Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be low to maintain the rural character and the visual qualities of the area.	<b>A1.1</b> Site population density does not exceed 4 persons per hectare.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be in keeping with the rural character of the surrounding areas and the height of buildings must not adversely affect visual amenity.	<b>A2.1</b> Buildings are not more than 8 metres in height.
<b>P3</b> Buildings must be set back to: a) maintain the rural character of the area; and b) achieve separation from neighbouring buildings and from road frontages.	<b>A3.1</b> Buildings are set back not less than: a) 40 metres from the frontage to a State Controlled Road, as identified on the Road Hierarchy Overlay Maps; b) 10 metres from the frontage to a Rural Major Road, as identified on the Road Hierarchy Overlay Maps; c) 6 metres from the frontage to any other road; d) 6 metres from the side and rear boundaries of the site.

## Part B – For Assessable Development Only

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P4</b> Development which would not constrain the efficient expansion of urban development or is compatible with urban development is established.	<b>A4.1</b> No acceptable measures are specified.
<b>P5</b> Development which is compatible with the future development of the Edmonton Business and Industry Centre is established.	<b>A5.1</b> No acceptable measures are specified.
<b>P6</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A6.1</b> No acceptable measures are specified.

#### 4.5.3 Low Density Residential Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Low Density Residential Planning Area:

- Predominantly detached dwellings on large lots catering for a rural or conservation style of residential living with a high standard of amenity;
- The allotment size, scale and density of development are consistent with the existing form of development in the low density residential neighbourhoods;
- Low density residential land that is constrained by factors such as slope, ecological values, vegetation or waterways may be appropriate for low density residential uses where a functional and practical building envelope can be established without compromising the integrity, stability and natural structure of those slopes, ecological values, vegetation or waterways;
- Provides a transitional buffer area between residential planning areas and the rural and conservation planning areas in a manner that complements the continued use of these areas;
- Located in proximity to employment opportunities and centres so that long commuter trips to work by motor vehicle are avoided;
- Development is primarily contained within areas already substantially committed to the use with good access to infrastructure and services and consolidates urban growth;
- Low density development is primarily contained within areas already substantially committed to the use in order to prevent the loss and further fragmentation of quality agricultural land;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Low Density Residential Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Low Density Residential Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be low to maintain the low density residential character and the landscape and visual qualities of the area.	<b>A1.1</b> Site population density does not exceed 8 persons per hectare.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be in keeping with the rural residential character of the surrounding area and the height of buildings must not adversely affect visual amenity.	<b>A2.1</b> Buildings are not more than 7.5 metres in height.
<b>P3</b> Buildings must be setback to a) maintain the rural residential or conservation character of the area; b) achieve separation from neighbouring buildings and from road frontages.	<b>A3.1</b> Buildings are set back not less than: a) 10 metres from the frontage to a State Controlled Road, Major Rural Road or Sub Arterial Road, as identified on the Road Hierarchy Overlay Maps; b) 6 metres from the frontage to any other road; c) 3 metres from the side and rear boundaries of the site.
<b>P4</b> The site coverage of all buildings must not result in a built form that is bulky or visually obtrusive.	<b>A4.1</b> The site coverage of all buildings is not greater than 15%.

## Part B – For Assessable Development Only

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A5.1</b> No acceptable measures are specified
<b>P6</b> Land uses of a productive rural and agricultural nature are recognised and development seeks to minimise potential conflicts.	<b>A6.1</b> No acceptable measures are specified
<b>P7</b> Buildings, structures and associated services are responsive to the natural features and constraints of the land.	<b>A7.1</b> The design of buildings, structures and associated services takes into account: a) established trees; b) significant vegetation; c) ecological values; d) slope; e) waterways; and <b>A7.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P8</b> Buildings and structures are:</p> <ul style="list-style-type: none"><li>a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and</li><li>b) designed to minimise energy consumption.</li></ul>	<p><b>A8.1</b> Building and structures are sited having regard to:</p> <ul style="list-style-type: none"><li>a) significant views and vistas;</li><li>b) predominate breezes;</li><li>c) slope;</li><li>d) solar orientation.</li></ul>

#### 4.5.4 Residential 1 Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Residential 1 Planning Area:

- The predominant form of development is detached houses on single house lots;
- The residential character and amenity of these residential neighbourhoods is maintained and enhanced;
- The scale and density of development are consistent with the existing form of development in established residential neighbourhoods;
- The establishment of facilities which provide ancillary services to the local community is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Residential 1 Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Residential 1 Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

##### Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be compatible with the desired development outcomes for this Planning Area.	<b>A1.1</b> Site population density does not exceed 70 persons per hectare.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be in keeping with the residential character of the areas and the height of buildings must not adversely affect the amenity of residential neighbourhoods.	<b>A2.1</b> Buildings are not more than 7.5 metres in height.

## Part B – For Assessable Development Only

## Built Form

<b>P3</b> Buildings must be set back to: a) maintain the character of residential neighbourhoods; and b) achieve separation from neighbouring buildings and from road frontages.	<b>A3.1</b> No acceptable measures are specified.
<b>P4</b> The site coverage of all buildings must not result in a built form that is bulky or visually obtrusive.	<b>A4.1</b> No acceptable measures are specified.

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A5.1</b> No acceptable measures are specified.
<b>P6</b> Buildings, structures and associated services are responsive to the natural features and constraints of the land.	<b>A6.1</b> The design of buildings, structures and associated services takes into account: a) established trees; b) significant vegetation; c) ecological values; d) slope; e) waterways; and <b>A6.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.
<b>P7</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A7.1</b> Buildings and structures are sited having regard to: a) significant views and vistas; b) predominant breezes; c) slope; d) solar orientation.

#### 4.5.5 Residential 2 Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Residential 2 Planning Area:

- The development of a wider choice of housing in terms of form and size to meet the needs of a diverse population is facilitated;
- More innovative housing solutions are facilitated;
- Higher densities are located within reasonable walking distance to public transport, centres, community facilities and open space;
- Travel distances from residential uses and tourist and short term accommodation uses to public transport, centres, community facilities and open space should be minimised and walking and cycling encouraged;
- Efficiencies in the use of land and in the provision of physical and social infrastructure in developing residential neighbourhoods are facilitated through the orderly and sequential development of land;
- Consolidation and the more efficient use of existing infrastructure within the established residential areas included within this Planning Area are facilitated;
- The scale and density of development contributes to a high standard of residential amenity;
- The establishment of facilities which provide ancillary services to the local community is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Residential 2 Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Residential 2 Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be compatible with the desired development outcomes of this Planning Area.	<b>A1.1</b> Site population density does not exceed 100 persons per hectare.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be in keeping with the residential character of the area and the height of buildings must not adversely affect the amenity of residential neighbourhoods.	<b>A2.1</b> Buildings are not more than 7.5 metres in height.

## Part B – For Assessable Development Only

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Buildings must be setback to: <ul style="list-style-type: none"> <li>a) maintain the character of residential neighbourhoods; and</li> <li>b) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<b>A3.1</b> No acceptable measures are specified.
<b>P4</b> The site coverage of all buildings must not result in a built form that is bulky or visually obtrusive.	<b>A4.1</b> No acceptable measures are specified..

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> Development does not adversely affect the amenity of the:</p> <ul style="list-style-type: none"> <li>a) planning area; and</li> <li>b) adjoining land uses.</li> </ul>	<p><b>A5.1</b> No acceptable measures are specified.</p>
<p><b>P6</b> Buildings, structures and associated services are responsive to the natural features and constraints of the land.</p>	<p><b>A6.1</b> The design of buildings, structures and associated services takes into account</p> <ul style="list-style-type: none"> <li>a) established trees;</li> <li>b) significant vegetation;</li> <li>c) ecological values;</li> <li>d) slope;</li> <li>e) waterways; and</li> </ul> <p><b>A6.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.</p>
<p><b>P7</b> Buildings and structures are:</p> <ul style="list-style-type: none"> <li>a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and</li> <li>b) designed to minimise energy consumption.</li> </ul>	<p><b>A7.1</b> Buildings and structures are sited having regard to:</p> <ul style="list-style-type: none"> <li>a) significant views and vistas;</li> <li>b) predominant breezes;</li> <li>c) slope;</li> <li>d) solar orientation.</li> </ul>
<p><b>P8</b> Provision of physical and social infrastructure in developing residential neighbourhoods are facilitated through the orderly and sequential development of land.</p>	<p><b>A8.1</b> Development adjoins existing or approved development.</p>
<p><b>P9</b> Provision of a wider choice of housing in form and size to meet the needs of a diverse population is facilitated.</p>	<p><b>A9.1</b> No acceptable measures are specified.</p>
<p><b>P10</b> Travel distances from residential uses and tourist and short term accommodation uses to public transport, centres, community facilities and open space should be minimised and walking and cycling encouraged.</p>	<p><b>A10.1</b> Dual Occupancy and Multiple Dwellings are located within 400m of public transport, centres, community facilities and open space.</p>

#### 4.5.6 Residential 3 Planning Area Code

##### Purpose

The purpose of this code is to facilitate the achievement of the following desired development outcomes for the Residential 3 Planning Area:

- The development of medium density housing in a range of accommodation types, particularly in areas with a high level of accessibility to public transport, shopping facilities, community facilities and employment nodes is facilitated;
- Urban consolidation and the efficient use of physical and social infrastructure are facilitated;
- The scale and density of development contributes to a high standard of residential amenity
- Medium density housing achieves an attractive built form, creates a pleasant living environment and is appropriate for the tropical climate of Tropical North Queensland.
- The establishment of facilities which provide ancillary services to the local community is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Residential 3 Planning Area.

##### Applicability

- This Code applies to development that is:
- Self-assessable or assessable;
- In the Residential 3 Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

##### Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be compatible with the desired development outcomes of this Planning Area.	<b>A1.1</b> Site population density does not exceed 300 persons per hectare.



## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of all buildings must be compatible with the desired character and amenity of medium density residential areas and the height of buildings must not adversely affect visual amenity.	<b>A2.1</b> Buildings are not more than 11.5 metres in height; or <b>A2.2</b> Buildings are not more than 7.5 metres in height in the Gordonvale – Goldsborough District where the site is affected by the Cultural Heritage Area Overlay.

## Part B – For Assessable Development Only

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Buildings must be setback to: a) maintain the character of residential neighbourhoods; and b) achieve separation from neighbouring buildings and from road frontages.	<b>A3.1</b> No acceptable measures are specified.  Note: Except for Multiple Dwellings, Retirement Villages and Dual Occupancies, the design and siting of buildings shall satisfy the provisions of the relevant Land Use Code.
<b>P4</b> The site coverage of all buildings must not result in a built form that is bulky or visually obtrusive.	<b>A4.1</b> No acceptable measures are specified.

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A5.1</b> No acceptable measures are specified.
<b>P6</b> Buildings, structures and associated services are responsive to the natural features and constraints of the land.	<b>A6.1</b> The design of buildings, structures and associated services takes into account: a) established trees; b) significant vegetation; c) ecological values; d) slope; e) waterways; and <b>A6.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.
<b>P7</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A7.1</b> Buildings and structures are sited having regard to: a) significant views and vistas; b) predominant breezes; c) slope; d) solar orientation.
<b>P8</b> Provision of physical and social infrastructure in developing residential neighbourhoods are facilitated through the orderly and sequential development of land.	<b>A8.1</b> Development adjoins existing or approved development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> Provision of a wider choice of housing in form and size to meet the needs of a diverse population is facilitated.	<b>A9.1</b> No acceptable measures are specified.
<b>P10</b> Travel distances from residential uses and tourist and short term accommodation uses to public transport, centres, community facilities and open space should be minimised and walking and cycling encouraged.	<b>A10.1</b> Dual Occupancy and Multiple Dwellings are located within 400m of public transport, centres, community facilities and open space.

