



# CARDSTONE PLAN OF DEVELOPMENT

Cassowary  
Coast  
REGIONAL  
COUNCIL



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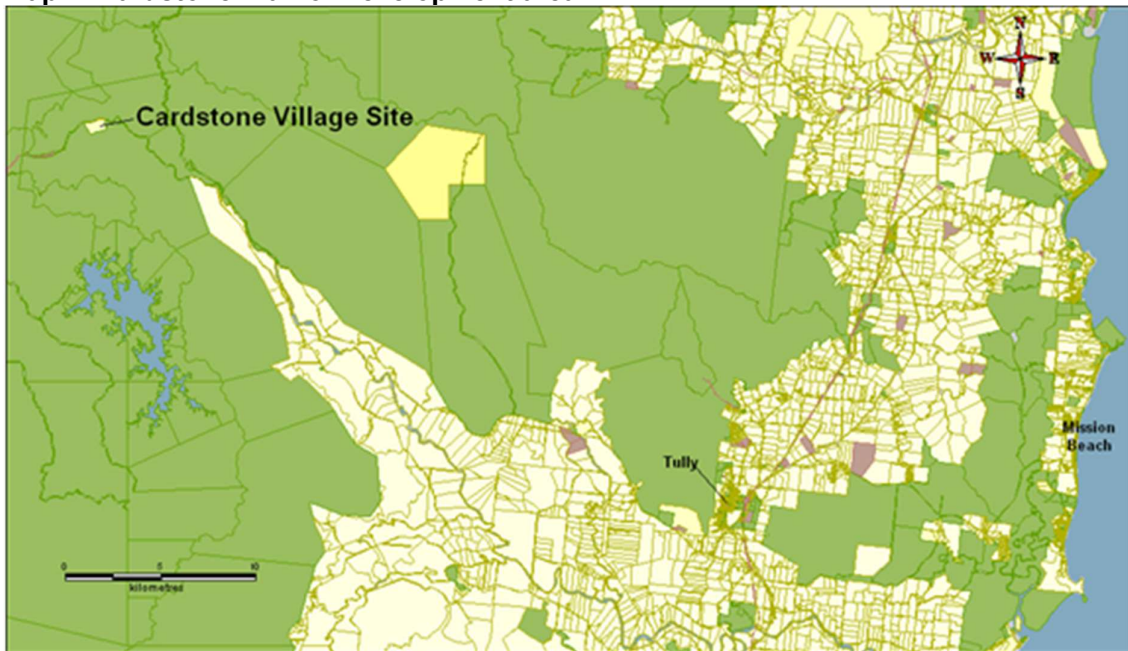
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## 1. Introduction

### 1.1 About the Cardstone Plan of Development

- (1) The Cardstone Plan of Development has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the Cardstone Plan of Development sets out the Cassowary Coast Regional Council's intention for the future development of the Cardstone site;
- (3) The Cardstone Plan of Development applies to Lot 31 on SP188129, illustrated in Map 1 and contains alternative planning requirements to those set out in the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site.
- (4) Where the Cardstone Plan of Development conflicts with the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site, the Cardstone Plan of Development prevails.

**Map 1—Cardstone Plan of Development area**



### 1.2 Background of the Cardstone Village Site

The Cardstone site is 18.2 hectares in area and is located on the Cassowary Coast in Queensland. The site is located approximately 45kms northwest from Tully on Tully Gorge Road. Construction of the Kareeya Hydro Power Station on the Tully River commenced in 1952 and the power station commenced operation in 1957. The staff and families were provided accommodation in a small village called Cardstone located about 3 miles (4.8 km) downstream from the plant. The site was known as the Cardstone Village and used to accommodate workers at the Kareeya Power Station up until the early 1990s. The village's building comprised of 29 homes, a single men's barracks, a school and a post office. When the village was decommissioned, the former Cardwell Shire Council sought to secure ownership of the land, and Cassowary Coast Regional Council now owns the site in freehold. All buildings have been removed from the site, but the retaining walls, building pads and roads remain.

The site is picturesque, with views of surrounding rainforested mountain ranges and valleys. It is surrounded by Wet Tropics World Heritage area, national park and is adjacent to the Tully River. As a result, the site has enormous eco-tourism potential. The Tully River is already an adventure tourism destination in the far north, and the site's location proximate to the Tully Gorge National Park and Misty Mountains walking trails further supports the potential role of the site as an eco-tourism hub and destination.

### **1.3 Relationship to Sustainable Planning Act 2009 and Cassowary Coast Regional Council Planning Scheme 2015**

The Cardstone Plan of Development functions as part of the preliminary approval pursuant to s242 of the *Sustainable Planning Act 2009* ('SPA') that varies the effect of the local planning instrument for the area by specifying:

- a) The level of assessment for certain development within the Cardstone Plan of Development Area
- b) Codes that form part of the common material against which subsequent development applications within the Cardstone Plan of Development Area will be assessed.

## **2. Strategic Framework**

### **2.1 Strategic Intent - CARDSTONE VILLAGE: THE VISION**

The Cardstone Village site is developed into a world-class tourism location which provides the opportunity for locals, domestic and international tourists to experience a number of unique recreational and accommodation activities which showcases the exceptional natural environment of the Tully Gorge and surrounding rainforest in a sustainable manner. The Cardstone Village site is acknowledged as having significant environmental values and environmentally significant areas and any development will need to compliment the environmental qualities of the site.

The Cardstone site will be developed in accordance with the Cardstone Plan of Development which separates the site into the following zones:

#### **Cardstone Village Zone**

This Cardstone Village Zone consists of highly desirable, elevated land overlooking the Tully River and the surrounding landscape and would be ideal for a quality accommodation and or dining experience/area. This zone is suitable for a range of accommodation types including camping sites and facilities, cabins, "glamping" and/or resort development. Any accommodation development may include facilities ordinarily associated with a resort such as recreational, food and beverage and conference and event facilities. This precinct allows for the expansion of accommodation and other facilities and will be connected via pathway to other parts of the Cardstone site while suitably secluded from the Cardstone Adventure Tourism Precinct. Development in this precinct will also benefit from unrivalled views of the surrounding landscape and the natural feel of the adjacent rainforest and Wet Tropics World Heritage Area.

#### **Cardstone Adventure Tourism Zone**

The Cardstone Adventure Tourism Zone allows for the establishment of a range of different activities such as day use, tour booking, retail, food and beverage and tourism facilities. The activities in the Cardstone Adventure Tourism Zone can act as a "gateway" to the world class nature based activities available in the Tully Gorge and the Cassowary Coast Region, such as walking trails, guided tours and adventure activities. The activities in this precinct can cater to the full range of visitors to the site, from persons staying on site, local day trippers through to private guided tour groups. The Cardstone Adventure Tourism Zone will be a multi-use area

proving for a range of lower amenity activities such as goods and equipment storage and parking (including overflow accommodation and parking during events). This precinct may include a helicopter pad for both commercial and emergency use. This land will be open to the public during the day and will include picnic tables, amenities and shelters.

### **Cardstone Camping and Open Space Zone**

The Cardstone Camping and Open Space Zone provides for the protection and conservation of areas of the site in its natural state, while allowing the public to appreciate and enjoy the relatively undisturbed nature of the area. The Cardstone Camping and Open Space Zone includes all areas within 45 metres of the protected vegetation within the site, including the riparian areas and watercourses included within the Cardstone Conservation Zone. Reconfiguring a Lot and the construction of permanent buildings and structures is prohibited within the Cardstone Camping and Open Space Zone. However the Cardstone Camping and Open Space Zone will allow for camping in tents and short-term stays by fully self-contained recreational vehicles or caravans.

### **Cardstone Conservation Zone**

The Cardstone Conservation Zone includes all protected vegetation within the site, including the riparian areas and watercourses. The existing creek and swimming hole will remain under Council control and be open to the public, excluding areas along the creek which may be closed off for environmental and public safety reasons. The swimming hole will be open for use by the general public during the day and be accessible from the Cardstone Adventure Tourism Zone day use areas. Reconfiguring a Lot and the construction of any buildings and structures is prohibited within the Cardstone Conservation Zone.

## **2.2 Natural Environment**

*2.2.1 Development of the Cardstone site contains tourism, educational services and associated facilities that provide an additional range of tourism related services for visitors to the area.*

*2.2.2 New development incorporates tropical design principles where practicable, taking into account siting, orientation and environmentally sustainable development principles that benefit from the Region's tropical climate.*

*2.2.3 Both residents and visitors are provided the opportunity to enjoy the natural ambience and natural attractions and the associated recreational opportunities beyond the Cardstone Site.*

*2.2.4 Development of the Cardstone site is carried out in a way that is sensitive to and protective of the area's endangered and threatened species.*

*2.2.5 Development of the Cardstone site is designed to leverage the areas biodiversity and natural environmental qualities.*

*2.2.6 Development of the Cardstone site maintains, protects and enhances the scenic values of the area.*

*2.2.7 The importance of the natural environment in contributing to tourism, scenic amenity and recreational activities is recognised in the design of development of the Cardstone site.*

## 2.3 Tourism Development

2.3.1 One of the key development goals for the Cardstone site is to assist in diversifying the region's economic base to provide greater economic biomimicry and employment opportunities for residents of the area.

