



Residential Precinct (Located within the Township Zone)



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Cassowary Coast Regional Council
Planning Scheme Information Card








Expectations for land in the zone


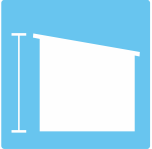




For all Towns and Villages the Residential Precinct is for dwelling houses. In the Residential Precinct development:

- Achieves a high level of residential amenity, including a high level of landscaping.
- Maintains the low scale character.
- Is designed to take advantage of the tropical climate.

In Innisfail and Tully, infill development e.g. by subdivision or duplex may occur.

Land in the Residential precinct is shown in light pink in the Local Plan Maps and in dark cream in the Township Zone Maps. The land may also be shown as “urban area” on Strategic Framework Mapping.

Uses we would like to see			Uses we could consider		
					
Dwelling House	Dual Occupancy	Home Based Business	Dwelling Unit Shop Top Apartment	Local Shop Max GFA 150m ²	Food & Drink Outlet
					
					Multiple Dwelling

Your Application Should Address					
					
Site Cover	Building Height	Set Backs	Car Parking Traffic & Access	Sheds & Garages Class 10a Buildings	Reconfiguring a Lot
Maximum 50%	Maximum 9.5m Maximum 2 Storeys		Lot reconfiguration ensures that a good movement network is established that provides safe internal and external access for residents and minimises the impact of through traffic.	Constructed with or after a dwelling house and have a maximum GFA of 100m ² .	Minimum Land Area*: <ul style="list-style-type: none"> • If serviced by reticulated sewerage: 600m² • If not service by reticulated sewerage: 800m² • In Bingil Bay locality: 1000m² Minimum Rectangle: <ul style="list-style-type: none"> • 15m x 20m

*Minimum land area calculation does not include Access Strips

READ: Part 6.2.7 Township Zone Code
Part 7 Local Plan Codes
Part 9.4.7 Reconfiguring a Lot Code

CONTACT DETAILS FOR MORE INFORMATION:

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