#### 4.5.7 Tourist and Residential Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Tourist and Residential Planning Area:

- The development of tourist accommodation in a wide range of accommodation types is facilitated;
- Opportunities for the establishment of tourist facilities and services within or adjacent to tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist accommodation areas are facilitated;
- The scale and density of development contributes to a high standard of amenity;
- Development achieves an attractive built form, creates a pleasant environment and is appropriate for the tropical climate of Tropical North Queensland and is sympathetic to the location
- The development of accommodation for permanent residents who are attracted by the particular location or by the proximity to a range of services and facilities is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Tourist and Residential Planning Area.

##### Applicability

- This Code applies to development that is:
- Self-assessable or assessable;
- In the Tourist and Residential Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

##### Elements of the Code

Part A – For Self-Assessable and Assessable Development

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> Site population density must be compatible with the desired development outcomes of this Planning Area.	<p><b>A1.1</b> <u>CBD – North Cairns District</u> No maximum site population density is prescribed.</p> <p><b>A1.2</b> <u>The Islands District</u> The site population density is not greater than 200 persons per hectare.</p> <p><b>A1.3</b> <u>All Other Districts</u> The site population density is not greater than 400 persons per hectare.</p>

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> The height of buildings must be consistent with the desired character of the area and must not adversely affect the amenity of the area.	<p><b>A2.1</b> <u>CBD – North Cairns District</u> Buildings are not higher than 11.5 metres</p> <p><b>A2.2</b> <u>The Islands District</u> Buildings are not higher than 7.5 metres.</p> <p><b>A2.3</b> <u>All other Districts</u> Buildings are not more than 11.5 metres in height.</p>

## Part B – For Assessable Development Only

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A3.1</b> No acceptable measures are specified.
<b>P4</b> Buildings, structures associated services are responsive to the natural features and constraints of the land.	<p><b>A4.1</b> The design of buildings, structures and associated services takes into account: a) established trees; b) significant vegetation; c) ecological values; d) slope; e) waterways; and</p> <p><b>A4.2</b> On land steeper than 25% (1 in 4) alternative construction methods to slab on ground are utilised.</p>
<b>P5</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A5.1</b> Buildings and structures are sited having regard to: a) significant views and vistas; b) predominant breezes; c) slope; d) solar orientation.

#### 4.5.8 City Centre Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the City Centre Planning Area:

- The role of the City Centre, as the principal focus for Cairns, the region and the regional tourism industry, is maintained and strengthened;
- The widest range of higher order and specialised forms of retail, business, administrative, community, indoor entertainment and leisure facilities and cultural activities are established within the City Centre Planning Area;
- The provision of housing for permanent residents and additional accommodation for tourists is facilitated, provided a high standard of residential amenity can be achieved;
- A vibrant, engaging and active City Centre that is safe, comfortable and enjoyable for pedestrians;
- The City Centre's unique character is retained by conserving and maintaining local heritage places and character buildings within the City Centre Planning Area;
- A high standard of design complements the intrinsic character of the City Centre;
- The vistas to the surrounding Scenic Rim are maintained and where opportunities are presented are strengthened.
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the City Centre Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the City Centre Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1</b> The height of buildings must be consistent with the established built form of the city centre and:</p> <ul style="list-style-type: none"> <li>a) reinforce the City Centre Planning Area as the area accommodating the highest intensity of development; and</li> <li>a) ensure that there is a transition of building form from the core of the CBD to the perimeter of the CBD.</li> </ul>	<p><b>A1.1</b> Buildings are not higher than 11.5 metres.</p>
<p><b>P2</b> The design of buildings must be consistent with and reinforce the established built form and streetscape of the City Centre to the perimeter of the CBD.</p>	<p><b>A2.1</b> For buildings up to 11.5 metres in height no minimum or maximum plot ratio is prescribed.</p>
<p><b>P3</b> The design of buildings must ensure that:</p> <ul style="list-style-type: none"> <li>a) the streetscape is cohesive; and</li> <li>b) pedestrians are afforded protection from the sun and from rain; and</li> <li>c) development allows for street trees to be planted.</li> </ul>	<p><b>A3.1</b> A non-transparent cantilevered awning is provided for the full length of the road frontage/s of the site. Posts may be included in the awnings design however these are to be non load bearing; and</p> <p><b>A3.2</b> The face of the awning is set back 1 metre from the face of the kerb/s; and</p> <p><b>A3.3</b> The underside of the awning is a minimum of 3 metres and a maximum of 4 metres above the finished level of the footpath.</p>

## Part B – For Assessable Development Only

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4</b> Site population density must be compatible with the desired development outcomes of this Planning Area.</p>	<p><b>A4.1</b> No maximum site population density is prescribed.</p>

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> The height of buildings or structures must be consistent with the established built form of the city centre and:</p> <ul style="list-style-type: none"> <li>a) reinforce the City Centre Planning Area as the area accommodating the highest intensity of development; and</li> <li>b) ensure that there is a transition of building form from the core of the CBD to the perimeter of the CBD.</li> </ul>	<p><b>A5.1</b> The height of the building complies with the provisions of the Height and Impact of Buildings Code.</p>
<p><b>P6</b> Buildings identified as Local Heritage Places or within a Character Precinct on the CBD – Cairns North Cultural Heritage Significance Overlay are conserved and maintained.</p>	<p><b>A6.1</b> No acceptable measures specified</p>



PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P7</b> Buildings are designed so that development addresses all road frontages and adjacent public spaces to encourage casual surveillance of these areas.	<p><b>A7.1</b> Residential units have balconies or living area windows that overlook all street frontages and adjacent public/civic areas; or</p> <p><b>A7.2</b> Other buildings provide windows or verandas that overlook all street frontages and adjacent public areas.</p>
<b>P8</b> Buildings located in prominent positions, such as 'gateway' and corner sites or with frontages to public spaces are designed to express or emphasise the importance of their location.	<p><b>A8.1</b> Where a building is adjacent to a public place, the building's main entrance addresses the public place; or</p> <p><b>A8.2</b> Buildings on corner locations provide active frontages to both street frontages; and</p> <p><b>A8.3</b> The main entrance addresses the principal street or the street corner; and</p> <p><b>A8.4</b> Development on corner locations is taller than adjacent development except where the adjacent development is a tall building.</p>

### Streetscape Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> The vertical rhythm, scale and architectural detail of the existing streetscape is complemented by infill development. Infill development has regard to features such as: Colonnades; Verandahs; Windows; Eaves; Parapet lines; Roof forms; Scale; And other features of adjacent development.	<b>A9.1</b> No acceptable measures specified.
<b>P10</b> Car parking (and associated infrastructure) ancillary to a development does not interface with the public realm.	<p><b>A10.1</b> Ground level and semi basement car parking is concealed by active frontages; or</p> <p><b>A10.2</b> Car parking is located on upper levels.</p>
<b>P11</b> Where traditional frontages and facades set the architectural theme for streetscapes within the City Centre Planning Area, infill buildings or alterations respect and reflect the architectural qualities and traditional materials of those buildings, but do not necessarily imitate historical architectural styles.	<b>A11.1</b> No acceptable measures specified.
<b>P12</b> Where new development includes ground floor security, security devices are mounted internally and are visually permeable.	<b>A12.1</b> Solid shutters, visually impermeable screens or roller doors are not used.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P13</b> Ground floor façades provide the pedestrian with a safe, interesting and comfortable place to walk and make a positive contribution to the streetscape through the use of Active Frontages.	<p><b>A13.1</b> Ground floor façade has an active street frontage which:</p> <ul style="list-style-type: none"> <li>a) is broken into smaller components by doors and display windows; and</li> <li>b) permits internal uses to be visible from the outside, and allows the opportunity for uses to functionally relate to the adjoining street; and</li> <li>c) avoids expanses of blank walls; and</li> </ul> <p><b>A13.2</b> Ground floor façades are at a human scale; and</p> <p><b>A13.3</b> Façade design does not create opportunities for human concealment.</p>
<b>P14</b> The ground floor facade is free from uses that compromise the ability to provide active frontages.	<p><b>A14.1</b> Retail Uses, Restaurants and Business Facilities are located at ground level with residential uses located on upper levels; and</p> <p><b>A14.2</b> Restricted Premises and uses that require screening to provide client confidentiality locate in Arcades or on upper levels of buildings; and</p> <p><b>A14.3</b> Windows are not painted or treated to obscure transparency.</p>
<b>P15</b> Development promotes an integrated streetscape and enhances the tropical character within the CBD.	<b>A15.1</b> Development in the CBD (as identified on the CBD North Cairns Planning Area Map) is undertaken in accordance with the Planning Scheme Policy – Cairns CBD Streetscape Masterplan.

### Connectivity and Legibility

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P16</b> The pedestrian movement network in the City Centre Planning Area is at ground level and pedestrian linkages are enhanced.	<p><b>A16.1</b> Existing street to street connections provided by arcades or thoroughfares are retained when sites are redeveloped; and</p> <p><b>A16.2</b> The redesign of an existing arcade or thoroughfare satisfies Council's General Policy 1:04:06 Crime Prevention Through Environmental Design; or</p> <p><b>A16.3</b> The design of a new arcade satisfies Council's General Policy 1:04:06 Crime Prevention Through Environmental Design.</p> <p>Note: Where a new development adjoins two streets, Council may request a pedestrian access in the form of an Arcade or thoroughfare between the two streets.</p>
<b>P17</b> Development does not adversely affect the pedestrian integrity of those parts of the Planning Area where the pedestrian has priority.	<b>A17.1</b> Developments having frontage to the Cairns Esplanade, Shields Street and those sections of Lake Street bounded by Aplin and Spence Street, do not provide additional physical vehicle access points to those streets.
<b>P18</b> Legibility is promoted through the design of buildings and spaces and assist users find their way.	<p><b>A18.1</b> Where a building is adjacent to a public place, the building's main entrance addresses the public place; and</p> <p><b>A18.2</b> Buildings prominently display street numbers and building names.</p>

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P19</b> Development does not adversely affect the amenity or the character of the: a) planning area; and b) adjoining land uses.	<b>A19.1</b> No acceptable measures are specified.
<b>P20</b> Buildings and structures are responsive to the natural features and constraints of the land.	<b>A20.1</b> The design of buildings, structures and associated services takes into account and retains established trees.
<b>P21</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A21.1</b> No acceptable measures are specified.

## Function of the Centre

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P22</b> The CBD provides the principal focus for the City, the region and the regional tourism industry	<b>A22.1</b> The CBD provides: a) the widest range of higher-order and specialised forms of retail, business, commercial, administrative, community and indoor entertainment and leisure facilities and services; and b) a range of convenience retail services to meet the needs of the workforce, tourists and the inner City residential communities; and c) highly developed tourist retailing; and d) highly developed indoor entertainment and leisure facilities, such as restaurants, night clubs and amusement halls to cater for both residents and tourists.