2.3.2 Commercial activities with minimal impact on the surrounding environment as well as those that develop biomimicry technologies that are supported within the Cardstone Village site. Innovative industries utilising the sites natural features (abundance of tropical habitats, aquatic ecosystems, biodiversity, etc) and involving research and development in areas such as environmental education, tropical medicine, indigenous health and education, pharmaceuticals and alternative energies are encouraged.

2.3.3 The Cultural Heritage of the Cardstone site is preserved and consultation with Traditional owners to ensure that sustainable tourism operations are conducted with ongoing cultural respect and sensitivity.

2.3.4 Adventure based, and eco-tourism development that is easily integrated and consistent with the sites natural and scenic values are supported. All tourism and nature-based tourism development will only be undertaken in a way that ensures the development does not negatively impact on the environmental and scenic values of the site.

2.3.5 The Cardstone site is located on Tully Gorge Road, Cardstone and has been identified as suitable for eco-tourism and associated educational activities. The development of this site will be consistent with a zoning prepared for the site.

2.3.6 Tourism activities are designed to minimise impacts on environmental and scenic values. The number, location and type of tourism facilities are managed so that they do not have a negative impact on environmental and scenic values.

## 3. Tables of Assessment

### 3.1 Levels of assessment – Material Change of Use

The following tables identify the levels of assessment for development in a zone for making a material change of use.

**Table 3.1.1 Cardstone Village Zone**

Use	Level of assessment	Assessment criteria
Bar	<b>Code assessment</b>	
		4.1.2 Cardstone Village Zone Code  9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)  All Other development codes

Use	Level of assessment	Assessment criteria
		(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Caretakers accommodation</b>	<b>Self assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.5 Caretakers accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.5 Caretakers accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Club</b>	<b>Self assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes</p>

Use	Level of assessment	Assessment criteria
		(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Community use</b>	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Educational establishment</b>	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Emergency services</b>	<b>Self assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Environment facility</b>	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If development is undertaken by Council</li> </ul>	4.1.2 Cardstone Village Zone Code



Use	Level of assessment	Assessment criteria
		<p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p><b>Code assessment</b></p> <ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul> <p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Food and drink outlet</b>	<p><b>Code assessment</b></p> <ul style="list-style-type: none"> <li>If the gross floor area of the development is less than 500m<sup>2</sup></li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Function facility</b>	<p><b>Code assessment</b></p>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<p><b>Code assessment</b></p>	

Use	Level of assessment	Assessment criteria
Health care services		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Hotel	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Indoor sport and recreation	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Market	<b>Self assessment</b>	

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>If the development does not involve the clearing of native vegetation;</li> <li>If the market is held not more than once a week and goods are sold from temporary structures</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.4.1 Advertising devices code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Code assessment</b>		
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Nature based tourism</b>	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>is set back a minimum of 20 metres from the property boundary and any sensitive land use</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or</p>

Use	Level of assessment	Assessment criteria
Outdoor sport and recreation		any future Planning Scheme relevant to the site)
	<b>Code assessment</b>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Park	<b>Exempt</b>	
	<ul style="list-style-type: none"> <li>If development does not involve the construction of new buildings or on-site car parking</li> </ul>	
	<b>Self assessment</b>	<ul style="list-style-type: none"> <li>If the criteria for exempt does not apply</li> </ul> <p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Research and technology industry	<b>Code assessable</b>	
	<ul style="list-style-type: none"> <li>If development is for research and development in areas such as environmental education, tropical medicine, indigenous health and education, pharmaceuticals and alternative energies.</li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.13 Industrial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Resort complex	<b>Code assessment</b>	
		4.1.2 Cardstone Village Zone Code

Use	Level of assessment	Assessment criteria
		<p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Shop</b>	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the gross floor area of the development is less than 500m<sup>2</sup></li> </ul>	<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Short-term accommodation</b>	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Substation</b>	<b>Exempt</b>	
<b>Theatre</b>	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p>

Use	Level of assessment	Assessment criteria
		<p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Tourist park</b>	<b>Code assessment</b>	
		<p>4.1.2 Cardstone Village Zone Code</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Utility installation</b>	<b>Exempt</b>	
<b>Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>		<p>The Cardstone Plan of Development</p> <p>Applicable use code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the Cassowary Coast Regional Council Planning Scheme 2015.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

**Table 3.1.2 Cardstone Adventure Tourism Zone**

Use	Level of assessment	Assessment criteria
<b>Bar</b>	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Self assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.5 Caretakers accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Caretakers accommodation</b>	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.5 Caretakers accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.5 Caretakers accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>

Use	Level of assessment	Assessment criteria
		All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Club</b>	<b>Self assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Community Use</b>	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Educational establishment</b>	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes</p>



Use	Level of assessment	Assessment criteria
		(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Emergency services</b>	<b>Self assessment</b>	
		<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.8 Community activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Environment Facility</b>	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If development is undertaken by Council</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the gross floor area of the development is less than 500m<sup>2</sup></li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>

Use	Level of assessment	Assessment criteria
		All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
Indoor sport and recreation	<b>Code assessment</b>	
		<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Market	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If the development does not involve the clearing of native vegetation;</li> <li>If the market is held not more than once a week and goods are sold from temporary structures</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.4.1 Advertising devices code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Nature based tourism	<b>Self-assessment</b>	
	<ul style="list-style-type: none"> <li>is set back a minimum of 20 metres from the property boundary and any sensitive land use</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	

Use	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Outdoor sport and recreation</b>	<b>Code assessment</b>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.15 Recreational activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Park</b>	<b>Exempt</b>	
	<ul style="list-style-type: none"> <li>If development does not involve the construction of new buildings or on-site car parking</li> </ul>	
	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for exempt does not apply</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>All Other development codes</p>

Use	Level of assessment	Assessment criteria
		(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
Research and technology industry	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If development is for research and development in areas such as environmental education, tropical medicine, indigenous health and education, pharmaceuticals and alternative energies.</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.13 Industrial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Shop	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the gross floor area of the development is less than 500m<sup>2</sup></li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Shopping centre	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the gross floor area of the development is less than 1,000m<sup>2</sup></li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Short-term accommodation	<b>Code assessment</b>	
		4.2.2 Cardstone Adventure Tourism Zone Code

Use	Level of assessment	Assessment criteria
		<p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Substation</b>	<b>Exempt</b>	
<b>Theatre</b>	<b>Code assessment</b>	
		<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Tourist attraction</b>	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the development does not involve the clearing of native vegetation</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.7 Commercial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Tourist park</b>	<b>Code assessment</b>	

Use	Level of assessment	Assessment criteria
		<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Transport depot</b>	<p><b>Code assessment</b></p> <ul style="list-style-type: none"> <li>If the development involves storage of vehicles associated with the tourism use of the site</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.13 Industrial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<b>Utility installation</b>	<b>Exempt</b>	
<b>Warehouse</b>	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the development involves storage of equipment associated with the tourism use of the site</li> </ul>	<p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>9.3.13 Industrial activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes</p>
<b>Impact assessment</b>		
<p>Any other use not listed in this table.  Any other use not listed in this table.  Any use listed in this table and not meeting the description listed in the level of assessment column.  Any other undefined use.</p>		<p>The Cardstone Plan of Development</p> <p>4.2.2 Cardstone Adventure Tourism Zone Code</p> <p>Applicable use code</p>

Use	Level of assessment	Assessment criteria
		<p>(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the Cassowary Coast Regional Council Planning Scheme 2015.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

**Table 3.1.3 Cardstone Camping and Open Space Zone**

Use	Level of assessment	Assessment criteria
Environment facility	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If development is undertaken by Council</li> </ul>	<p>4.3.2 Cardstone Camping and Open Space Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for self-assessment does not apply</li> </ul>	<p>4.3.2 Cardstone Camping and Open Space Zone Code</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
	<b>Code assessment</b>	

