

# Attachment 3

Revised Currunda Creek Trades and  
Services Precinct Development Code

## Currunda Trades and Services Development Code

### Application

- (1) This code applies to assessing development in the Currunda Trades and Services Development Area.
- (2) When using this code, reference should be made to Part 5 of CairnsPlan 2016.

### Purpose

- (1) The purpose of the Currunda Trades and Services Development Code is to—
  - (a) Prescribe specific types of low impact industry land uses supported within the Currunda Trades and Services Development Area, namely:
    - (i) Bulk landscape supplies;
    - (ii) Low impact industry
    - (iii) Outdoor sales;
    - (iv) Transport depot;
    - (v) Warehouse;
    - (vi) Wholesale nursery; and
  - (b) Medium, High Impact and / or Special Industrial land uses are not to be established within the Currunda Creek Trades and Services Precinct;
  - (c) Development typology and scale for the Precinct has been specifically selected to reflect the site characteristics, and amenity of the immediately locality.
- (2) The local government purpose of the code is to recognise that the availability of industrial land in the northern areas of the Cairns Region is limited. Where appropriate underutilised rural land may be transitioned to industrial use. Low impact industry land uses are preferred in these locations over residential or other forms of incompatible land use. Development ensures that any interface between industrial and sensitive land uses minimise the impact on amenity and safety.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of low impact industry uses that satisfy the purpose of the Development Area will be facilitated;
  - (b) accommodation activities including caretakers accommodation are not established within the zone;
  - (c) lot sizes are of a sufficient size to cater for a range of low impact industrial and ancillary land uses;
  - (d) the scale, character and built form of development contributes to a high standard of amenity;
  - (e) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (f) development reflects and responds to the natural features and constraints of the land.

Assessment benchmarks and requirements

**Table 1 – Currunda Trades and Services Development Areas code – assessment benchmarks for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Height</b>	
<p><b>PO1</b></p> <p>The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p><b>AO1.1</b></p> <p>Buildings and structures are not more than 11 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>
<b>Uses and other development</b>	
<p><b>PO2</b></p> <p>Low impact industry land uses supported within the Currunda Trades and Services Development Area will be established, with uses limited to those identified below:</p> <ul style="list-style-type: none"> <li>(i) Bulk landscape supplies;</li> <li>(ii) Low impact industry;</li> <li>(iii) Outdoor sales;</li> <li>(iv) Transport depot;</li> <li>(v) Warehouse;</li> <li>(vi) Wholesale nursery.</li> </ul>	<p><b>AO2.1</b></p> <p>No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO3</b></p> <p>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO3.1</b></p> <p>No acceptable outcomes are provided.</p>
<b>Site coverage and setbacks</b>	