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#### 4.5.9 Town Centre Planning Area Code

##### Purpose

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The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Town Centre Planning Area:

- The Intent and Desired Development Outcomes of the Edmonton Town Centre as detailed in Chapter 3 are facilitated;
- A broad range of residential, shopping, business, administrative, community, indoor entertainment and leisure facilities and cultural activities are established;
- A vibrant, engaging and active Town Centre that is safe, comfortable and enjoyable for pedestrians is created;
- The scale and density of development contributes to a high standard of amenity and encourages housing diversity and choice;
- Development in the Town Centre contains high quality built form that is adaptable, responsive to the tropical climate, and reinforces local character by reflecting local vernacular architecture and design.
- The establishment of higher density residential development, particularly within mixed use developments, provides a high standard of residential amenity;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Town Centre Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Town Centre Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
Material Change of Use
Reconfiguring a Lot

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

##### Part B – For Assessable Development Only

##### Intent

P1	Development is consistent with the Intent and Purpose Statements for the Town Centre as identified in this Code and in Chapter 3.	A1.1 No acceptable measures are specified.
Provision of a Master Plan and Site and Context Analysis		
PERFORMANCE CRITERIA		ACCEPTABLE MEASURES
P2	The proposed development responds to the specific characteristics of the site and integrates appropriately into its wider urban context and a master plan is prepared to demonstrate how the site fits into the wider urban context and to assist in establishing full facts regarding the Town Centre	A2.1 No acceptable measures are specified. Note: Planning Scheme Policy – Requirements for Town Centre Master Plans, provides a guide to the information that should be provided to demonstrate that the Performance Criteria are achieved.
Sequence		
P3	Development within the Town Centre Planning Area occurs in orderly sequence in line with infrastructure capacities and population growth.	A3.1 No acceptable measures are specified. Note: Planning Scheme Policy – Requirements for Town Centre Master Plans, provides a guide to the information that should be provided to demonstrate that the Performance Criteria are achieved.
P4	The growth of the Town Centre must be successfully managed over time to ameliorate significant economic and social impacts	A4.1 Non-residential development does not result in significant adverse economic or social impacts that cannot be satisfactorily mitigated  Note: An Economic Need and Impact Report is prepared as part of the master planning requirements outlined in the Requirements for Town Centre Master Plans Planning Scheme Policy to demonstrate compliance with Acceptable Solution A3.2
Design and Layout		
P5	Development that is opposite premises where a change to a Precinct occurs or is at the edge of a street or public space, ensures that adjacent uses and built forms are compatible.	A5.1 No acceptable measures are specified.
P6	Development blocks are defined by a grid with varying size and shape depending on the street configuration and parcels are subdivided into small, narrow lots to encourage: a. a diversity of forms, uses and tenures; and b. active frontages; and c. a 'human scale' and fine pedestrian grain.	A6.1 No acceptable measures are specified.
P7	Development provides pedestrian access through block links which: a. are located at mid-block locations to align with key activity nodes and the pedestrian crossings of streets; and b. are well defined; and c. comply with Crime Prevention Through Environmental Design (CPTED) principles; and d. have a minimum width of 5 metres.	A7.1 No acceptable measures are specified.
P8	Development ensures that car parking areas, service areas and access driveways are located where: a. they will not dominate the streetscape; and b. they will not unduly intrude upon pedestrian use of footpaths, through:	A8.1 No acceptable measures are specified.

(i) the use of rear access lanes, or (ii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iii) shared driveways.	
P9 Access for service and delivery activities is accommodated with minimal impact on surrounding uses and movement networks.	A9.1 No acceptable measures are specified.
P10 Development protects and enhances the amenity and environmental quality of its environs, in particular any adjacent residential use.	<p>A10.1 Development ensures that any adverse visual, noise or odour impact on a public space, or residential use is avoided or minimised by:</p> <ol style="list-style-type: none"> <li>providing vehicle loading/unloading and refuse storage/collection facilities within an enclosed service yard or courtyard; and</li> <li>not locating site service facilities and areas including mobile refuse bins along any frontage to a public space; and</li> <li>locating and designing ventilation and mechanical plant so that the prevailing breezes do not direct noise or odour towards a nearby residential use.</li> </ol> <p>A10.2 Development ensures that glare conditions or excessive light spill on to adjacent premises or a public space is avoided or minimised through measures such as:</p> <ol style="list-style-type: none"> <li>the selection and location of lighting fixtures having regard to relevant Australian Standards including AS 4284; and</li> <li>the alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent development.</li> </ol>
P11 Development for a mixed use development which incorporates a residential use provides privacy and security for residents and visitors.	<p>A11.1 Development for a mixed use development incorporating a residential use provides a clearly defined, well-lit and safe entry area from a road frontage; and</p> <p>A11.2 Development for a mixed use development incorporating a residential use provides clearly marked, safe and secure car parking areas for residents and visitors that are separate from the car parking areas that are provided for other building users.</p>
<b>Built Form</b>	
P12 Development must provide active street frontages that contribute to the pedestrian focus of the Town Centre.	A12.1 No acceptable measures are specified.
P13 Development in the Town Centre maximises pedestrian activity and passive surveillance opportunities, ensuring uses and spaces are safe, equitable and accessible throughout the day and night.	<p>A13.1 Retail, commercial, business, entertainment, leisure and community facilities are located at ground level with residential living above.</p> <p>A13.2 Ground floor facades:</p> <ol style="list-style-type: none"> <li>are broken into smaller components by doors and display windows; and</li> <li>permit internal uses to be visible from the outside and provides the opportunity for uses to functionally relate to the adjoining street; and</li> <li>do not provide places for people to hide.</li> </ol> <p>A13.3 Vandal-resistant lighting is provided in public spaces in accordance with the current Australian Standard.</p>
P14 Buildings, civic spaces, roads and pedestrian links achieve a consistent, high level of urban and streetscape amenity and vitality through the use of:	<p>A14.1 No acceptable measures are specified.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>

features; and d) street trees	
P15 Development maintains the privacy of residential uses such that the use of indoor and outdoor living areas of a residential use is not diminished.	A15.1 Development which is adjacent to an existing or proposed residential use maintains the privacy of the residential use by providing: <ul style="list-style-type: none"> <li>a. windows and outdoor areas such as terraces and balconies located and designed so that they do not directly overlook or look into a residential use in adjacent premises; and</li> <li>b. buildings that are located and oriented to minimise the likelihood of overlooking occurring, and</li> <li>c. screening over openings.</li> </ul>
P 16 Buildings are designed to identify the gateways and edges of the Town Centre and precincts.	A16.1 No acceptable measures are specified.  Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.
P17 Development ensures that buildings address the street frontage and clearly express their primary use and creates visual interest in the streetscape.	A17.1 A building has its most important facade and main entrance directly facing the main road frontage. A17.2 Where development is located on a corner site, the main entrance faces the main road frontage or the corner.
P18 Development that incorporates a semi-basement, at grade or multilevel car parking area, is to screen the car parking area to conceal the car parking area from adjacent private and public uses.	A18.1 Development for a multilevel car park: <ul style="list-style-type: none"> <li>a. is sleeved behind active street facing uses; and</li> <li>b. is set back at least 25 metres from the property boundary to any principal street;</li> </ul> A18.2 Development for a semi-basement or at grade parking area provides screening or hard or soft landscaping to reduce the dominance of the parking area.
P19 Development for a large floor plate retail use is embedded within a block and is sleeved by finer grain mixed use development fronting the street to maintain active pedestrian frontages.	A19.1 No acceptable measures are specified.
P20 Residential accommodation above ground floor promotes passive surveillance opportunities.	A20.1 No acceptable measures are specified.

### Active Frontages

P21 Building frontages: <ul style="list-style-type: none"> <li>a. are active and add interest to the public realm; and</li> <li>b. incorporate frequent doors and windows, avoiding blank walls; and</li> <li>c. are narrow, giving vertical rhythm to the street; and</li> <li>d. are continuous; and</li> <li>e. include articulation of facades, with projections such as bays and porches;</li> </ul>	A21.1 No acceptable measures are specified.
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### Character

P22 Development protects and enhances the desired character of the Town Centre with innovative tropical architecture and landscaping which: <ul style="list-style-type: none"> <li>a. reflects its surroundings; and</li> <li>b. responds to the tropical climate to reduce energy consumption; and</li> <li>c. has a high level of public and private amenity; and</li> <li>d. promotes variety and visual interest; and</li> </ul>	A22.1 No acceptable measures are specified.  Note: Development should provide a variety of street relationships and setbacks which respond to individual plan increments, entrance expression, locations for access to rear parking areas and corner treatments.  Development should incorporate variety in storey
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<p>e. delivers a vibrant relationship with adjacent public spaces; and</p> <p>f. responds to emerging architectural themes and ideas within the locality; and</p>	<p>height, recessed upper levels, single and double storey colonnades and recesses for balconies and verandas such that long unbroken wall planes with repetitive elements and continuous roof lines should be avoided.</p>
<p>P23 Development protects and enhances the likely occurrence of memorable experiences by:</p> <p>a. contributing to the creation of vibrant public spaces; and</p> <p>b. ensuring that built form increases legibility; and</p> <p>c. maximising pedestrian activity; and</p> <p>d. providing a high-level of amenity for all users; and</p> <p>e. ensuring that buildings contribute to the desired character of the Town Centre</p>	<p>A23.1 No acceptable measures are specified.</p>
<p>P24 A sense of arrival in or departure from the Town Centre is achieved and the Town Centre character is strengthened through well defined:</p> <p>a. gateway sites; and</p> <p>b. landmark buildings sites.</p>	<p>A24.1 No acceptable measures are specified.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
<p>P25 The buildings and streets contribute to the character of the Town Centre through the provision of spaces that provide opportunity for:</p> <p>a. on-street activities such as outdoor dining; and</p> <p>b. passive recreation.</p>	<p>A25.1 No acceptable measures are specified.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
<p>P26 Buildings located in prominent positions, such as gateway and land mark building sites or with frontages to public spaces are designed to express and emphasise the importance of their location.</p>	<p>A26.1 Where a building is adjacent to a public space, the main entrance addresses the public space in addition to the street frontage; or</p> <p>A26.2 Buildings on corner locations provide active frontages to both street frontages; and</p> <p>A26.3 Buildings on corners are designed to emphasise the importance of their location and anchor the corner; and</p> <p>A26.4 The main entrance addresses the principal street or the street corner.</p>

### Access and Movement Networks

<p>P27 The road hierarchy provides pedestrian, cycle and vehicular access to the Town Centre that:</p> <p>a. is based on a street grid network; and</p> <p>b. has walkable block sizes; and</p> <p>c. is safe, efficient and provides for the needs of all users of the Town Centre; and</p> <p>d. has a high level of connectivity for all users.</p>	<p>A27.1 No acceptable measures are specified.</p> <p>Note: The Master Plan must demonstrate how the road hierarch integrates with the existing and proposed road hierarchy as part of the master planning requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans</p>
<p>P28 Convenient, safe and equitable access for pedestrians, cyclists, motorists and public transport users is provided:</p> <p>a. into the Town Centre; and</p> <p>b. within the Town Centre along major routes; and</p> <p>c. within the Town Centre via alternative pedestrian route/s such as arcades and laneways; and</p> <p>d. from the Centre to adjacent uses; and</p> <p>e. between open space networks and community facilities, including public transport stations.</p>	<p>A28.1 An integrated pedestrian and cycle movement network is provided as depicted on the Pedestrian And Cycle Movement Network Plan and the Road Hierarchy Plan.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
<p>P29 The form and density of development on sites in the vicinity of major road corridors must not create or exacerbate the need for local traffic to use major roads for local trips.</p>	<p>A29.1 Local bicycle and pedestrian links are provided within or adjacent to the development in accordance with the networks depicted on the Pedestrian and Cycle Movement Plan.</p>
<p>P30 The road network provides the shortest route for pedestrians and cyclists to encourage walking and</p>	<p>A30.1 Street block lengths are not more than:</p> <p>a. 200 metres long by 100 metres deep in the Town</p>