Use	Level of assessment	Assessment criteria
Nature based tourism	<ul style="list-style-type: none"> <li>If the development involves camping in tents and short-term stays by fully self-contained recreational vehicles or caravans</li> <li>If the development does not involve the construction of permanent buildings and structures</li> </ul>	<p>4.3.2 Cardstone Camping and Open Space Zone Code</p> <p>9.3.1 Accommodation code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>9.3.18 Tourism activities code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Park	<b>Exempt</b>	
	<ul style="list-style-type: none"> <li>If development does not involve the construction of new buildings or on-site car parking</li> </ul>	
	<b>Self assessment</b>	
	<ul style="list-style-type: none"> <li>If the criteria for exempt does not apply</li> </ul>	<p>4.3.2 Cardstone Camping and Open Space Zone Code</p> <p>All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
Tourist park	<b>Code assessment</b>	
	<ul style="list-style-type: none"> <li>If the development involves camping in tents and short-term stays by fully self-contained recreational vehicles or caravans</li> <li>If the development does not involve the construction of</li> </ul>	<p>4.3.2 Cardstone Camping and Open Space Zone Code</p> <p>9.3.4 Camping, caravans and cabins code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>



Use	Level of assessment	Assessment criteria
	permanent buildings and structures	All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Utility installation</b>	<b>Exempt</b>	
<b>Impact assessment</b>		
Any other use not listed in this table. Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The Cardstone Plan of Development  4.3.2 Cardstone Camping and Open Space Zone Code  Applicable use code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)  All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Editor's note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the Cassowary Coast Regional Council Planning Scheme 2015.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

**Table 3.1.4 Cardstone Conservation Zone**

Use	Level of assessment	Assessment criteria
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The Cardstone Plan of Development  4.4.2 Cardstone Conservation Zone Code  Applicable use code

Use	Level of assessment	Assessment criteria
		(Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)  All Other development codes (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Editor’s note—All Other development codes as referred to in this table are the Other development codes in section 9.4 of the Cassowary Coast Regional Council Planning Scheme 2015.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

### 3.2 Levels of assessment – Reconfiguring of a Lot

The following table identifies the levels of assessment for reconfiguring a lot.

**Table 3.2.1 —Reconfiguring a lot**

Zone	Level of assessment	Assessment criteria
<b>Cardstone Village Zone</b>	<b>Code assessment</b>	Applicable zone code
<b>Cardstone Adventure Tourism Zone</b>		6.3 Cardstone reconfiguring a lot code
<b>Cardstone Camping and Open Space Zone Code</b>		
<b>Cardstone Conservation Zone</b>		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

### 3.3 Levels of assessment – Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

**Table 3.3.1—Building work**

Zone	Level of assessment	Assessment criteria
<b>Cardstone Village Zone</b>	<b>Self-assessment</b> Building work not associated with a material change of use	Applicable use code/s (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Cardstone Adventure Tourism Zone</b>		
<b>Cardstone Camping and Open Space Zone Code</b>		
<b>Cardstone Conservation Zone</b>		
<b>Exempt development</b>		
Any other building work not listed in this table. Any building work listed in this table and not meeting the description listed in the level of assessment column.		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Note—Table 5.10 changes the level of assessment for certain building work involving a local heritage place or on the same lot as a local heritage place. This may make certain building work assessable development notwithstanding the statements in the table above.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

### 3.4 Levels of assessment – Operational work

The following table identifies the levels of assessment for operational work.

**Table 3.4.1—Operational work**

Zone	Level of assessment	Assessment criteria
<b>Cardstone Village Zone</b>	<b>Self-assessment</b> Operational work for filling or excavation and the total volume of material moved is less than or equal to 50m <sup>3</sup>	Applicable zone code  9.4.3 Excavating and filling code (Cassowary Coast Regional Council Planning Scheme 2015 or
<b>Cardstone Adventure Tourism Zone</b>		

Zone	Level of assessment	Assessment criteria
<b>Cardstone Camping and Open Space Zone Code</b>  <b>Cardstone Conservation Zone</b>		any future Planning Scheme relevant to the site)  9.4.4 Infrastructure works code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
	<b>Code assessment</b>	
	Operational work for filling or excavation and the total volume of material moved is more than 50m <sup>3</sup>	Applicable zone code  9.4.3 Excavating and filling code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)  9.4.4 Infrastructure works code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
	<b>Code assessment</b>	
	Operational work associated with reconfiguring a lot	Applicable zone code  9.4.3 Excavating and filling code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)  9.4.4 Infrastructure works code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
	<b>Code assessment</b>	
	Operational work for an advertising device not associated with a material change of use	Applicable zone code  9.4.1 Advertising devices code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
	<b>Self-assessment</b>	
Operational work for an advertising device: <ul style="list-style-type: none"> <li>• less than 3m<sup>2</sup> in area;</li> <li>• not freestanding;</li> </ul>	Applicable zone code  9.4.1 Advertising devices code (Cassowary Coast Regional Council Planning Scheme 2015 or	

Zone	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>not associated with a material change of use</li> </ul>	any future Planning Scheme relevant to the site)
<b>Exempt development</b>		
<p>Any other operational work not listed in this table.  Any operational work listed in this table and not meeting the description listed in the level of assessment column.</p>		

Editor’s note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

### 3.5 Levels of assessment – Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.

**Table 3.5.1—Assessment criteria for overlays**

Development	Level of assessment	Assessment criteria
<p><b>Bushfire hazard overlay</b>  <b>This overlay applies where development is proposed within an area identified as very high, high or medium potential bushfire intensity as identified on the bushfire hazard overlay maps.</b></p>		
<p>A <b>material change of use</b> for:</p> <ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Club</li> <li>• Cropping</li> <li>• Environment facility</li> <li>• Landing</li> <li>• Market, if the market is held not more than once a week and goods are sold from temporary structures.</li> <li>• Park</li> <li>• Permanent plantation</li> </ul>	<p><b>Exempt</b></p>	
<p>If the criteria for exempt does not apply, a <b>material change of use</b> for:</p> <ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Home based business</li> <li>• Parking station</li> <li>• Roadside stall</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Utility installation</li> <li>• The following if the development is within a local plan area and there is no associated building work: <ul style="list-style-type: none"> <li>• A commercial activity</li> <li>• Low impact industry</li> <li>• Transport depot</li> <li>• Warehouse</li> </ul> </li> </ul>	<p><b>Self-assessment</b></p>	<p>8.2.3 Bushfire hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>
<p>If the criteria for exempt and self-assessment does not apply, any other <b>material change of use</b></p>	<p><b>Code assessment</b></p>	<p>8.2.3 Bushfire hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)</p>

Development	Level of assessment	Assessment criteria
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.3 Bushfire hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Environmental significance overlay</b>  <b>This overlay applies where development is proposed within:</b></p> <ul style="list-style-type: none"> <li>• <b>an area identified on the environmental significance overlay maps as:</b> <ul style="list-style-type: none"> <li>- <b>an area of high environmental significance; or</b></li> <li>- <b>an area of general environmental significance; or</b></li> <li>- <b>strategic rehabilitation area; or</b></li> <li>- <b>cassowary corridor; or</b></li> <li>- <b>mahogany glider corridor; or</b></li> </ul> </li> <li>• <b>100 metres of an area of high environmental significance or general environmental significance as identified on the environmental significance overlay maps; or</b></li> <li>• <b>a lot containing a habitat corridor as shown on the environmental significance overlay maps.</b></li> </ul>		
<p><b>A material change of use for:</b></p> <ul style="list-style-type: none"> <li>• Landing, if the development is undertaken by Council or the State government</li> <li>• Park, if not involving the clearing of native vegetation, construction of any buildings or other infrastructure</li> <li>• Permanent plantation</li> <li>• Utility installation, if the development is undertaken by Council</li> <li>• Any other material change of use if the development footprint is completely contained within an existing building</li> </ul>	<b>Exempt</b>	
<p>If the criteria for exempt does not apply, any other <b>material change of use</b> if the development:</p> <ul style="list-style-type: none"> <li>• is located within an area of high environmental significance as shown on the environmental significance overlay maps; or</li> <li>• is on a lot containing a habitat corridor as shown on the environmental significance overlay maps; or</li> <li>• is identified as code assessable or impact</li> </ul>	<b>Code assessment</b>	8.2.5 Environmental significance code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)

Development	Level of assessment	Assessment criteria
assessable in Part 5.5 Levels of assessment—Material change of use		
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.5 Environmental significance code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Operational work:</b> <ul style="list-style-type: none"> <li>• for filling or excavation and the total volume of material moved is more than 50m<sup>3</sup>; or</li> <li>• associated with reconfiguring a lot</li> </ul>	<b>Code assessment</b>	8.2.5 Environmental significance code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Flood hazard overlay</b> <b>This code applies where development is proposed within the low hazard area, high hazard area, extreme hazard area or potential hazard area as shown on the flood hazard overlay maps.</b>		
<b>A material change of use for:</b> <ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Club</li> <li>• Cropping</li> <li>• Environment facility</li> <li>• Landing</li> <li>• Market, if the market is held not more than once a week and goods are sold from temporary structures.</li> <li>• Park</li> <li>• Permanent plantation</li> </ul>	<b>Exempt</b>	
If the criteria for exempt does not apply, a <b>material change of use</b> for: <ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Home based business</li> <li>• Parking station</li> <li>• Roadside stall</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Utility installation</li> </ul>	<b>Self-assessment</b>	8.2.7 Flood hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)