Performance outcomes	Acceptable outcomes
<p><b>PO4</b></p> <p>The site coverage of development ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding.</p>	<p><b>AO4.1</b></p> <p>The site coverage is not more than 80%.</p>
<p><b>PO5</b></p> <p>Setbacks:</p> <ul style="list-style-type: none"> <li>(a) contribute to an attractive and consistent streetscape appearance;</li> <li>(c) provide for visible employee and customer car parking;</li> <li>(e) allow for landscape strips along street frontages;</li> <li>(f) minimise unusable spaces between buildings and boundaries;</li> <li>(g) provide separation between industry activities occurring within an industry zone and land within other zones.</li> </ul>	<p><b>AO5.1</b></p> <p>Buildings, display areas and storage areas are set back:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from the primary street frontage;</li> <li>(b) 3 metres from any secondary street frontage;</li> <li>(c) 3 metres from side and rear boundaries.</li> </ul>
Lot areas and dimensions	
<p><b>PO6</b></p> <p>Lots have areas and dimensions that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the purpose and overall outcomes of the Currunda Trades and Service Code;</li> <li>(b) can accommodate land uses that are consistent with the purpose and overall outcomes of the Currunda Trades and Service Code;</li> <li>(c) are generally regular in shape.</li> </ul>	<p><b>AO6.1</b></p> <p>Lots have a minimum lot size of 1000m<sup>2</sup>.</p>
	<p><b>AO6.2</b></p> <p>The minimum width and dimension of a lot is no less than 20m.</p> <p>Note: this is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes the area for access strips.</p>
	<p><b>AO6.3</b></p> <p>Lots align with zone boundaries.</p>
	<p><b>AO6.4</b></p> <p>New lots are generally regular in shape with functional areas for land uses intended by the zone.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO6.5</b></p> <p>Boundary angles are not less than 45 degrees.</p>
<b>Climate and site responsive design</b>	
<p><b>PO7</b></p> <p>The street design and lot orientation facilitates the construction of energy efficient buildings that respond to the local climate conditions by:</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north;</li> <li>(b) minimising the extent of external walls facing to the east and west.</li> <li>(c) proportioning lots and building envelopes to accommodate energy efficient building orientation;</li> <li>(d) maximising access to prevailing winds to allow for air-permeability.</li> </ul>	<p><b>AO7.1</b></p> <p>The lot design accommodates energy efficiency to the degree possible within the development precincts established.</p>
<p><b>PO8</b></p> <p>Development responds appropriately to its local context, natural systems and site features.</p>	<p><b>AO8.1</b></p> <p>Existing site features such as:</p> <ul style="list-style-type: none"> <li>(a) significant vegetation and trees;</li> <li>(b) waterways and drainage paths;</li> <li>(c) vistas and vantage points</li> </ul> <p>are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.</p>
<b>Access</b>	
<p><b>PO9</b></p> <p>Lots have safe, legal and practical access to a public road.</p>	<p><b>AO9.1</b></p> <p>Each lot is provided with:</p> <ul style="list-style-type: none"> <li>(a) direct access to a gazetted road reserve; or</li> <li>(b) access to a gazetted road via a formal access arrangement registered on the title.</li> </ul>
<b>Safety</b>	

Performance outcomes	Acceptable outcomes
<p><b>PO10</b></p> <p>Safety of users of the development and the surrounding community is considered and incorporated into the design of the reconfiguration.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on appropriate design responses.</p>	<p><b>AO10.1</b></p> <p>No acceptable outcomes are provided.</p>
<b>Additional requirements for lots that are capable of further reconfiguration</b>	
<p><b>PO11</b></p> <p>New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:</p> <ul style="list-style-type: none"> <li>(a) sufficient area and dimensions to accommodate the appropriate intended landuse;</li> <li>(b) the provision of a safe, efficient and effective infrastructure network;</li> <li>(c) limited proportions of rear allotments.</li> </ul>	<p><b>AO11.1</b></p> <p>The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the Currunda Trades and Services Code.</p>
<b>Additional requirements for the retention of existing buildings and structures</b>	
<p><b>PO12</b></p> <p>Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> <li>(a) boundaries that offer rectangular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> </ul> <p>Note – This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p><b>AO12.1</b></p> <p>Development ensures setbacks between existing buildings or structures and proposed boundaries complies with relevant building standards or the requirements of the Currunda Trades and Services Code, whichever is the greater.</p>
<b>Additional requirements for the creation of rear lots</b>	
<p><b>PO13</b></p> <p>Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides a high standard of amenity for residents</li> </ul>	<p><b>AO13.1</b></p> <p>Where rear lots are proposed:</p> <ul style="list-style-type: none"> <li>(a) the minimum area of the rear lot, exclusive of any</li> </ul>

Performance outcomes	Acceptable outcomes
<p>and other users of the site and adjoining properties;</p> <p>(b) positively contributes to the character of adjoining properties and the area;</p> <p>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>access strip, is a minimum of 1000m<sup>2</sup>;</p> <p>(b) no more than 2 rear lots are located at the end of a cul-de-sac street;</p> <p>(c) rear lots are generally regular in shape;</p> <p>(d) no more than one rear lot is created behind any lot with a road frontage;</p> <p>(e) access strips to the rear lot are located on only one side of the front lot;</p> <p>(f) not more than 2 access strips to rear lots directly adjoin one another.</p>
	<p><b>AO13.2</b></p> <p>Access strips are a minimum width of 8m.</p>