<p>cycling to daily activities and assist in reducing local vehicle trips.</p>	<p>Centre Core Precinct; and  b. 200 metres long by 150 metres deep in the Town Centre Frame Precinct; and  A30.2 Street block lengths may be increased through the use of laneways and arcades with a minimum width of 5 metres, where public access is not restricted.</p>
<p>P31 Pedestrians and cyclists are provided for safely at all intersections, including signalised crossings.</p>	<p>A31.1 Roundabout intersections are avoided wherever possible.</p>
<p>P32 A managed network of streets:  clearly distinguishes between arterial routes and local streets, based on function, legibility, convenience, traffic volume, vehicle speed, public safety and amenity; and  incorporates wide verges, underground services, street tree planting and facilitates pedestrian movement.</p>	<p>A32.1 No acceptable measures are specified.  Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
<p>P33 A road and street network is provided that facilitates an efficient bus service that can be conveniently, safely and equitably accessed by foot from most dwellings.</p>	<p>A33.1 The street network achieves at least 60% efficiency for walking within a 400 metre radius of a destination/s (i.e. 60% of the area within a 400 metre radius of the destination can be reached by a less than 400 metre walk along streets).</p>

## Signage

<p>P34 The following signage advertising devices are inconsistent with the overall outcomes sought for the Town Centre and are not located in the Town Centre Planning Area:</p> <ul style="list-style-type: none"> <li>a. blind signs; and</li> <li>b. billboard signs; and</li> <li>c. flagpole signs; and</li> <li>d. moving signs; and</li> <li>e. roof signs; and</li> <li>f. signs illuminated by, or incorporating, neon lighting; and</li> <li>g. pylon signs; and</li> <li>h. signs with a sign face area exceeding 4m<sup>2</sup>; and</li> <li>i. 3-Dimensional signs; and</li> <li>j. any combination of signs on one premise with a combined sign face area of more than 10m<sup>2</sup>.</li> </ul>	<p>A34.1 No acceptable measure provided.</p>
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## View Corridors

<p>P35 New buildings, public spaces, roads and pedestrian links:</p> <ul style="list-style-type: none"> <li>a. protect and enhance vistas to foothills and distinctive land forms; and</li> <li>b. retain key views to the Town Centre from key adjoining uses; and</li> <li>c. become a visual focus for development of the Town Centre;</li> </ul>	<p>A35.1 No acceptable measures are specified.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
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## Landscaping and Public Art

<p>P36 Buildings, public spaces, roads and pedestrian links achieve a high level of urban and streetscape amenity through the use of:</p> <ul style="list-style-type: none"> <li>a. artwork; and</li> <li>b. street furniture; and</li> <li>c. footpath pavement features.</li> </ul>	<p>A36.1 No acceptable measures are specified.</p> <p>Note: Refer to the requirements outlined in Planning Scheme Policy – Requirements for Town Centre Master Plans.</p>
<p>P37 Development provides street furniture which:</p> <ul style="list-style-type: none"> <li>a. is comfortable, functional, robust, attractive and safe to use; and</li> <li>b. does not require high levels of maintenance; and</li> <li>c. is appropriately placed; and</li> <li>d. is of a design which fulfils the needs of the users.</li> </ul>	<p>A37.1 No Acceptable Measures Specified</p>
<p>P38 Long-term vacant sites are avoided through the use of one or more of the following:</p> <ul style="list-style-type: none"> <li>a. temporary landscape treatments; or</li> <li>b. public art installations; or</li> <li>c. community gardens.</li> </ul>	<p>A38.1 No Acceptable Measures Specified</p>

<p>P39 Development integrates landscape works with the built form to:</p> <ol style="list-style-type: none"> <li>enhance the tropical image and desired character for the Town Centre; and</li> <li>include mature and dense shade trees which shade road and carparking areas; and</li> <li>assist in blending development into the streetscape and locality; and</li> <li>assist in improving privacy and minimise overlooking between dwelling units and recreation areas; and</li> <li>assist in defining paths for pedestrian and cycle movement.</li> </ol>	A39.1 No Acceptable Measures Specified
<p>P40 Development ensures that the landscaping of the public open space areas does not restrict opportunities for passive surveillance.</p>	A40.1 No acceptable measures are specified.
<p>P41 Development is designed to incorporate graffiti prevention measures</p>	A41.1 No acceptable measures are specified.

### Sustainability

<p>P42 Development is designed, constructed and operated to minimise the production of greenhouse gas emissions.</p>	<p>A42.1 Development minimises greenhouse gas (GHG) production from energy use through any or all of the following measures:</p> <ol style="list-style-type: none"> <li>through passive design access to prevailing breezes is provided.</li> <li>shading devices are provided to windows and openings.</li> <li>use of solar power or other non-polluting, renewable energy sources;</li> <li>building design to shield hot summer sun and maximise natural ventilation and lighting;</li> <li>use of highly efficient lighting;</li> <li>use of timing devices, motion sensors or dimming devices;</li> <li>use of energy efficient fixtures or fittings such as hot water systems, air conditioners or pool pumps.</li> </ol>
<p>P43 Buildings and structures are:</p> <ol style="list-style-type: none"> <li>responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and</li> <li>designed to minimise energy consumption.</li> </ol>	A43.1 No acceptable measures are specified.

### Open Space

<p>P44 Open space:</p> <ol style="list-style-type: none"> <li>Is designed to accommodate a range of community needs and provide opportunities for social interaction, and</li> <li>connects and relates to adjoining land uses and open spaces in the area, to maximise opportunities for a diversity of experiences; and</li> <li>is located close to other compatible facilities such as community facilities to maximise joint use opportunities; and</li> <li>is located to maximise pedestrian and cycle connectivity.</li> </ol>	A44.1 No acceptable measures are specified.
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## Development within 100m of the Public Transport Station

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P45 Development orientates toward the Station and provides ground-floor, pedestrian-oriented uses that activate the precinct.	A45.1 No acceptable measures are specified.
P46 Development contributes to the Town Centre being a mixed use transit orientated community.	A46.1 No acceptable measures are specified.
P47 A sense of arrival in or departure from the Public Transport Station is achieved and the Town Centre character is strengthened through the development of the site as a: a. gateway site; and b. landmark building site.	A47.1 No Acceptable Measures Specified.
P48 The design and appearance of development, adjacent to the public transport corridor: a. forms an attractive outlook and visual interest for patrons using the public transport network; and b. contains landscaping to contrast but not screen the buildings overlooking the corridor.	A48.1 No Acceptable Measures Specified.

#### 4.5.9 Sub-Regional Centre Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Sub-Regional Centre Planning Area:

- Existing sub-regional and any new centres of similar form develop as major community focal points providing a range of services and as major employment nodes;
- The development and consolidation of sub-regional centres to provide shopping facilities, together with a broad range of business, professional, medical and similar services and community facilities is facilitated;
- The establishment of entertainment and recreational facilities, particularly indoor facilities, within or adjacent to sub-regional centres is facilitated;
- Uses of a service industry nature that serve the needs of the district community are accommodated;
- The scale and density of development contributes to a high standard of amenity;
- The establishment of medium density residential development, particularly within mixed use developments, where design and siting ensure that a high standard of residential amenity will be achieved is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Sub-Regional Centre Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Sub-Regional Centre Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The height of buildings must contribute to the establishment of clearly recognisable commercial nodes without significantly affecting the character of the residential suburbs of the City.	<b>A1.1</b> Buildings are not more than 15 metres in height.
<b>P2</b> The siting of buildings must contribute to the desired amenity and character of the area and protect the amenity of other land uses.	<p><b>A2.1</b> Buildings may be erected up to the road frontages of the site; and</p> <p><b>A2.2</b> Where the site adjoins land in a Residential 1, 2 or 3 Planning Area, the building is set back 2.5 metres or ¼ of the height of the building, whichever is the greater, from the common boundary; or</p> <p><b>A2.3</b> Where the site does not adjoin land in the Residential 1, 2 or 3 Planning Areas, the building is set back 0 metres from side and rear boundaries; otherwise the minimum setback from side and rear boundaries is 2.5 metres or 1/4 of the height of the building whichever is the greater.</p>
<b>P3</b> The site coverage must ensure that there is sufficient space for landscaping, access and the provision of services.	<b>A3.1</b> The site coverage does not exceed 80%.
<b>P4</b> The design of buildings must ensure that: <ul style="list-style-type: none"> <li>a) the streetscape is cohesive; and</li> <li>b) pedestrians are afforded protection from the sun and the rain.</li> </ul>	<p><b>A4.1</b> Where a building is constructed up to or abutting to the road frontage/s of the site:</p> <ul style="list-style-type: none"> <li>a) a cantilevered awning is provided for the full length of the building to the road frontage/s; and</li> <li>b) the face of the awning is set back 1 metre from the face of the kerb; and</li> <li>c) the underside of the awning is a minimum of 3 metres above the finished level of the footpath.</li> </ul>

## Part B – For Assessable Development Only

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Site population density must be compatible with the desired development outcomes of this Planning Area.	<b>A5.1</b> The site population density is consistent with the density identified for the dominant Residential Planning Area in proximity to the Centre.

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P6</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A6.1</b> No acceptable measures are specified.
<b>P7</b> Buildings and structures are responsive to the natural features and constraints of the land.	<b>A7.1</b> No acceptable measures are specified.
<b>P8</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A8.1</b> No acceptable measures are specified.

## Function of the Centre

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> Sub-regional centres provide highly developed, convenient and accessible retail facilities and a range of business, commercial or community or entertainment and leisure facilities.	<b>A9.1</b> Sub-regional centres: a) Are established in the locations depicted on the <a href="#">structure-plan-Cairns Strategic Framework Planmap</a> ; and b) Serve a catchment population, generally ranging in size from 10000 to 20000 households; and c) have a retail floor area generally in excess of 20000 m <sup>2</sup> gross leasable area (GLA) but generally not more than 30000 m <sup>2</sup> GLA.; and d) provide a high level of comparison shopping through at least one discount department store, a number of national chain traders and a wide range of specialty shops; and e) provide a high level of food and grocery shopping through at least one full-line supermarket and a highly developed range of fresh produce shops and an extensive range of personal services; and f) Are highly accessible with direct access to the arterial road network and to the public transport system.

#### 4.5.10 District Centre Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the District Centre Planning Area:

- Existing district centres and any new centres of similar form develop as community focal points providing a range of services and as employment nodes;
- The development and consolidation of district centres to provide shopping facilities, together with a broad range of business, professional, medical and similar services and community facilities is facilitated;
- The establishment of entertainment and recreational facilities, particularly indoor facilities, within or adjacent to district centres is facilitated;
- Uses of a service industry nature that serve the needs of the district community are accommodated;
- The scale and density of development contributes to a high standard of amenity
- The establishment of medium density residential development, particularly within mixed use developments, where design and siting ensure that a high standard of residential amenity will be achieved is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the District Planning Area.