Development	Level of assessment	Assessment criteria
<ul style="list-style-type: none"> <li>The following if the development is within a local plan area and there is no associated building work:               <ul style="list-style-type: none"> <li>A commercial activity</li> <li>Low impact industry</li> <li>Transport depot</li> <li>Warehouse</li> </ul> </li> </ul>		
If the criteria for exempt and self-assessment does not apply, any other <b>material change of use</b>	<b>Code assessment</b>	8.2.7 Flood hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.7 Flood hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Operational work</b> for filling or excavation and the total volume of material moved is less than or equal to 50m <sup>3</sup>	<b>Self-assessment</b>	8.2.7 Flood hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Operational work:</b> <ul style="list-style-type: none"> <li>for filling or excavation and the total volume of material moved is more than 50m<sup>3</sup>; or</li> <li>associated with reconfiguring a lot</li> </ul>	<b>Code assessment</b>	8.2.7 Flood hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Landslide overlay</b> <b>This overlay applies to development proposed within an area mapped as landslide hazard on the landslide hazard overlay maps.</b>		
<b>A material change of use for:</b> <ul style="list-style-type: none"> <li>Animal husbandry</li> <li>Club</li> <li>Cropping</li> <li>Environment facility</li> <li>Landing</li> <li>Market, if the market is held not more than once a week and goods are sold from temporary structures.</li> <li>Park</li> <li>Permanent plantation</li> </ul>	<b>Exempt</b>	

Development	Level of assessment	Assessment criteria
<p>If the criteria for exempt does not apply, a <b>material change of use</b> for:</p> <ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Community residence</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Home based business</li> <li>• Parking station</li> <li>• Roadside stall</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Utility installation</li> <li>• The following if the development is within a local plan area and there is no associated building work: <ul style="list-style-type: none"> <li>• A commercial activity</li> <li>• Low impact industry</li> <li>• Transport depot</li> <li>• Warehouse</li> </ul> </li> </ul>	<b>Self-assessment</b>	8.2.9 Landslide hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p>If the criteria for exempt and self-assessment does not apply, any other <b>material change of use</b></p>	<b>Code assessment</b>	8.2.9 Landslide hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.9 Landslide hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Operational work</b> for filling or excavation and the total volume of material moved is less than or equal to 50m <sup>3</sup>	<b>Self-assessment</b>	8.2.9 Landslide hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Operational work:</b></p> <ul style="list-style-type: none"> <li>• for filling or excavation and the total volume of material moved is more than 50m<sup>3</sup>; or</li> <li>• associated with reconfiguring a lot</li> </ul>	<b>Code assessment</b>	8.2.9 Landslide hazard code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Scenic amenity overlay</b>  <b>This overlay applies to development proposed anywhere within the Cassowary Coast Regional Council local government area.</b></p>		

Development	Level of assessment	Assessment criteria
<p>Any <b>material change of use</b> if the development:</p> <ul style="list-style-type: none"> <li>• is within the urban footprint or rural residential zone and located on a slope greater than 1:4 or upwards to and including the ridgeline; or</li> <li>• is outside the urban footprint or rural residential zone and located on a slope greater than 1:6 or upwards to and including the ridgeline; or</li> <li>• is identified as code assessable or impact assessable in Part 5.5 Levels of assessment—Material change of use</li> </ul>	<b>Code assessment</b>	8.2.10 Scenic amenity code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.10 Scenic amenity code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Operational work:</b></p> <ul style="list-style-type: none"> <li>• for filling or excavation and the total volume of material moved is more than 50m<sup>3</sup>; or</li> <li>• associated with reconfiguring a lot</li> </ul>	<b>Code assessment</b>	8.2.10 Scenic amenity code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Waterway corridors and wetlands code</b>  <b>This overlay applies to development proposed anywhere within the Cassowary Coast Regional Council local government area.</b></p>		
<p>A <b>material change of use</b> for:</p> <ul style="list-style-type: none"> <li>• Landing, if the development is undertaken by Council or the State government</li> <li>• Park, if not involving the clearing of native vegetation, construction of any buildings or other infrastructure</li> <li>• Permanent plantation</li> <li>• Utility installation, if the development is undertaken by Council</li> <li>• Any other material change of use if the development footprint is completely contained within an existing building</li> </ul>	<b>Exempt</b>	

<b>Development</b>	<b>Level of assessment</b>	<b>Assessment criteria</b>
<p>If the criteria for exempt does not apply, a <b>material change of use</b> for:</p> <ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Caretaker's accommodation</li> <li>• Cropping</li> <li>• Dwelling house</li> <li>• Environment facility, if the development is undertaken by Council</li> <li>• Home based business</li> <li>• Roadside stall</li> <li>• the following if the development is within a local plan area: <ul style="list-style-type: none"> <li>- A commercial activity</li> <li>- A community activity</li> <li>- Community residence</li> <li>- Dual occupancy</li> <li>- Dwelling unit</li> <li>- Low impact industry</li> <li>- Market</li> <li>- Parking station</li> <li>- Transport depot</li> <li>- Warehouse</li> </ul> </li> </ul>	<b>Self-assessment</b>	8.2.11 Waterway corridors and wetlands code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p>If the criteria for exempt and self-assessment does not apply, any other <b>material change of use</b></p>	<b>Code assessment</b>	8.2.11 Waterway corridors and wetlands code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<b>Reconfiguring a lot</b>	<b>Code assessment</b>	8.2.11 Waterway corridors and wetlands code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)
<p><b>Operational work:</b></p> <ul style="list-style-type: none"> <li>• for filling or excavation and the total volume of material moved is more than 50m<sup>3</sup>;</li> <li>• associated with reconfiguring a lot</li> </ul>	<b>Code assessment</b>	8.2.11 Waterway corridors and wetlands code (Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site)

Note—Some overlays may only be included for information purposes. This should not change the level of assessment or assessment criteria in the planning scheme.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development.

Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

## **4. Zones**

### **4.1 Cardstone Village Zone**

#### **4.1.1 Cardstone Village Zone Purpose Statement**

- (1) The purpose of the Cardstone Village Zone code is to provide for new eco- tourism development which makes a positive contribution to the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) land is provided for the development of the Cardstone Village into a world-class eco-tourism destination;
  - (b) land in the Cardstone Village zone is suitable for some form of short-term accommodation and tourism use;
  - (c) development facilitates opportunities for tourist attractions which complement the tourist accommodation and enhance the attractiveness of tourist areas;
  - (d) development is designed to protect, conserve and enhance the environmental values of the land, and in particular Cassowary and Mahogany Glider habitat and corridors that traverse the land;
  - (e) development enhances and protects the unique local, scenic, cultural and historic character of the locality;
  - (f) development provides a high level of amenity, incorporating tropical architectural elements and building design features; development reflects and responds to the natural features and constraints of the land;
  - (g) development minimises impacts such as traffic, noise, dust, odour, and lighting.
  - (h) development ensures that access and services to the site:
    - (i) is of a sufficient standard to accommodate traffic and demand generated by the development; and
    - (ii) is able to withstand natural hazards and will ensure continuous access to the site all year around and in all weather conditions.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

#### **4.1.2 Cardstone Village Zone Code**

##### **4.1.1.1 Application**

This code applies to assessing development in the Cardstone Village Zone. When using this code, reference should be made to section 3.

