

Table 5.6.n.1 - Mixed use zone precinct 1 - Commercial

Column 1 Development	Column 2 Level of assessment	Column 3 Assessment criteria																																						
		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes^	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Advertising devices code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code		
<b>Material change of use</b>																																								
Adult store	Code	a	a	a	a	a	a	a	a	a	a	a	a	a														a	a	a	a	a	a	a	a	a	a	a		
Caretaker's accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a	a		a																							
Child care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a				a																						
Club (small scale)	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Club (other than small scale)	Code	a	a	a	a	a	a	a	a	a	a	a	a	a															a	a	a	a	a	a	a	a	a	a	a	
Community care centre	Code	a	a	a	a	a	a	a	a	a	a	a	a	a					a											a	a									
IF contained within an existing building	Self	a			a			a											a																					
IF within the Neighbourhood character overlay	Code	a			a			a																																
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Community use	Code	a	a	a	a	a	a	a	a	a	a	a	a	a					a																					
IF contained within an existing building	Self	a			a			a												a																				
IF within the Neighbourhood character overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Dwelling unit	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Educational establishment	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
IF involving accommodation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Emergency services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Environment facility	Self	a			a			a																																
Food and drink outlet	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
IF contained within an existing building used for a lawfully established Centre activity	Self	a			a			a																																
IF within the Neighbourhood character overlay	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Function facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Funeral parlour	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Health care services	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Home based business	Self	a			a			a																																
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a			a																																
Hotel	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Indoor sport and recreation	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Low impact industry	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Multiple dwelling	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Office	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Outdoor sales	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Park	Exempt																																							
Parking station	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Place of worship	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Residential care facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Retirement facility	Code	a	a	a	a	a	a	a	a	a	a	a	a	a																										
Sales office	Self	a			a			a																																
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code	a			a			a																																

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		CairnsPlan 2016	Mixed use zone code	Applicable local plan codes <sup>A</sup>	Acid sulfate soils overlay code*	Airport environs overlay code*	Building height overlay code*	Bushfire hazard overlay code*	Flood and inundation hazards overlay code*	Landscape values overlay code*	Natural areas overlay code*	Neighbourhood character overlay code*	Places of significance overlay code*	Transport network overlay code*	Bulky goods and outdoor sales code	Caretaker's accommodation code	Child care centre code	Community activities code	Community care centre code	Dwelling unit code	Home based business code	Multiple dwelling and short-term accommodation code	Parking station code	Retirement facility and residential care facility code	Rooming accommodation code	Sales office code	Sport and recreation activities code	Veterinary services	Advertising devices code	Centre design code	Environmental performance code	Excavation and filling code	Industry design code	Infrastructure works code	Landscaping code	Parking and access code	Reconfiguring a lot code	Vegetation management code			
<b>Service industry</b>	Code																																								
IF contained within an existing building used for a lawfully established Centre activity and not for a laundromat or dry cleaners with a GFA greater than 150m <sup>2</sup>	Self																																								
IF within the Neighbourhood character overlay	Code																																								
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code																																								
<b>Shop</b>	Code																																								
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shop is less than 500m <sup>2</sup>	Self																																								
IF for a Department store or Supermarket	Impact																																								
IF within the Neighbourhood character overlay	Code																																								
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code																																								
<b>Shopping centre</b>	Code																																								
IF contained within an existing building used for a lawfully established Centre activity and the GFA of the shopping centre is less than 500m <sup>2</sup>	Self																																								
IF within Sub-precinct 3b - Future retail and commercial area within the Smithfield local plan and not greater than 5,000m <sup>2</sup> total GFA	Code																																								
IF the GFA of the shopping centre is greater than 500m <sup>2</sup>	Impact																																								
IF within the Neighbourhood character overlay	Code																																								
IF within the Places of significance overlay and involving Building work (including Minor building work) except for internal work that does not materially affect the cultural significance of the place	Code																																								
<b>Short-term accommodation</b>	Code																																								
<b>Showroom</b>	Code																																								
<b>Veterinary services</b>	Code																																								
IF contained within an existing building used for a lawfully established Centre activity	Self																																								
<b>All other uses not otherwise identified</b>	Impact																																								
<b>Undefined uses</b>	Impact																																								
<b>Reconfiguring a lot</b>	Code																																								
<b>Operational work</b>	Code																																								
IF for advertising devices	Impact																																								
IF for advertising devices for projecting signage	Self																																								
IF for advertising devices for projecting signage within the Neighbourhood character overlay	Code																																								
IF for advertising devices for projecting signage within the Places of significance overlay	Code																																								
IF for advertising devices for pylon signage	Code																																								
IF for excavation or filling of greater than 50m <sup>3</sup>	Code																																								
IF for excavation or filling of 50m <sup>3</sup> or less	Self																																								
IF for excavation or filling within the Places of significance overlay	Code																																								

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IF for vegetation damage	Self		a		a	a	a	a	a	a	a	a																												a			
IF for vegetation damage within the Places of significance overlay	Code		a		a	a	a	a	a	a	a	a																													a		
IF for works on a local government road	Self		a		a	a	a	a	a	a	a																														a		
<b>Building work</b>																																											
<b>Minor building work</b>	Self		a		a		a		a	a	a																														a	a	
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a	a																															a	a
<b>Building work</b>	Self		a		a		a		a	a	a																															a	a
IF within the Places of significance overlay and not for internal building work that does not materially affect the cultural significance of the place	Code		a		a		a		a	a	a																															a	a
IF for removal or demolition within the Neighbourhood character	Code		a		a		a		a	a	a																															a	a
IF for removal or demolition within the Places of significance overlay	Impact	a																																									

\* Applicable overlay codes are identified by reference to the overlay maps contained in Schedule 2  
<sup>^</sup> Applicable local plan codes are identified by reference to the local plan maps contained in Schedule 2