##### Applicability

This Code applies to development that is:

- Self-assessable or assessable;
- In the District Centre Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

## Part A – For Self-Assessable and Assessable Development

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The height of buildings must contribute to the establishment of clearly recognisable commercial nodes without significantly affecting the character of the residential suburbs of the City.	<p><b>A1.1</b> In the Gordonvale – Goldsborough District, buildings are not more than 10 metres in height; or</p> <p><b>A1.2</b> In other Districts, buildings are not more than 15 metres in height.</p>
<b>P2</b> The siting of buildings must contribute to the desired amenity and character of the area and protect the amenity of other land uses.	<p><b>A2.1</b> Buildings may be erected up to the road frontages of the site; and</p> <p><b>A2.2</b> Where the site adjoins land in a Residential 1, 2 or 3 Planning Area, the building is set back 2.5 metres or ¼ of the height of the building, whichever is the greater, from the common boundary; or</p> <p><b>A2.3</b> Where the site does not adjoin land in the Residential 1, 2 or 3 Planning Areas, the building is set back 0 metres from side and rear boundaries; otherwise the minimum setback from side and rear boundaries is 2.5 metres or 1/4 of the height of the building whichever is the greater.</p>
<b>P3</b> The site coverage must ensure that there is sufficient space for landscaping, access and the provision of services.	<b>A3.1</b> The site coverage does not exceed 80%.
<b>P4</b> The design of buildings must ensure that: <ul style="list-style-type: none"> <li>a) the streetscape is cohesive; and</li> <li>b) pedestrians are afforded protection from the sun and the rain.</li> </ul>	<p><b>A4.1</b> Where a building is constructed up to or adjacent to the road frontage/s of the site:</p> <ul style="list-style-type: none"> <li>a) a cantilevered awning is provided for the full length of the building to the road frontage/s; and</li> <li>b) the face of the awning is set back 1 metre from the face of the kerb; and</li> <li>c) the underside of the awning is a minimum of 3 metres above the finished level of the footpath.</li> </ul>

## Part B – For Assessable Development Only

## Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P5</b> Site population density must be compatible with the desired development outcomes of this Planning Area.	<b>A5.1</b> No acceptable measures are specified.

## Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P6</b> Development does not adversely affect the amenity of the: a) planning area; and b) adjoining land uses.	<b>A6.1</b> No acceptable measures are specified.
<b>P7</b> Buildings and structures are responsive to the natural features and constraints of the land.	<b>A7.1</b> No acceptable measures are specified.
<b>P8</b> Buildings and structures are: a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and b) designed to minimise energy consumption.	<b>A8.1</b> No acceptable measures are specified.

## Function of the Centre

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P9</b> District Centres provide a high level of convenience and accessibility for weekly and other high frequency shopping, commercial and community services needs.	<b>A9.1</b> District centres: a) Are established in the locations depicted on the <del>Structure Plan</del> Cairns Strategic Framework Plan Map; and b) Serve a catchment population, generally ranging in size from 5000 to 8000 households; and c) Range in size from approximately 5000 m2 GLA to 15000 m2 GLA. This is an indicative range only and some District Centres invariably will be somewhat smaller or somewhat larger, depending upon their location and their ability to cater to a catchment.; and d) Provide for day-to-day and weekly food and other convenience shopping needs of households. District centres generally offer a major supermarket as anchor tenant, the size of which will depend upon the catchment the centre expects to serve. District Centres may also accommodate a range of restaurants (dine-in or take away) and professional or commercial services (e.g. doctor's surgery, post office, real estate agency, local accountant or solicitor) as part of the tenancy mix; and e) Are accessible from a road of collector level or higher function and access to public transport, as well as to pedestrian and cycleway networks.

#### 4.5.11 Local Centre Planning Area Code

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Local Centre Planning Area:

- The establishment of local shopping facilities, together with business and professional services, which serve the surrounding residential community is facilitated;
- The establishment of community facilities which serve the surrounding residential community is facilitated;
- The scale and density of development contributes to a high standard of amenity;
- The establishment of medium density residential development, where design and siting ensure that a high standard of residential amenity will be achieved, is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the respective Districts are not established in the Local Centre Planning Area.

##### Availability

This Code applies to development that is:

- Self-assessable or assessable;
- In the Local Centre Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

##### Elements of the Code

##### Part A – For Self-Assessable and Assessable Development

##### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1</b> The height of all buildings must be in keeping with the character of the surrounding residential neighbourhood and must not adversely affect the amenity of the neighbourhood.	<b>A1.1</b> Buildings are not more than 10 metres in height.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2</b> The siting of buildings must contribute to the desired amenity and character of the area and protect the amenity of other land uses.</p>	<p><b>A2.1</b> Buildings may be erected up to the road frontages of the site; and</p> <p><b>A2.2</b> Where the site adjoins land in a Residential 1, 2 or 3 Planning Area or land used for residential purposes, the building is set back 2.5 metres or <math>\frac{1}{4}</math> of the height of the building, whichever is the greater, from the common boundary; and</p> <p><b>A2.3</b> Where the site does not adjoin land in the Residential 1, 2 or 3 Planning Areas, the building is set back 0 metres from side and rear boundaries; otherwise the minimum setback from side and rear boundaries is 2.5 metres or <math>\frac{1}{4}</math> of the height of the building whichever is the greater.</p>
<p><b>P3</b> The site coverage must ensure that there is sufficient space for landscaping, access and the provision of services.</p>	<p><b>A3.1</b> The site coverage does not exceed 80%.</p>
<p><b>P4</b> The design of buildings must ensure that:</p> <ol style="list-style-type: none"> <li>the streetscape is cohesive; and</li> <li>pedestrians are afforded protection from the sun and the rain.</li> </ol>	<p><b>A4.1</b> Where a building is constructed up to or adjacent to the road frontage/s of the site:</p> <ol style="list-style-type: none"> <li>a cantilevered awning is provided for the full length of the building to the road frontage/s; and</li> <li>the face of the awning is set back 1 metre from the face of the kerb; and</li> <li>the underside of the awning is a minimum of 3 metres above the finished level of the footpath.</li> </ol>

### Part B – For Assessable Development Only

#### Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5</b> Site population density must be compatible with the desired development outcomes of this Planning Area.</p>	<p><b>A5.1</b> The site population density is consistent with the density identified for the dominant Residential Planning Area in proximity to the Centre.</p>

#### Character and Community Design

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6</b> Development does not adversely affect the amenity of the:</p> <ol style="list-style-type: none"> <li>planning area; and</li> <li>adjoining land uses.</li> </ol>	<p><b>A6.1</b> No acceptable measures are specified.</p>
<p><b>P7</b> Buildings and structures are responsive to the natural features and constraints of the land.</p>	<p><b>A7.1</b> No acceptable measures are specified.</p>
<p><b>P8</b> Buildings and structures are:</p> <ol style="list-style-type: none"> <li>responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and</li> <li>designed to minimise energy consumption.</li> </ol>	<p><b>A8.1</b> No acceptable measures are specified.</p>

## Function of the Centre

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P9</b> Local Centres provide a highly convenient range of goods and services for the daily and weekly needs of discrete residential communities.</p>	<p><b>A9.1</b> Local Centres</p> <ul style="list-style-type: none"> <li>a) are consolidated within the areas included in the Local Centre Planning Area on the District Plan Maps; and</li> <li>b) Serve a catchment generally less than 2500 household; and</li> <li>c) are less than 5000 m<sup>2</sup> GLA; and</li> <li>d) Are accessed via a collector level road and via pedestrian and cycleway networks; and</li> <li>e) have no direct access to highways or to arterial roads in order to achieve convenience and to maintain efficient road functions; and</li> <li>f) do not to attract or rely upon passing highway trade or tourist trade. However, some Local Centres will invariably serve visitors as well as residents by virtue of their established locations.</li> </ul>

#### 4.5.12 Cityport North Planning Area Code

##### Identification of Affected Premises

The Cityport North Planning Area comprises a number of precincts – being Precincts 8, 10, 11 and 12 as depicted on the Cityport Planning Area Map – CBD North Cairns Planning Area – Map 1.

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Cityport North Planning Area:

- Cityport is integrated with the city centre, the waterfront and the Esplanade;
- The establishment a range of tourist related activities, along with commercial and retail activities, along the waterfront and within the development sites is facilitated;
- The establishment of tourist accommodation and associated development achieves an attractive built form which complements and enhances this waterfront location;
- The establishment of mixed-use development is facilitated at appropriate locations to promote activity and vitality (restaurants, outdoor dining areas, retail uses, bars on ground level and various accommodation types on upper levels);
- A high level of urban and streetscape amenity is facilitated via utilisation of themed landscaping and streetscape elements, as well as the encouragement of a high standard of design in built forms and finishes to reflect the maritime nature of the Planning Area;
- Development of tourist accommodation in a wide range of accommodation types is facilitated;
- The establishment of key tourist facilities (i.e. Reef Fleet Terminal) and high standard marina facilities to service the needs of commercial and recreational vessels is facilitated;
- A uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the CBD – North Cairns District are not established in the Cityport North Planning Area.

##### Applicability

This Code applies to development that is:

- Assessable;
- In the Cityport North Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

### Elements of the Code

#### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

#### Part B – For Assessable Development Only

##### Requirements applicable to all Precincts

##### Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
ALL PRECINCTS:	
<b>P1</b> Development is of a scale and density that is appropriate, given its waterfront location.	<b>A1.1</b> Development within Cityport North Planning Area has a maximum residential density of 800 persons per hectare.

##### Design and Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> Building height is alternated along the waterfront to provide a varied skyline and to provide views to the waterfront, City and surrounding mountains.	<p><b>A2.1</b> Tall buildings are setback from the waterfront and the historic wharves to maintain a low-scale development along the waterfront; and</p> <p><b>A2.2</b> High and low building masses are alternated along the length of Cityport and are divided by extensively paved and landscaped pedestrian ways that also function as shared vehicular access; and</p> <p><b>A2.3</b> A distinctive podium height is created along the length of Cityport with upper portions progressively setback with increasing height; and</p> <p><b>A2.4</b> The scale of buildings is reduced through emphasising horizontal proportions and framing and fenestration where possible.</p>
<b>P3</b> Building design across Cityport is distinctive and reflects the maritime character of the area.	<p><b>A3.1</b> Building design incorporates lightweight cladding and extensive sun-shading and shadowing devices to improve aesthetics and energy efficiency; and</p> <p><b>A3.2</b> Lightweight building materials such as metallic coloured, pre-fabricated sheet, timber boarding are the dominant building material; and</p> <p><b>A3.3</b> Landscape terraces are provided at the podium level and other lower roof levels; and</p> <p><b>A3.4</b> Roof structures are designed to conceal any roof plant equipment from ground level view.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P4</b> Development integrates with the City centre.	<p><b>A4.1</b> A continuous streetscape is developed to Wharf Street; and</p> <p><b>A4.2</b> A continuous waterfront pedestrian link is provided from the Esplanade to Cityport; and</p> <p><b>A4.3</b> Landscape design and other features reflect the character of the City.</p>
<b>P5</b> Awnings are provided to all facades of any building.	<p><b>A5.1</b> Awnings are of the same design and height as those in adjoining areas.</p> <p><b>A5.2</b> Were provided along the wharf sheds, awnings are of a character which is sympathetic with the architecture of the sheds</p>
<b>P6</b> Vehicle accesses and service areas do not dominate the streetscape.	<p><b>A6.1</b> Car park entrances are suitably designed and located to minimise the impact of these areas on adjoining uses; and</p> <p><b>A6.2</b> Loading docks and other service areas are concealed within buildings.</p>

## View Corridors

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P7</b> Key views to and from the waterfront are retained and enhanced through the future re-development of Cityport.	<p><b>A7.1</b> Buildings and structures are suitably located to maintain view corridors as depicted on the CBD – North Cairns Connectivity Overlay; or</p> <p>If the boundary between two precincts is altered, buildings and structures are located to provide a view corridor (of a similar size to the existing corridor) between the two precincts; and</p> <p><b>A7.2</b> Buildings do not protrude into view corridors; and</p> <p><b>A7.3</b> Where possible, existing buildings within these view corridors are removed; and</p> <p><b>A7.4</b> The view corridors are enhanced by appropriate landscape design and planting.</p>