To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

##### **4.1.1.2 Criteria for assessment**

#### **Part A—Criteria for assessable development**

**Table 4.1.1.3—Self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO1</b> Buildings and other structures are of an appropriate design, scale, site coverage and location so as to:</p> <ul style="list-style-type: none"> <li>(a) blend in with the surrounding environment;</li> <li>(b) avoid any detrimental impact on the amenity of the locality;</li> <li>(c) avoid any detrimental impact on surrounding land uses;</li> <li>(d) minimise the clearing of native vegetation.</li> </ul>	<p><b>AO1.1 ▼</b> Buildings and other structures do not exceed: (a) a maximum height of 9.5 metres; and (b) a maximum of 2 storeys.</p>
	<p><b>AO1.2 ▼</b> Buildings and other structures are set back at least 6 metres from the street frontage.</p>
	<p><b>AO1.3 ▼</b> Buildings and other structures are set back at least 3 metres from any side and rear boundaries.</p>
	<p><b>AO1.4 ▼</b> The construction methods of buildings and other structures have minimal impact on the surrounding environment.</p>
	<p><b>AO1.5 ▼</b> No direct pedestrian or vehicular access is permitted between the site and Tully Gorge Road.</p>
	<p><b>AO1.6 ▼</b> Development is limited to existing cleared areas of the site.</p>
	<p><b>AO1.7 ▼</b> Buildings and other structures do not exceed: (a) where a use code applies to the development, a maximum site cover that complies with any site cover requirements specified in the applicable use code; or (b) where a use code does not apply to the development or the applicable use code does not contain site cover requirements for the development, a maximum site cover of 50%.</p>
	<p><b>AO1.8 ▼</b> Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
<b>Environmental values</b>	
<p><b>PO2</b> Development is undertaken in a way that is consistent with and maintains the environmental values of the site.</p>	<p><b>AO2.1 ▼</b> Development does not result in vegetation clearing within an area of environmental significance.</p>
	<p><b>AO2.2 ▼</b> Fencing is designed to not impede the movement of fauna through the site.</p>
	<p><b>AO2.3 ▼</b> Domestic animals are not permitted on the site at any time.</p>
<p><b>PO3</b> Land uses and land management is consistent with the enhancement and conservation of habitat, and must not</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
reduce the area, quality or stability of that part of the habitat system located at the site.	
<p><b>PO4</b> Development does not result in the loss of habitat or the clearing of an environmentally significant area.</p>	No acceptable outcome prescribed.
<b>Landscaping</b>	
<p><b>PO5</b> Development incorporates appropriate screen fencing and landscaped with endemic native species to maintain the amenity of the area.</p>	<p><b>A05.1 ▼</b> Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p><b>A05.2 ▼</b> Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p> <p><b>A05.3 ▼</b> Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining commercial activity.</p> <p><b>A05.4 ▼</b> Any areas used for the storage of materials, equipment and rubbish are visually screened from the open view of any public road through landscaping buffers or screen fencing</p> <p><b>A05.5 ▼</b> All landscaping works are to be provided in accordance with in Planning Scheme Policy SC6.4 Landscaping.</p>
<b>Traffic and access</b>	
<p><b>PO6</b> Vehicular traffic generated by the development will not: (a) have a detrimental impact on the safety and amenity of the site; (b) detrimentally impact on the safety of wildlife, particularly the cassowary.</p>	No acceptable outcome prescribed.
<b>PO7</b>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>Development incorporates any necessary road and access upgrades:</p> <ul style="list-style-type: none"> <li>(a) to ensure continuous access to the site all year around and in all weather conditions;</li> <li>(b) to ensure access to the site can withstand landslide and other natural hazards;</li> <li>(c) without impacting on the operation and standard of the access road and surrounding road network for other users;</li> <li>(d) to ensure the protection of local wildlife, in particular the cassowary.</li> </ul>	
<p><b>PO8</b> Tourism uses are provided with sufficient on-site car parking to support the needs of the development and at levels that encourage public/private bus transport.</p>	No acceptable outcome prescribed.
<b>Infrastructure</b>	
<p><b>PO9</b> The development promotes water and energy conservation and sustainability. Waste and pollution is minimised.</p>	No acceptable outcome prescribed.
<b>Pest management</b>	
<p><b>PO10</b> The development site must be kept free of pest plants and animals.</p>	<p><b>AO10.1 ▼</b> The development site does not contain:</p> <ul style="list-style-type: none"> <li>(a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>;</li> <li>(b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.</li> </ul>
<b>Additional requirements for commercial development</b>	
<p><b>PO11</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p>	No acceptable outcome prescribed.
<p><b>PO12</b> Development does not adversely affect the character and amenity of the area and adjoining areas in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	No acceptable outcome prescribed.
<p><b>PO13</b> Retail uses associated with a tourism development are small-scale and do not undermine the role, function or viability of other centres in the centre hierarchy.</p>	No acceptable outcome prescribed.
<p><b>PO14</b></p>	No acceptable outcome prescribed.



Performance outcomes	Acceptable outcomes
The natural and cultural values of the site are known and unique elements highlighted.	
<p><b>PO15</b> Commercial activities must manage the clearing of vegetation, filling or excavation or any disturbance of the environmental values of the site appropriately to minimise the impact.</p>	No acceptable outcome prescribed.
<b>Tourism Values</b>	
<p><b>PO16</b> The natural and cultural values of the site are appropriately interpreted and visitor activities and experiences support the protection and conservation of these values.</p>	No acceptable outcome prescribed.
<p><b>PO17</b> Impacts on the operation of tourism activities on the site are minimised. Tourism activities promote a 'leave no trace' philosophy in relation to visitor activity.</p>	No acceptable outcome prescribed.
<p><b>PO18</b> The design and layout of the tourism activities are in harmony with the landscape and natural features of the site.</p>	No acceptable outcome prescribed.
<p><b>PO19</b> The design and layout of tourism activities maximise sustainability and visitor comfort by considering factors such as aspect and orientation.</p>	No acceptable outcome prescribed.
<p><b>PO20</b> The natural and cultural values of the site are known and unique elements highlighted.</p>	No acceptable outcome prescribed.
<p><b>PO21</b> The natural and cultural values of the site are appropriately interpreted and visitor activities and experiences support the protection and conservation of these values.</p>	No acceptable outcome prescribed.
<b>Infrastructure and Services</b>	
<p><b>PO22</b> Development has access to the following essential infrastructure: (a) water supply; (b) sewerage; (c) electricity; (d) telecommunications.</p>	<p><b>AO22.1</b> Development can accommodate telecommunications and electricity supply networks or connect to the telecommunications and electricity supply network for the Cardstone Development.</p>
	<p><b>AO22.2</b> Development can accommodate adequate potable water and water for firefighting or connect</p>

Performance outcomes	Acceptable outcomes
	<p>to the water supply network for the Cardstone Development.</p> <p><b>AO22.3</b> Development can accommodate an on-site effluent treatment and disposal system or connect to the on-site effluent treatment and disposal system for the Cardstone Development.</p>
<p><b>PO23</b> The infrastructure supply network for the development is placed underground where appropriate.</p>	<p><b>AO23.1</b> All infrastructure is placed underground.</p> <p><b>AO23.2</b> The construction of the underground infrastructure network is carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p><b>PO24</b> Development ensures that the increase in development density arising from the development can be accommodated within:</p> <ul style="list-style-type: none"> <li>(a) pedestrian and bikeway infrastructure;</li> <li>(b) footpath infrastructure;</li> <li>(c) community facilities;</li> <li>(d) open space;</li> <li>(e) public transport infrastructure;</li> <li>(f) stormwater and flooding infrastructure;</li> <li>(g) water supply and sewerage services;</li> <li>(h) road network infrastructure.</li> </ul>	<p>No acceptable outcome prescribed.</p>
<b>Uses and other development</b>	
<p><b>PO25</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>No acceptable outcome prescribed.</p>

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

## 4.2 Cardstone Adventure Tourism Zone

### 4.2.1 Cardstone Adventure Tourism Zone Purpose Statement

- (2) The purpose of the Cardstone Adventure Tourism Zone code is to provide for new adventure tourism development which makes a positive contribution to the region.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) land is provided for the development of the Cardstone site into a world-class eco-tourism destination;
  - (b) land in the Cardstone Adventure Tourism Zone is suitable for some form of tourism use or service uses which support the tourism industry;
  - (c) development facilitates opportunities for establishing tourist facilities and services such as reception areas, booking offices, day use areas, equipment and vehicle storage;
  - (d) development is designed to protect, conserve and enhance the environmental values of the land, and in particular Cassowary and Mahogany Glider habitat and corridors that traverse the land;

- (e) development enhances and protects the unique local, scenic, cultural and historic character of the locality;
  - (f) development provides a high level of amenity, incorporating tropical architectural elements and building design features; development reflects and responds to the natural features and constraints of the land;
  - (g) development may include a helicopter pad for both commercial and emergency use.
  - (h) land will be open to the public during the day and will include picnic tables, amenities and shelters.
  - (i) development minimises impacts such as traffic, noise, dust, odour, and lighting.
  - (j) development ensures that access and services to the site:
    - (iii) is of a sufficient standard to accommodate traffic and demand generated by the development; and
    - (iv) is able to withstand natural hazards and will ensure continuous access to the site all year around and in all weather conditions.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

#### 4.2.2 Cardstone Adventure Tourism Zone Code

##### 4.2.2.1 Application

This code applies to assessing development in the Cardstone Adventure Tourism Zone. When using this code, reference should be made to section 3.

To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

##### 4.2.2.2 Criteria for assessment

#### Part A—Criteria for assessable development

**Table 4.2.2.3—Self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<b>PO1</b> Buildings and other structures are of an appropriate design, scale, site coverage and location so as to: <ul style="list-style-type: none"> <li>(e) blend in with the surrounding environment;</li> <li>(f) avoid any detrimental impact on the amenity of the locality;</li> <li>(g) avoid any detrimental impact on surrounding land uses;</li> <li>(h) minimise the clearing of native vegetation.</li> </ul>	<b>AO1.1 ▼</b> Buildings and other structures do not exceed: <ul style="list-style-type: none"> <li>(c) a maximum height of 9.5 metres; and</li> <li>(d) a maximum of 2 storeys.</li> </ul>
	<b>AO1.2 ▼</b> Buildings and other structures are set back at least 6 metres from the street frontage.
	<b>AO1.3 ▼</b> Buildings and other structures are set back at least 3 metres from any side and rear boundaries.
	<b>AO1.4 ▼</b> The construction methods of buildings and other structures have minimal impact on the surrounding environment.
	<b>AO1.5 ▼</b> No direct pedestrian or vehicular access is permitted between the site and Tully Gorge Road.

Performance outcomes	Acceptable outcomes
	<p><b>AO1.6 ▼</b> Development is limited to existing cleared areas of the site.</p> <p><b>AO1.7 ▼</b> Buildings and other structures do not exceed: (c) where a use code applies to the development, a maximum site cover that complies with any site cover requirements specified in the applicable use code; or (d) where a use code does not apply to the development or the applicable use code does not contain site cover requirements for the development, a maximum site cover of 50%.</p> <p><b>AO1.8 ▼</b> Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.</p>
Environmental values	
<p><b>PO2</b> Development is undertaken in a way that is consistent with and maintains the environmental values of the site.</p>	<p><b>AO2.1 ▼</b> Development does not result in vegetation clearing within an area of environmental significance.</p> <p><b>AO2.2 ▼</b> Fencing is designed to not impede the movement of fauna through the site.</p> <p><b>AO2.3 ▼</b> Domestic animals are not permitted on the site at any time.</p>
<p><b>PO3</b> Land uses and land management is consistent with the enhancement and conservation of habitat, and must not reduce the area, quality or stability of that part of the habitat system located at the site.</p>	<p>No acceptable outcome prescribed.</p>
<p><b>PO4</b> Development does not result in the loss of habitat or the clearing of an environmentally significant area.</p>	<p>No acceptable outcome prescribed.</p>
Tourism values	
<p><b>PO5</b> The natural and cultural values of the site are appropriately reflected and visitor activities and experiences support the protection and conservation of these values.</p>	<p>No acceptable outcome prescribed.</p>
<p><b>PO6</b> Impacts on the operation of tourism activities on the site are minimised. Tourism activities promote a 'leave no trace' philosophy in relation to visitor activity.</p>	<p>No acceptable outcome prescribed.</p>
<p><b>PO7</b></p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
The design and layout of the tourism activities are in harmony with the landscape and natural features of the site.	
<p><b>PO8</b></p> <p>The design and layout of tourism activities maximise sustainability and visitor comfort by considering factors such as aspect and orientation.</p>	No acceptable outcome prescribed.
<p><b>PO9</b></p> <p>The natural and cultural values of the site are known and unique elements highlighted.</p>	No acceptable outcome prescribed.
<b>Landscaping</b>	
<p><b>PO10</b></p> <p>Development incorporates appropriate screen fencing and landscaped with endemic species to maintain the amenity of the area.</p>	<p><b>AO10.1 ▼</b></p> <p>Landscaping strips a minimum of 2 metres in width are provided on the site adjacent to all street frontages and for the full width of the frontages (excepting driveway or pedestrian access points).</p> <p><b>AO10.2 ▼</b></p> <p>Landscaping strips a minimum of 1 metre in width are provided adjacent to side boundaries from the street frontage to the line of the building alignment.</p> <p><b>AO10.3 ▼</b></p> <p>Development incorporates landscaping buffers a minimum of 1 metre in width and screen fences a minimum of 1.8 metres in height (but tapering to a minimum of 1 metre in height from the front building alignment to the front boundary) along any common boundary with an adjoining commercial activity.</p> <p><b>AO10.4 ▼</b></p> <p>Any areas used for the storage of materials, equipment and rubbish are visually screened from the open view of any public road through landscaping buffers or screen fencing</p> <p><b>AO10.5 ▼</b></p> <p>All landscaping works are to be provided in accordance with in Planning Scheme Policy SC6.4 Landscaping.</p>
<b>Traffic and access</b>	
<p><b>PO11</b></p> <p>Vehicular traffic generated by the development will not:</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p>(c) have a detrimental impact on the safety and amenity of the site;</p> <p>(d) detrimentally impact on the safety of wildlife, particularly the cassowary.</p>	
<p><b>PO12</b> Development incorporates any necessary road and access upgrades:</p> <p>(e) to ensure continuous access to the site all year around and in all weather conditions;</p> <p>(f) to ensure access to the site can withstand landslide and other natural hazards;</p> <p>(g) without impacting on the operation and standard of the access road and surrounding road network for other users;</p> <p>(h) to ensure the protection of local wildlife, in particular the cassowary.</p>	No acceptable outcome prescribed.
<p><b>PO13</b> Tourism uses are provided with sufficient on-site car parking to support the needs of the development and at levels that encourage public/private bus transport.</p>	No acceptable outcome prescribed.
<b>Infrastructure</b>	
<p><b>PO14</b> The development promotes water and energy conservation and sustainability. Waste and pollution is minimised.</p>	No acceptable outcome prescribed.
<b>Pest management</b>	
<p><b>PO15</b> The development site must be kept free of pest plants and animals.</p>	<p><b>AO15.1 ▼</b> The development site does not contain:</p> <p>(c) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>;</p> <p>(d) local pests identified in Planning Scheme Policy SC6.4 Landscaping.</p>
<b>Additional requirements for commercial development</b>	
<p><b>PO16</b> Commercial activities must manage the clearing of vegetation, filling or excavation or any disturbance of the environmental values of the site appropriately to minimise the impact.</p>	No acceptable outcome prescribed.
<p><b>PO17</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
<p><b>PO18</b> Development does not adversely affect the character and amenity of the area and adjoining areas in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	No acceptable outcome prescribed.
<p><b>PO19</b> Retail uses associated with a tourism development are small-scale and do not undermine the role, function or viability of other centres in the centre hierarchy.</p>	No acceptable outcome prescribed.
<b>Infrastructure and Services</b>	
<p><b>PO20</b> Development has access to the following essential infrastructure:</p> <ul style="list-style-type: none"> <li>(e) water supply;</li> <li>(f) sewerage;</li> <li>(g) electricity;</li> <li>(h) telecommunications.</li> </ul>	<p><b>AO20.1</b> Development can accommodate telecommunications and electricity supply networks or connect to the telecommunications and electricity supply network for the Cardstone Development.</p> <p><b>AO20.2</b> Development can accommodate adequate potable water and water for firefighting or connect to the water supply network for the Cardstone Development.</p> <p><b>AO20.3</b> Development can accommodate an on-site effluent treatment and disposal system or connect to the on-site effluent treatment and disposal system for the Cardstone Development.</p>
<p><b>PO21</b> The infrastructure supply network for the development is placed underground where appropriate.</p>	<p><b>AO21.1</b> All infrastructure is placed underground.</p> <p><b>AO21.2</b> The construction of the underground infrastructure network is carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<p><b>PO22</b> Development ensures that the increase in development density arising from the development can be accommodated within:</p> <ul style="list-style-type: none"> <li>(i) pedestrian and bikeway infrastructure;</li> <li>(j) footpath infrastructure;</li> <li>(k) community facilities;</li> <li>(l) open space;</li> <li>(m) public transport infrastructure;</li> <li>(n) stormwater and flooding infrastructure;</li> <li>(o) water supply and sewerage services;</li> <li>(p) road network infrastructure.</li> </ul>	No acceptable outcome prescribed.
<b>Uses and other development</b>	
<b>PO23</b>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Development is consistent with the purpose and overall outcomes sought for the zone.	

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

### 4.3 Cardstone Camping and Open Space Zone

#### 4.3.1 Cardstone Camping and Open Space Zone Purpose Statement

Purpose Statement

- (1) The purpose of the Cardstone Camping and Open Space Zone code is to:
  - Protect and conserve areas of the site in their natural state, while allowing the public to appreciate and enjoy the relatively undisturbed nature of the area for low impact tourism uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - a) provide for camping in tents and short-term stays by fully self contained recreational vehicles or caravans;
  - b) ensure that development in the Cardstone Camping and Open Space Zone is compatible with the environmental values of a particular site or locality and has a minimal impact on the environment;
  - c) protect and maintain the scenic values of the Cardstone site.
  - d) to recognise that land within this zone is generally not suitable for further development other than that involving non permanent structures;
  - e) low impact activities such as non permanent eco tourism ventures and permitted where compatible with maintaining environmental values;
  - f) development avoids impacting on natural features such as creeks, gullies, waterways, wetlands, habitat and native vegetation;
  - g) development is consistent with protecting, conserving, rehabilitating, presenting and connecting the environmental values of the area;
  - h) to ensure that where development does occur in the zone, it does not adversely affect the environmental and scenic amenity values of the zone and is in keeping with the natural characteristics of the land.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

#### 4.3.1 Cardstone Camping and Open Space Zone Code

##### 4.3.1.1 Application

This code applies to assessing development in the Cardstone Camping and Open Space Zone. When using this code, reference should be made to section 3.