## Landscaping &amp; Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P8</b> A combination of pedestrian linkages and open space areas is provided as a key feature of Cityport. These open space areas ensure Cityport is highly accessible.	<p><b>A8.1</b> An integrated and enlarged open space and pedestrian movement network is provided as depicted on the CBD – North Cairns Pedestrian and Cycle Movement Overlay; or</p> <p>If the boundary between two precincts is altered, buildings and structures are located to provide a pedestrian connection and view corridor (of a similar size to the existing corridor) between the two separate precincts.</p>
<b>P9</b> Development complements the open space and pedestrian movement systems.	<b>A9.1</b> No buildings or structures are located within the view corridors or open space areas as depicted don the CBD – North Cairns Connectivity Overlay.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P10</b> A continuous waterfront promenade/boardwalk is provided, linking Cityport with The Esplanade.	<p><b>A10.1</b> Continuous pedestrian access is provided adjoining the waterfront as depicted on CBD – North Cairns Pedestrian and Cycle Movement Overlay; and</p> <p><b>A10.2</b> Shields Street is extended to include a boulevard to the waterfront; and</p> <p><b>A10.3</b> The waterfront promenade links the pedestrian boulevard (from Shields Street) to the balance of Cityport.</p>
<b>P11</b> A major public square is provided adjoining the Reef Fleet Terminal (Precinct 10). This square will be multi-functional and provide pedestrian and limited vehicular access.	<p><b>A11.1</b> A major public square is provided adjoining the Reef Fleet Terminal (Precinct 10); and</p> <p><b>A11.2</b> The public square functions as a working square with vehicular access provided during peak periods.</p>
<b>P12</b> Artworks and other similar features are provided in suitable locations	<b>A12.1</b> Artworks and other features are provided in pedestrian areas.

### Access and Movement Networks

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P13</b> Development provides convenient pedestrian links between the City Centre and Cityport.	<b>A13.1</b> An integrated and efficient pedestrian movement network is provided as depicted on CBD – North Cairns Pedestrian and Cycle Movement Overlay.
<b>P14</b> Vehicular access to Cityport is safe, efficient and provides for the needs of all users of Cityport.	<p><b>A14.1</b> An efficient traffic network is provided as depicted on the CBD – North Cairns Road Hierarchy; and</p> <p><b>A14.2</b> Development along Shields Street provides suitable linkages between The Esplanade and Cityport marina facilities. Such linkages provide efficient pedestrian and vehicular access and suitable car parking facilities.</p>
<b>P15</b> Car parking, servicing and set down areas do not dominate the streetscape.	<b>A15.1</b> Car park entrances, loading/unloading areas and setdown areas are designed to minimise the impact of these areas on the streetscape.

### Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
PRECINCT SPECIFIC:	
PRECINCT 8	
<b>P16</b> Future development is of a design and scale which is consistent with surrounding buildings.	<p><b>A16.1</b> Building height is a maximum of 10 storeys; and</p> <p><b>A16.2</b> Above podium level, development has a maximum site coverage of 60%; and</p> <p><b>A16.3</b> Development has a maximum plot ratio of 3:1.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
PRECINCT 10	
<b>P17</b> Future development is of a bulk and scale which is compatible with surrounding buildings.	<p><b>A17.1</b> The Reef Fleet Terminal Building (Precinct 10B) is a maximum of 2 storeys; or</p> <p><b>A17.2</b> Building height for all other buildings (Precinct 10A) is a maximum of 12 storeys (including a podium level); and</p> <p><b>A17.3</b> Podium level is limited to three storeys.</p> <p><b>A17.4</b> Above podium level, buildings are setback 9 metres from Marlin Parade, 9 metres from the precinct boundary to the pedestrian promenade and 3 metres from the Reef Fleet Terminal to maintain views to Trinity Inlet; and</p> <p><b>A17.5</b> Above podium level, the maximum site coverage within this precinct is 60%;</p> <p><b>A17.6</b> The total plot ratio for development within this Precinct is 3.0:1; and</p> <p>Note: the plot ratio will be calculated as the sum of the plot ratios for each development in the precinct at any one time.</p> <p><b>A17.7</b> Basement car parks are below finished ground level and are designed to ensure an attractive streetscape.</p> <p><b>Figure 1</b></p>
<b>P18</b> Building setbacks to the waterfront are at a similar alignment to those in adjoining precincts.	<b>A18.1</b> No acceptable measures are specified.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
PRECINCT 11	
<b>P19</b> Building height and design steps down from the adjoining precincts to complement the waterfront and the adjoining low scale buildings.	<p><b>A19.1</b> Building height is limited to a maximum of 6 storeys (including the podium level); and</p> <p><b>A19.2</b> The maximum site coverage within this precinct is 100%; and</p> <p><b>A19.3</b> The total plot ratio for development within this precinct is 3.0:1; and</p> <p>Note: plot ratio will be calculated as the sum of the plot ratios for each development in the precinct at any one time.</p> <p><b>A19.4</b> Car park structures and areas are designed to complement the existing built form.</p>
<b>P20</b> Buildings are setback to the waterfront on a similar alignment to buildings in adjoining precincts.	<b>A20.1</b> No acceptable measures are specified.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
PRECINCT 12	
<b>P21</b> Development is low scale and an attractive landmark when viewed from the water, the Esplanade and adjoining precincts.	<p><b>A21.1</b> Building height is a maximum of three storeys, where the third storey is split level/mezzanine; or</p> <p><b>A21.2</b> Marine operation facilities may exceed this height.</p>
<b>P22</b> Building design provides for public access to the waterfront.	<b>A22.1</b> No acceptable measures are specified.

## Circulation and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
ALL PRECINCTS	
<b>P23</b> Car parking areas are not visually dominant from the road frontage or the waterfront.	<p><b>A23.1</b> Car parking is limited to one basement or semi-basement level; or</p> <p><b>A23.2</b> Where in Precinct 10, car parking is provided above podium level or at basement level (or a combination of both), where the podium level parking is not visually obtrusive from the precinct boundaries; and</p> <p><b>A23.3</b> Building design incorporates only minor level changes in accordance with AS 1428 – Design for Access and Mobility.</p>
<b>P24</b> Vehicle parking and manoeuvring areas are designed to be safe and functional and minimise pedestrian vehicle conflict.	<b>A24.1</b> No acceptable measures are specified.

SPECIFIC PRECINCT:	
PRECINCT 10:	
<b>P25</b> Reef Fleet Square is a shared pedestrian and vehicular access way.	<p><b>A25.1</b> Access and coach setdown is provided adjoining the proposed Reef Fleet Terminal through an extension of Spence Street – the Reef Fleet Square; and</p> <p><b>A25.2</b> Access and setdown areas for all other buildings are provided as low key access from Marlin Parade.</p>

PRECINCT 11:	
<b>P26</b> Development provides for vehicular movement and access to the waterfront.	<b>A26.1</b> Vehicular access, including service vehicle access, is provided via a modified Pier Point Road.

PRECINCT 12:	
<b>P27</b> Access to this area is provided for marina vehicles and service vehicles only.	<b>A27.1</b> Vehicular access is provided via Spence Street and Pier Point Road. Service vehicle access is provided to the rear of the building adjoining the waterfront.

#### 4.5.13 Cityport South Planning Area Code

##### Identification of Affected Premises

The Cityport South Planning Area comprises a number of precincts – being Precincts 1 – 7 as depicted on the Cityport Planning Area Map CBD North Cairns Planning Area – Map 1.

##### Purpose

The purpose of this Code is to facilitate the achievement of the following desired development outcomes for the Cityport South Planning Area:

- Cityport is integrated with the city centre;
- The major entertainment, indoor sporting and cultural requirements of the City are provided for and the establishment of ancillary outdoor recreation and various entertainment uses to complement the Convention Centre is facilitated;
- The conservation of the heritage integrity of those parts of Cityport South which have cultural significance is facilitated via the re-use of historic structures where feasible;
- Tourism potential is optimised by encouraging a range of compatible public and commercial activities and facilities along the waterfront and within development sites;
- Tourist accommodation and associated development achieve an attractive built form which is sympathetic to the location and enhances the character of established tourist accommodation and development;
- The establishment of mixed-use development is facilitated at appropriate locations to promote activity and vitality (restaurants, outdoor dining areas, retail uses, bars on ground or podium levels and various accommodation types on upper levels);
- A high level of urban and streetscape amenity is facilitated via utilisation of “themed” landscaping and streetscape elements;
- Development of tourist accommodation in a wide range of accommodation types is facilitated;
- Uses identified as inconsistent uses in the Assessment Table dealing with material change of use for the CBD – North Cairns District are not established in the Cityport South Planning Area.

## Applicability

This Code applies to development that is:

- Assessable;
- In the Cityport South Planning Area; and
- Identified in the table below.

APPLICABLE DEVELOPMENT
<b>Material Change of Use</b>
<b>Reconfiguring a Lot</b>

## Elements of the Code

### Part A – For Self-Assessable and Assessable Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
None	None

### Part B – For Assessable Development Only

Requirements applicable to all Precincts

#### Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
ALL PRECINCTS:	
<b>P1</b> Development is of a scale and density that is appropriate, given its key location on the waterfront.	<b>A1.1</b> Development within Cityport North Planning Area has a maximum residential density of 800 persons per hectare.

#### Design and Layout

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P2</b> Building height is alternated along the waterfront to provide a varied skyline and to provide views to the waterfront, City and surrounding mountains.	<p><b>A2.1</b> Tall buildings are setback from the waterfront and the historic wharves to maintain a low-scale development along the waterfront; and</p> <p><b>A2.2</b> High and low building masses are alternated along the length of Cityport and are divided by extensively paved and landscaped pedestrian ways that also function as shared vehicular access; and</p> <p><b>A2.3</b> A distinctive podium height is created along the length of Cityport with upper portions progressively setback with increasing height; and</p> <p><b>A2.4</b> The scale of buildings is reduced through emphasising horizontal proportions and framing and fenestration where possible.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3</b> Building design across Cityport is distinctive and reflects the tropical character of Cairns area.	<p><b>A3.1</b> Building design incorporates lightweight cladding and extensive sun-shading and shadowing devices to improve aesthetics and energy efficiency; and</p> <p><b>A3.2</b> Lightweight building materials such as metallic coloured, pre-fabricated sheet, timber boarding are the dominant building material.; and</p> <p><b>A3.3</b> Landscape terraces are provided at the podium level and other lower roof levels; and</p> <p><b>A3.4</b> Roof structures are designed to conceal any roof plan equipment from ground level view.</p>
<b>P4</b> Development integrates with the City centre.	<p><b>A4.1</b> A continuous streetscape is developed to Wharf Street; and</p> <p><b>A4.2</b> Landscape design, and other features reflect the character of the City.</p>
<b>P5</b> Awnings are provided to all facades of any building.	<p><b>A5.1</b> Awnings are of the same design and height as those in adjoining precincts.</p> <p>Were provided along the wharf sheds, awnings are of character which is sympathetic with the architecture of the sheds.</p>
<b>P6</b> Vehicle accesses and service areas do not dominate the streetscape.	<p><b>A6.1</b> Car park entrances are suitably designed and located to minimise the impact of these areas on adjoining uses; and</p> <p><b>A6.2</b> Loading docks and other service areas are concealed within buildings.</p>