To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

##### 4.3.1.2 Criteria for assessment

###### Part A—Criteria for assessable development



**Table 4.3.1.3—Self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO1</b> Buildings and other structures are to be non permanent in nature and of an appropriate design, scale, site coverage and location so as to:</p> <ul style="list-style-type: none"> <li>(a) blend in with the surrounding environment;</li> <li>(b) avoid any detrimental impact on the amenity of the locality;</li> <li>(c) avoid any detrimental impact on surrounding land uses;</li> <li>(d) minimise the clearing of native vegetation.</li> </ul>	<p><b>AO1.1 ▼</b> Development is limited to tents, fully self contained recreational vehicles or caravans.</p> <p><b>AO1.2 ▼</b> Non permanent buildings and other structures do not exceed:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 4 metres; and</li> <li>(b) a maximum of 1 storeys.</li> </ul> <p><b>AO1.3 ▼</b> Camp sites are set back at least 3 metres from the street frontage.</p> <p><b>AO1.4 ▼</b> Camp sites structures are set back at least 3 metres from any side and rear boundaries.</p> <p><b>AO1.6 ▼</b> No direct pedestrian or vehicular access is permitted between the site and Tully Gorge Road.</p> <p><b>AO1.7 ▼</b> Camp sites are limited to the existing cleared areas of the site.</p>
<b>Environmental values</b>	
<p><b>PO2</b> Development is undertaken in a way that is consistent with and maintains the environmental values of the site.</p>	<p><b>AO2.1 ▼</b> Development does not result in vegetation clearing within an area of environmental significance.</p> <p><b>AO2.2 ▼</b> Fencing is designed to not impede the movement of fauna through the site.</p> <p><b>AO2.3 ▼</b> Domestic animals are not permitted on the site at any time.</p>
<p><b>PO3</b> Land uses and land management is consistent with the enhancement and conservation of habitat, and must not</p>	<p>No acceptable outcome prescribed.</p>

Performance outcomes	Acceptable outcomes
reduce the area, quality or stability of that part of the habitat system located at the site.	
<b>PO4</b> Development does not result in the loss of habitat or the clearing of an environmentally significant area.	No acceptable outcome prescribed.
<b>PO5</b> Development complements, and is subservient to, the surrounding environment and is in keeping with the unique ecological and scenic values of the area.	No acceptable outcome prescribed.
<b>PO6</b> Development is screened from view from the boundaries of adjoining premises and roads through appropriate landscaping which ensures the native landscape character of the area dominates.	No acceptable outcome prescribed.
<b>PO7</b> Development is located to: (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands and tidal areas, and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible, on-site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; minimise to the greatest extent possible the loss of native vegetation and fauna habitat.	No acceptable outcome prescribed.
<b>Pest management</b>	
<b>PO8</b> The development site must be kept free of pest plants and animals.	<b>AO12.1 ▼</b> The development site does not contain: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
<b>Uses and other development</b>	
<b>PO9</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome prescribed.

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-

assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

**4.4 Cardstone Conservation Zone**

**4.4.1 Cardstone Conservation Zone Purpose Statement**

- (4) The purpose of the Cardstone Conservation Zone code is to:
  - provide special protection, conservation and enhancement to those areas within the Cardstone site that have significant environmental values and/or environmentally significant areas;
- (5) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the values of the Wet Tropics World Heritage Area are protected;
  - (b) adverse impacts on ecological values and processes are avoided;
  - (c) development avoids impacting on natural features such as creeks, gullies, waterways, wetlands, habitat and native vegetation;
  - (d) development is consistent with protecting, conserving, rehabilitating, presenting and connecting the environmental values of the area;
  - (e) a viable and enduring habitat system is retained, protected and enhanced, and where improved connectivity is required, additional habitat is created; and
  - (f) development does not adversely affect the conservation or scenic values of the site
  - (g) development reflects and responds to the natural features and constraints of the land.
  - (h) to recognise that land within this zone is not suitable for further development;
- (6) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

**4.4.2 Cardstone Conservation Zone Code**

**4.2.2.1 Application**

This code applies to assessing development in the Cardstone Conservation Zone. When using this code, reference should be made to section 3.

To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

**4.4.1.2 Criteria for assessment**

**Part A—Criteria for assessable development**

**Table 4.4.1.3—Self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<b>PO1</b> No buildings or structures are to be located within this zone	No acceptable outcome prescribed.
<b>Uses and other development</b>	
<b>PO2</b>	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Development is consistent with the purpose and overall outcomes sought for the zone.	

Note—The identified self-assessable acceptable outcomes for self-assessable development are marked with a ▼. Self-assessable development is only required to comply with the self-assessable acceptable outcomes that are relevant to that development. Acceptable outcomes marked with a ▼ still apply to code and impact assessable development, in addition to being the assessment criteria for self-assessable development.

## 5. Use Codes

Use codes are not included within the Cardstone Plan of Development, and therefore the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site will apply in this regard.

## 6. Overlays

Overlays are not included within the Cardstone Plan of Development, and therefore the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site will apply in this regard.

## 7. Development Codes

General development codes are not included within the Cardstone Plan of Development, and therefore the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site will apply in this regard. With the exception of the Reconfiguring a Lot Code, which is replaced by the Cardstone Reconfiguring a Lot Code

### 7.1 Cardstone Reconfiguring a Lot Code

This code applies to assessing an application for development that involves the reconfiguring of a lot.

When using this code, reference should be made to section 3.2.1 and, where applicable, section 3.5 located in Part 3.

#### Purpose

- (1) The purpose of the reconfiguring a lot code is to ensure the reconfiguring of a lot creates lots that are suitable for their intended use, are in keeping with the character of the area, achieve a high standard of amenity and complement the surrounding natural and built environment. Subdivision design is responsible for vibrant, safe and connected communities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) lots have a sufficient area and dimensions to meet user requirements, maintain the amenity of the area, protect environmental features and take into account site constraints;
  - (b) the environmental and scenic values of the Region are protected;
  - (c) development provides for the efficient use of land, the provision of infrastructure and a logical and well designed road network;
  - (d) subdivision design provides opportunities for walking as an alternative method of travel;

- (e) lots are provided with safe and appropriate access;
  - (f) a range of functional parkland and open space links are available for the use and enjoyment of visitors;
  - (g) road networks provide excellent connectivity and circulation for vehicles and are suitably detailed to provide safe and efficient access for pedestrians and public transport;
  - (h) Reconfiguring a lot within the Cardstone Camping and Open Space Zone is not supported.
  - (i) Reconfiguring a lot within the Cardstone Conservation Zone is not supported.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

**7.1.1 Criteria for assessment**

**Part A—Criteria for assessable development**

**Table 7.1.1.1 —Self-assessable and assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Subdivision design</b>	
<b>PO1</b> Subdivision design responds to the specific characteristics of the site and integrates appropriately into its environmental context.	No acceptable outcome prescribed.
<b>PO2</b> The reconfiguration of a lot must not: (a) affect the consistent rhythm and pattern of buildings; or (b) adversely affect historically important views; or (c) adversely affect the interrelationship of a group of buildings.	No acceptable outcome prescribed.
<b>PO3</b> Lot boundaries must not intersect with regulated remnant vegetation to avoid clearing exemptions being created as a consequence of the reconfiguration:	No acceptable outcome prescribed.
<b>Area and dimensions of lots</b>	
<b>PO4</b> Lots are of sufficient area and dimensions to: (a) accommodate the intended land use; (b) provide for suitable building envelopes and safe vehicular and pedestrian access without the necessity for major earthworks and major retaining walls; (c) provide private outdoor space, on site landscaping and on site parking; (d) achieve consistency with the character of surrounding development;	<b>AO4.1</b> Lots comply with the area and dimensions identified for lots in the relevant zone or precinct in Table 7.1.1.2.
	<b>AO4.2</b> Lots have their own street frontage, unless access is provided by way of easement, in which case multiple lots do not utilise the same access easement (ie. each lot has its own dedicated access easement).