## View Corridors

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P7</b> Key views to and from the waterfront are retained and enhanced.	<p><b>A7.1</b> Buildings and structures are suitably located to maintain view corridors as depicted on the CBD – North Cairns Connectivity Overlay.</p> <p>If the precinct boundary between two precincts is altered, buildings and structures are located to provide a view corridor (of a similar size to the existing corridor) between the two precincts; and</p> <p><b>A7.2</b> Buildings do not protrude into view corridors; and</p> <p><b>A7.3</b> Where possible, existing buildings within these view corridors are removed (excluding White's Shed); and</p> <p><b>A7.4</b> The view corridors are enhanced by appropriate landscape design and planting.</p>

### Landscaping and Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P8</b> A combination of pedestrian linkages and open space areas are provided as a key feature of Cityport. These open space areas ensure Cityport is highly accessible.	<p><b>A8.1</b> An integrated and enlarged open space and pedestrian movement network is provided as depicted on the CBD – North Cairns Pedestrian and Cycle Movement Overlay; or</p> <p>If the precinct boundary between two precincts is altered, buildings and structures are located to provide a pedestrian connection and view corridor (of a similar size to the existing corridor) between the two separate precincts; and</p> <p><b>A8.2</b> The design of these areas is consistent with Council's landscape requirements.</p>
<b>P9</b> Development complements the open space and pedestrian movement systems.	<b>A9.1</b> No buildings or structures are located within the open space areas as depicted on the CBD – North Cairns Connectivity Overlay.
<b>P10</b> A continuous waterfront promenade/boardwalk is provided, linking Cityport with The Esplanade.	<p><b>A10.1</b> Continuous pedestrian access is provided adjoining the waterfront as shown on the CBD – North Cairns Pedestrian and Cycle Movement Overlay; and</p> <p><b>A10.2</b> An alternative pedestrian route is provided for occasions when access to the wharf at the southern end of Cityport is restricted by cruise operations; and</p> <p><b>A10.3</b> The design of the waterfront promenade is consistent with the Landscape Design Code.</p>
<b>P11</b> Artworks and other similar features are provided in suitable locations and reflect the heritage feel of Cityport South.	<b>A11.1</b> Artworks and other features are provided in the pedestrian areas and adjoining the Wharf Sheds
<b>P12</b> Where possible, any existing significant vegetation is retained.	<b>A12.1</b> Significant vegetation is retained where possible.

### Access and Movement Networks

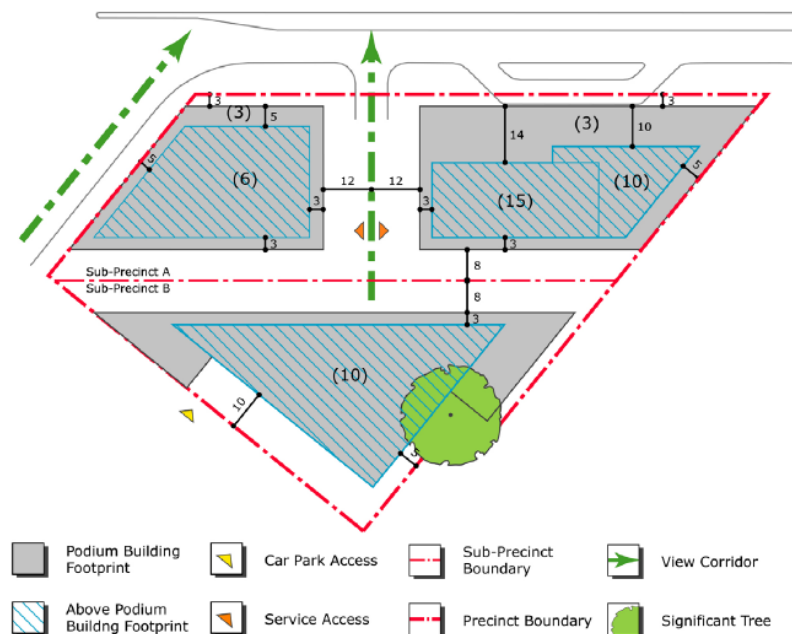
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P13</b> Development provides convenient pedestrian links between the City Centre and Cityport.	<b>A13.1</b> An integrated and efficient pedestrian movement network is provided as depicted on the CBD North Cairns Pedestrian and Cycle Movement Overlay.
<b>P14</b> Vehicular access to Cityport is safe, efficient and provides for the needs of all users of Cityport.	<b>A14.1</b> An efficient traffic network is provided as depicted on the CBD North Cairns Road Hierarchy Overlay.
<b>P15</b> Car parking, servicing and set down areas do not dominate the streetscape.	<b>A15.1</b> Car park entrances, loading/unloading areas and setdown areas are designed to minimise the impact of these areas on the streetscape.

## Built Form

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
PRECINCT SPECIFIC:	
PRECINCT 1	
<b>P16</b> Future development is of a design and scale which complements the existing Convention Centre.	<p><b>A16.1</b> Building setbacks do not extend beyond those of the existing Convention Centre; and</p> <p><b>A16.2</b> Building height is no greater than that of the existing Convention Centre.</p>
<b>P17</b> Future development reinforces the views to the waterfront and the City and creates useable pedestrian and open space areas.	<b>A17.1</b> No buildings or significant structures are located within the view corridors or open space areas.
PRECINCT 2	
<b>P18</b> The precinct is developed as two separate but interrelated "sub-precincts" which address the pedestrian plazas and open spaces areas, as well as the streetscape.	<p><b>A18.1</b> The precinct is developed as two "sub-precincts" (Refer to Figure 1 below) connected by attractive and useable pedestrian plazas; and</p> <p><b>A18.2</b> This precinct may comprise three separate buildings separated by pedestrian thoroughfares and open space areas. Pedestrian spaces are provided –</p> <ul style="list-style-type: none"> <li>a) From the Lake and Hartley Street intersections through to the Cairns Convention Centre;</li> <li>b) From Wharf Street</li> </ul> <p>The pedestrian areas also link with the pedestrian plaza in Grafton Street.</p> <p><b>A18.3</b> Outdoor dining, entertainment and other similar activities occur within and adjoining the pedestrian 'plaza' area.</p>
<b>P19</b> All buildings are designed to address the street frontages, as well as the pedestrian plaza	<b>A19.1</b> Shops, restaurants and other similar uses front Wharf Street and the pedestrian link from Lake Street to the Convention Centre.
<b>P20</b> Building bulk within this precinct is greatest at ground level and podium levels, graduating to less bulky towers above.	<p><b>A20.1</b> Ground and podium levels are be set back at least 3 metres from the Wharf Street frontage; or In all other instances the ground and podium levels of the building are built to the road frontage; and</p> <p><b>A20.2</b> Development is in accordance with the control guidelines shown in <b>Figure 1</b> above. Setbacks and building envelopes will be generally in accordance with those specified in this figure; and</p> <p><b>A20.3</b> Podium level is a maximum of 3 storeys.</p>

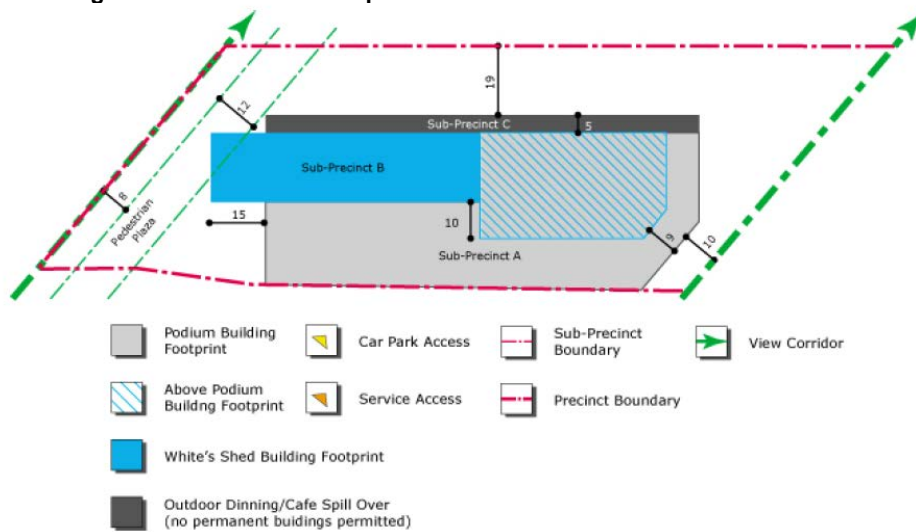
<p><b>PRECINCT 2</b></p> <p><b>P21</b> Building height and form is varied to reduce the bulk and mass of the precinct.</p>	<p><b>A21.1</b> Building height is no greater than the development guidelines specified in <b>Figure 1</b> below; and</p> <p><b>A21.2</b> The height of buildings in sub-precinct 2a is interchangeable providing at least one building does not exceed the 6 storey height limit; and</p> <p><b>A21.3</b> A maximum height of 15 storeys is applicable to either the southern or western buildings where this height is "staggered" and where only one building is 15 storeys; and</p> <p><b>A21.4</b> Balconies, curved and stepped facades and other similar treatments are used to reduce the bulk of the building.</p> <p><b>A21.5</b> Future buildings upon Portion 2B are curved in design so as to open up to the south-west towards the Convention Centre.</p>
<p><b>P22</b> The bulk and scale of buildings is consistent with surrounding development and steps down to compliment the open space areas.</p>	<p><b>A22.1</b> The maximum site coverage within this Precinct is no greater than :</p> <ul style="list-style-type: none"> <li>a) 80% for the podium (up to the first 3 levels);</li> <li>b) 45% for all levels above the podium; and</li> </ul> <p><b>A22.2</b> Development within this precinct has a maximum plot ratio of 3.5:1; and</p> <p><b>A22.3</b> Basement car parks are located below finished ground level and do not create an undesirable streetscape; and</p> <p><b>A22.4</b> Landscaped terraces are provided at the podium level and other lower roof levels.</p>