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
(e) protect environmental features and take into account site constraints.	
<p><b>PO5</b> Lots which can be reconfigured further at a later date are designed so that any further reconfiguration will achieve:</p> <p>(a) lots of a sufficient area and dimension to accommodate the ultimate intended land use;</p> <p>(b) the provision of a safe, efficient and effective infrastructure network.</p>	<p><b>AO5.1</b> The ability to further reconfigure a lot is demonstrated by submitting a master/concept plan with lots that meet the requirements of this Planning Scheme and showing building envelopes for all current and future buildings.</p>
<p><b>PO6</b> Lots which are configured to incorporate existing land uses ensure:</p> <p>(a) lots are of a sufficient area and dimension;</p> <p>(b) the provision of a safe, efficient and effective infrastructure network.</p>	<p><b>AO6.1</b> Lots comply with the area and dimensions identified for lots in the relevant zone or precinct in Table 7.1.1.2.</p>
	<p><b>AO6.2</b> Each land use and associated infrastructure is contained within each lot.</p>
	<p><b>AO6.3</b> Buildings and structures comply with the relevant boundary setbacks and zone or precinct requirements.</p>
<b>Orientation and energy</b>	
<p><b>PO7</b> Lots are orientated to facilitate the siting of dwellings to:</p> <p>(a) have appropriate solar orientation, except where significant constraints limit this; and</p> <p>(b) take advantage of the south east prevailing breeze and northerly and north easterly summer breeze or any modification of those patterns caused by the local topography;</p> <p>(c) ensure minimum exposure of the walls and windows in habitable rooms to low angle eastern and western sun.</p>	No acceptable outcome prescribed.
<b>Lot and road layout</b>	
<p><b>PO8</b> Elements of natural and cultural significance are incorporated into the subdivision design and become features of the subdivision layout contributing to the amenity of the development.</p>	No acceptable outcome prescribed.
<p><b>PO9</b> The road network is designed to:</p> <p>(a) provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists;</p> <p>(b) minimise the use of cul-de-sacs.</p>	No acceptable outcome prescribed.
<b>PO10</b>	<b>AO10.1</b>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
The road layout is safe, efficient and functional.	Development complies with Planning Scheme Policy SC6.3 FNQROC Development Manual.
<p><b>PO11</b> Roads, including private roads, are designed so as to achieve the following:</p> <ul style="list-style-type: none"> <li>(a) convenient and safe access to all lots for pedestrians, cyclists and vehicles;</li> <li>(b) safe, logical and hierarchical transport linkages with the existing road system;</li> <li>(c) appropriate access for buses, emergency and service vehicles;</li> <li>(d) convenient service corridors for public infrastructure;</li> <li>(e) opportunities for street landscaping;</li> <li>(f) convenient parking for visitors.</li> </ul>	<p><b>AO11.1</b> Roads, including private roads, are designed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>
<b>Access and services</b>	
<p><b>PO12</b> Access to the site (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety, including fire fighting;</li> <li>(b) drainage;</li> <li>(c) visual amenity;</li> <li>(d) privacy of adjoining premises;</li> <li>(e) service provision.</li> </ul>	<p><b>AO12.1</b> Minimum street frontages comply with Table 7.1.1.2.</p>
<p><b>PO13</b> The dimensions of each lot must be sufficient to allow access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>(a) to follow as close as possible to the existing contours;</li> <li>(b) to be contained within the premises and not the road reserve.</li> </ul>	No acceptable outcome prescribed.
<b>Park and open space</b>	
<p><b>PO14</b> Development provides for sufficient open space to:</p> <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the proposed lots;</li> <li>(b) ensure that the environmental and scenic values of the area are protected;</li> <li>(c) contribute to the local amenity;</li> <li>(d) provide a diversity of settings;</li> <li>(e) retain riparian corridors and significant vegetation and habitat areas and provide linkages between those areas;</li> <li>(f) provide links between public open spaces to form a legible network;</li> </ul>	No acceptable outcome prescribed.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
(g) meet regional, district and neighbourhood open space requirements.	
<b>PO15</b> Parks are functional, usable places for all members of the community and are free from topographical, environmental and other hazardous constraints.	No acceptable outcome prescribed.
<b>Infrastructure</b>	
<b>PO16</b> Each lot has access to the following essential infrastructure: (i) water supply; (j) sewerage; (k) electricity; (l) telecommunications.	<b>AO16.1</b> Lots can accommodate telecommunications and electricity supply networks or connect to the telecommunications and electricity supply network for the Cardstone Development.
	<b>AO16.2</b> Lots can accommodate adequate potable water and water for firefighting or connect to the water supply network for the Cardstone Development.
	<b>AO16.3</b> Lots can accommodate an on-site effluent treatment and disposal system or connect to the on-site effluent treatment and disposal system for the Cardstone Development.
<b>PO17</b> The infrastructure supply network for all lots is placed underground where appropriate.	<b>AO17.1</b> All infrastructure is placed underground.
	<b>AO17.2</b> The construction of the underground infrastructure network is carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.
<b>PO18</b> Development ensures that the increase in development density arising from the development can be accommodated within: (q) pedestrian and bikeway infrastructure; (r) footpath infrastructure; (s) community facilities; (t) open space; (u) public transport infrastructure; (v) stormwater and flooding infrastructure; (w) water supply and sewerage services; (x) road network infrastructure.	No acceptable outcome prescribed.
<b>Drainage</b>	
<b>PO19</b> Effective drainage of lots and roads is designed to: (a) maintain pre-existing or natural flow regimes;	No acceptable outcome prescribed.



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
(b) effectively manage stormwater quality and quantity; (c) ensure no adverse impacts on receiving waters, surrounding premises and the surrounding environment.	
<b>Boundary realignments</b>	
<b>PO20</b> The realignment of a boundary or boundaries: (a) does not result in the potential creation of additional lots; (b) is an improvement on the existing situation.	<b>AO20.1</b> An improvement on the existing situation results when the dimensions of the proposed lots comply more fully with Table 7.4.1.2 and at least one of the following is achieved: (a) the boundary realignment will correct an existing boundary encroachment by a building or areas; or (b) lots will become more regular in shape; or (c) access is provided to a lot that previously had no access or an unsuitable access; or (d) the rearranged lots better meet the overall outcomes for the zone or precinct within which it is located.
	<b>AO20.2</b> Individual new lots are not split across road reserves or other tenures.
<b>Pest management</b>	
<b>PO21</b> New lots are cleared of pest plants and animals.	<b>AO21.1</b> Prior to Council endorsing the Plan of Survey, the development site is cleared of: (a) class 1 or 2 pests identified in the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.
<b>Additional requirements for the Cardstone Camping and Open Space Zone</b>	
<b>PO22</b> Reconfiguring a Lot is prohibited	No acceptable outcome prescribed.
<b>Additional requirements for the Cardstone Conservation Zone</b>	
<b>PO23</b> Reconfiguring a Lot is prohibited	No acceptable outcome prescribed.

Note—Despite Planning Scheme Policy SC6.3 FNQROC Development Manual identifying that it is not prescriptive and only a guideline for the purpose of satisfying acceptable outcomes in the planning scheme, the FNQROC Development Manual is to be treated as standards to be met when used as an acceptable outcome in the planning scheme.

**Table 7.4.1.2 —Area and dimensions of lots**

<b>Zone/precinct</b>	<b>Minimum area</b> <b>Note—areas do not include access strips</b>	<b>Minimum street frontage</b>	<b>Minimum square or rectangle contained within a lot</b>
<b>Cardstone Village Zone</b>	2,000m <sup>2</sup>	20 metres	20 metres x 40 metres
<b>Cardstone Adventure Tourism Zone</b>	2,000m <sup>2</sup>	20 metres	20 metres x 40 metres
<b>Cardstone Camping and Open Space Zone</b>	Reconfiguring a Lot is prohibited	Reconfiguring a Lot is prohibited	Reconfiguring a Lot is prohibited
<b>Cardstone Conservation Zone</b>	Reconfiguring a Lot is prohibited	Reconfiguring a Lot is prohibited	Reconfiguring a Lot is prohibited
<p>Note—Where a minimum lot size, minimum street frontage or minimum square or rectangle is not specified, the proposed lots must meet the performance outcomes of the Reconfiguring a Lot Code and the relevant zone or local plan code.</p>			

**Table 7.4.1.3 —Area and dimensions of lots**

**Access handle or easement requirements for battle axe or rear lots**

<b>Zone</b>	<b>Minimum street frontage</b>	<b>Minimum driveway width</b>	<b>Maximum length of access handle or easement</b>	<b>Standard of construction</b>
<b>Cardstone Village Zone</b>	6 metres	4 metres	80 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
<b>Cardstone Adventure Tourism Zone</b>	6 metres	4 metres	80 metres	In accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual
<b>Cardstone Camping and Open Space Zone</b>	Reconfiguring a Lot is prohibited			
<b>Cardstone Conservation Zone</b>	Reconfiguring a Lot is prohibited			
<p>Note—Where a minimum street frontage, minimum driveway width, maximum length and standard of construction is not specified, the proposed lots must meet the performance outcomes of the Reconfiguring a Lot Code and the relevant zone or local plan code.</p>				

**Schedule 1: Definitions**

Definitions are not included within the Cardstone Plan of Development, and therefore the Cassowary Coast Regional Council Planning Scheme 2015 or any future Planning Scheme relevant to the site will apply in this regard.

**Schedule 2: Mapping**

**Cardstone Plan of Development: Zoning Map**