**Figure 1: Precinct 2 Development Controls**



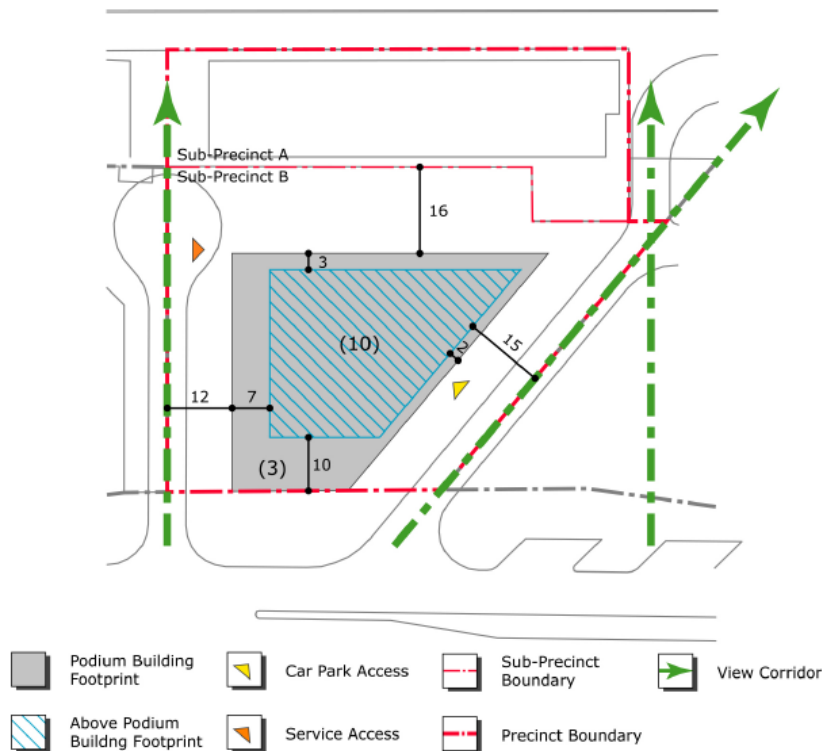
PRECINCT 3	
<p><b>P23</b> Development is of a bulk and scale that is compatible with surrounding buildings.</p>	<p><b>A23.1</b> Development within the precinct has a maximum (cumulative) gross floor area of 20,000m<sup>2</sup>.</p> <p><b>A23.2</b> Above podium level, the site coverage is a maximum of 15%.</p> <p><b>A23.3</b> Basement car parks are located below finished ground level and do not create an undesirable streetscape.</p>
<p><b>P24</b> Future development within this Precinct is of a scale and design that is consistent with the existing White's Shed.</p>	<p><b>A24.1</b> No acceptable measures are specified.</p>
<p><b>P25</b> Building bulk is greatest at the ground level where podium levels graduating to less bulky towers.</p>	<p><b>A25.1</b> Building height is no greater than the development guidelines specified in <b>Figure 2</b>, and</p>
<p><b>P26</b> Buildings are designed to provide pedestrian spaces and to retain and enhance views to Trinity Inlet</p>	<p><b>A26.1</b> Development is in accordance with the control guidelines shown in <b>Figure 2</b>. Setbacks and building envelopes will be generally in accordance with those specified in this figure; and</p> <p><b>A26.2</b> No buildings or structures are located within the view corridors and the waterfront boardwalk (excluding the existing White's shed).</p>
<p><b>P27</b> Development in this precinct does not impact on the operation of the adjoining Seaport.</p>	<p><b>A27.1</b> No acceptable measures are specified.</p>

Figure 2: Precinct 3 Development Controls



PRECINCT 4	
<b>P28</b> Buildings are visually appealing and present to all precinct frontages.	<p><b>A28.1</b> Development is in accordance with the control guidelines shown in <b>Figure 3</b>. Setbacks and building envelopes are specified in this figure; and</p> <p><b>A28.2</b> Given the high visual exposure of this area, all building facades are treated as 'front' elevations and are of the highest design standard.</p>
<b>P29</b> Development is of a bulk and scale that is consistent with surrounding buildings.	<p><b>A29.1</b> Above podium level, site coverage within this precinct is a maximum of 60%; and</p> <p><b>A29.2</b> Development within this precinct has a maximum plot ratio of 3.0:1; and</p> <p><b>A29.3</b> The podium level of the building/s is on a similar alignment to adjoining developments (refer to <b>Figure 3</b>); and</p> <p><b>A29.4</b> Basement car parks are located below finished ground level and do not create an undesirable streetscape.</p>
<b>P30</b> Building bulk is greatest at the ground level with podium levels graduating to less bulky towers.	<p><b>A30.1</b> Building height is a maximum of 10 storeys; and</p> <p><b>A30.2</b> Podium level is a maximum of three storeys.</p>
<b>P31</b> Future development protects the heritage significance of White's Shed.	<b>A31.1</b> No acceptable measures are specified.

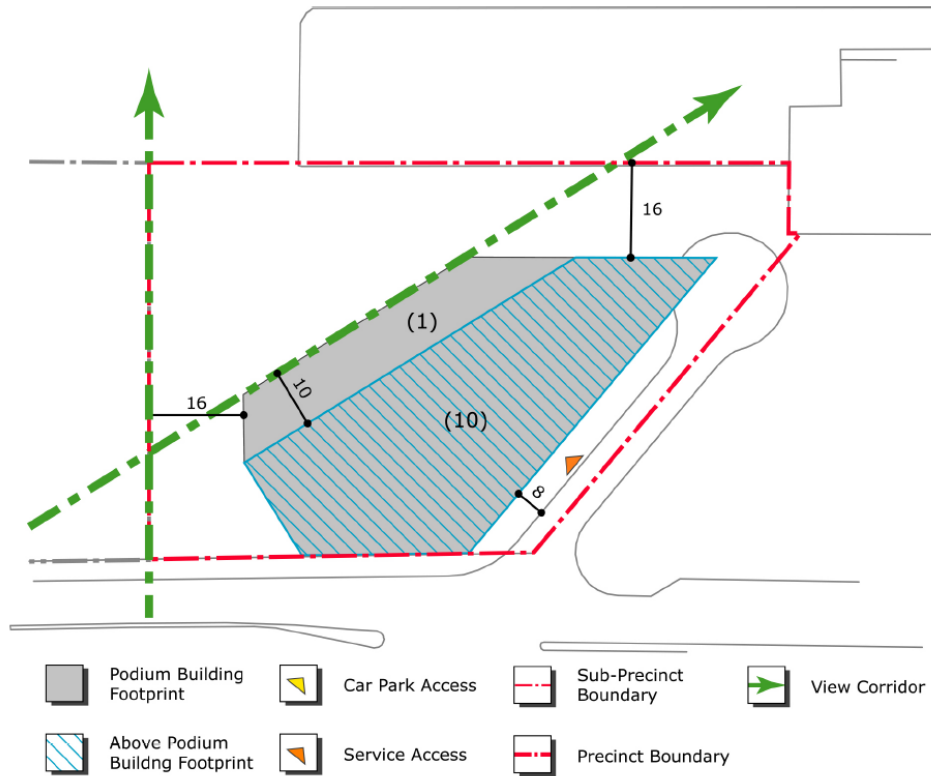
**Figure 3: Precinct 4 Development Controls**



<b>PRECINCT 5</b>	
<b>P32</b> Building design and bulk “steps down” to complement the existing heritage structures.	<p><b>A32.1</b> Building height is staggered from a maximum of 10 storeys to the north to a maximum of 6 storeys to the south and adjoining the heritage buildings.</p> <p>Note: this maximum height includes the podium level; and</p> <p><b>A32.2</b> Podium level is a maximum of three storeys; and</p> <p><b>A32.3</b> Above podium level, the tower steps back from the pedestrian areas, Wharf Street and the waterfront. The tower is to be stepped in at least 3 metres (greater setbacks are provided where the overall height of the building exceeds 6 storeys).</p>
<b>P33</b> Future development is of a bulk and scale which is compatible with surrounding buildings.	<p><b>A33.1</b> Above podium level, the maximum site coverage within this precinct is 60%; and</p> <p><b>A33.2</b> Development has a maximum plot ratio of 3.0:1; and</p> <p><b>A33.3</b> Basement car parks are below finished ground level and are designed to provide an attractive streetscape.</p>
<b>P34</b> Buildings are setback from pedestrian spaces and boulevards to provide open space areas and views to adjoining precincts and the water.	<p><b>A34.1</b> The following setbacks are applicable to the podium level of all buildings:</p> <ol style="list-style-type: none"> <li>16m from Wharf Shed No. 2; and</li> <li>12m from the precinct boundary between this precinct and Precinct 4; and</li> <li>a minimum of 8m from the precinct boundary between this precinct and Precinct 6.</li> </ol> <p>No minimum setback is required to Wharf Street; and</p> <p><b>A34.2</b> Shops and restaurants are located adjoining the public areas.</p>
<b>PRECINCT 6</b>	
<b>P35</b> Building design and bulk are “scaled down” to be an appropriate scale when viewed from the water-side.	<p><b>A35.1</b> Building height is staggered from a maximum of 10 storeys</p> <p>Note: this maximum height includes the podium level); and</p> <p><b>A35.2</b> Podium level is a maximum of one storey;</p>
<b>P36</b> Development is of a bulk and scale that is compatible with surrounding buildings.	<p><b>A36.1</b> Above podium level, the maximum site coverage is 30%; and</p> <p><b>A36.2</b> Development has a maximum gross floor area of 17,050m<sup>2</sup>; and</p> <p><b>A36.3</b> Car parking is provided at basement or semi-basement level (below Q100); and</p> <p><b>A36.4</b> Basement car parks are below finished ground level and the level of the wharves and are designed to ensure an attractive streetscape.</p>
<b>P37</b> Buildings are designed to provide pedestrian spaces and boulevards and to enhance the views to adjoining precincts and the water.	<p><b>A37.1</b> Buildings are setback (at podium level) a minimum of:</p> <ol style="list-style-type: none"> <li>8m from the precinct boundary between precinct 5 and 6; and</li> <li>16m from the precinct boundary between precincts 6 and 7; and</li> <li>16m from the eastern property boundary with the pedestrian promenade.</li> </ol> <p>Refer to <b>Figure 4</b></p>

<p>PRECINCT 6</p>	<p><b>A37.2</b> Above podium level, the tower steps back a minimum of 10m from the view corridor frontage; and</p> <p><b>A37.3</b> Shops and restaurants are located adjoining the waterside and Wharf Street frontages.</p>
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Figure 4: Precinct 6 Development Controls



PRECINCT 7	
<p><b>P38</b> Building design and bulk is limited to provide a "staggered" building appearance throughout Cityport.</p>	<p><b>A38.1</b> Building height is a maximum of 6 storeys (including the podium level); and</p> <p><b>A38.2</b> Podium level is a maximum of:</p> <ul style="list-style-type: none"> <li>a) two storeys where retail and residential uses are proposed on podium level; or</li> <li>b) Three storeys where office uses are proposed on podium level.</li> </ul>
<p><b>P39</b> Development is of a bulk and scale which is compatible with surrounding buildings</p>	<p><b>A39.1</b> Above podium level, the maximum site coverage within this Precinct is 45%; and</p> <p><b>A39.2</b> Development has a maximum gross floor area of 17,050m<sup>2</sup>; and</p> <p><b>A39.3</b> Car parking is provided at basement or semi-basement level (below Q100); and</p> <p><b>A39.4</b> Basement car parks are below finished ground level and are designed to ensure an attractive streetscape.</p>
<p><b>P40</b> Buildings are designed and sited to provide view corridors and shared pedestrian/open space and movement areas in a suitable location.</p>	<p><b>A40.1</b> Buildings are setback (at podium) a minimum of:</p> <ul style="list-style-type: none"> <li>a) 16m from the precinct boundary between precincts 6 and 7; and</li> <li>b) 3m from Esplanade Street frontage; and</li> <li>c) 16m from the eastern property boundary with the pedestrian promenade; and</li> </ul> <p>Refer to <b>Figure 5</b></p> <p><b>A40.2</b> Above podium level, the tower may overhang the podium level where the tower is setback a minimum of:</p> <ul style="list-style-type: none"> <li>a) 8m from the precinct boundary between precincts 6 and 7;</li> <li>b) 3m from the Esplanade Street frontage; and</li> <li>c) 26m from the eastern property boundary with the pedestrian promenade</li> </ul> <p>Refer to <b>Figure 5</b></p>

Figure 5: Precinct 7 Development Controls



Circulation and Access

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
ALL PRECINCTS	
<b>P41</b> Car parking areas are not visually dominant from the road frontage or the waterfront.	<b>A41.1</b> Car parking is limited to basement or semi-basement level; and <b>A41.2</b> Building design incorporates only minor level changes in accordance with 'AS1428 – Design for Access and Mobility'.
PRECINCT SPECIFIC:	
PRECINCT 1	
<b>P42</b> Vehicle parking and manoeuvring areas are conveniently located, are sufficient to meet user requirements and minimise pedestrian vehicle conflict.	<b>A42.1</b> Drop off and set down areas are provided at either Wharf or Hartley Street. No vehicular access is provided from Grafton Street.