



MOUNT PETER PRIORITY DEVELOPMENT AREA

INTERIM LAND USE PLAN | JULY 2025



Economic Development Queensland



Queensland
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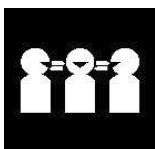


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1 Preliminary

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act) establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act¹ is to facilitate economic development and development for community purposes. The ED Act² seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for parts of the State declared as priority development areas (PDAs).

1.2 Priority Development Area description

The Mount Peter PDA (the PDA) was declared by regulation³ on 30 July 2025. The PDA, identified in Map 1 and Map 2, covers approximately 2,650 hectares of land in the Cairns Regional Local Government area. The area is bounded by the Wet Tropics World Heritage Area to the west, the Bruce Highway to the east and extends from the existing community of Edmonton in the north and to Mackey Creek in the south.

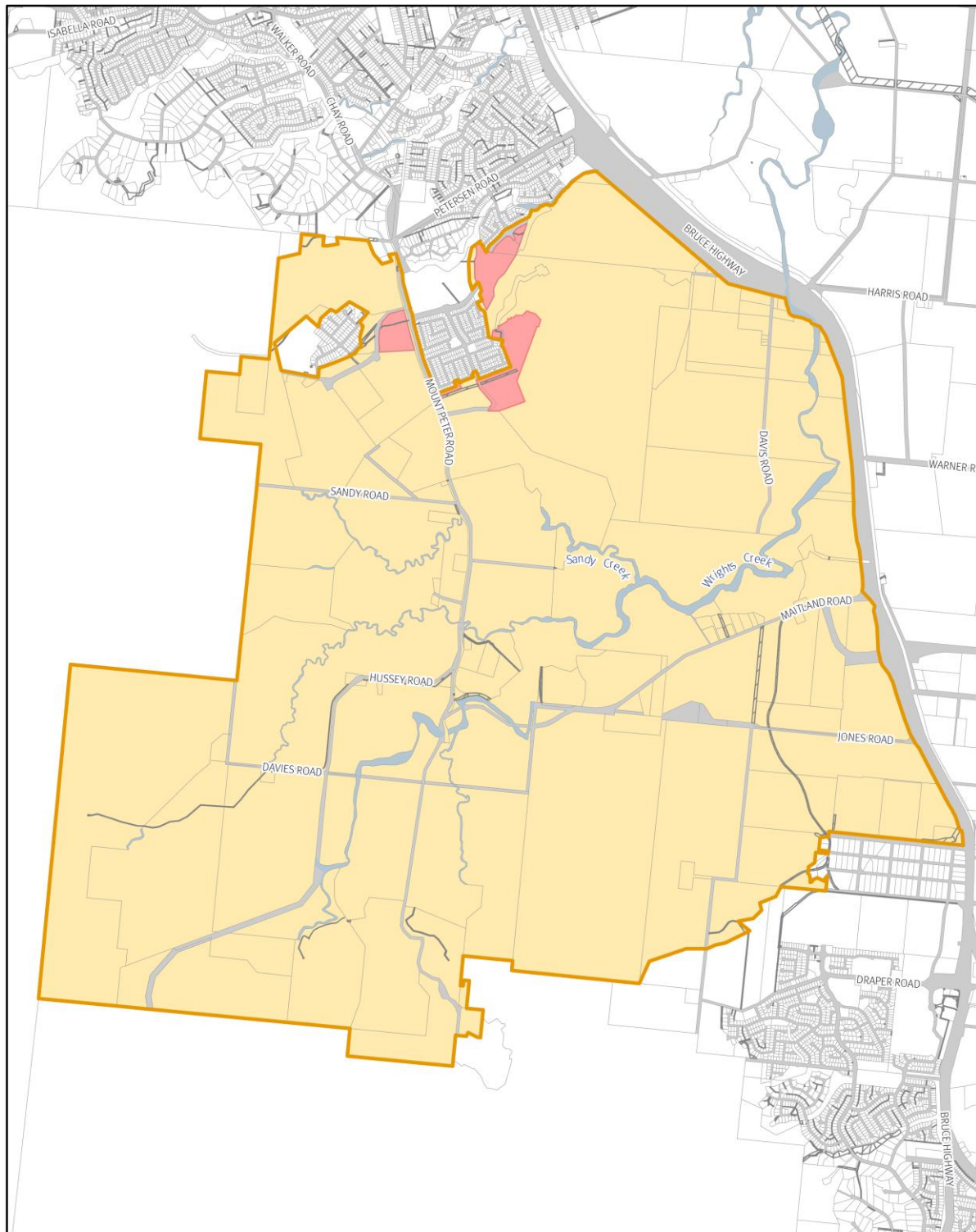
¹ See section 3 of the ED Act

² See section 4 of the ED Act

³ See section 37 of the ED Act



Map 1: Mount Peter PDA Boundary



Legend

- Mount Peter Priority Development Area (PDA) boundary
- Precinct 1: Residential North - Early Development Area
- Parcel Boundaries (June 2025)
- Easements
- Road Dedications
- Waterbodies



0 0.25 0.5 1 Kilometres

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Source: Department of Resources: Digital Cadastral DataBase

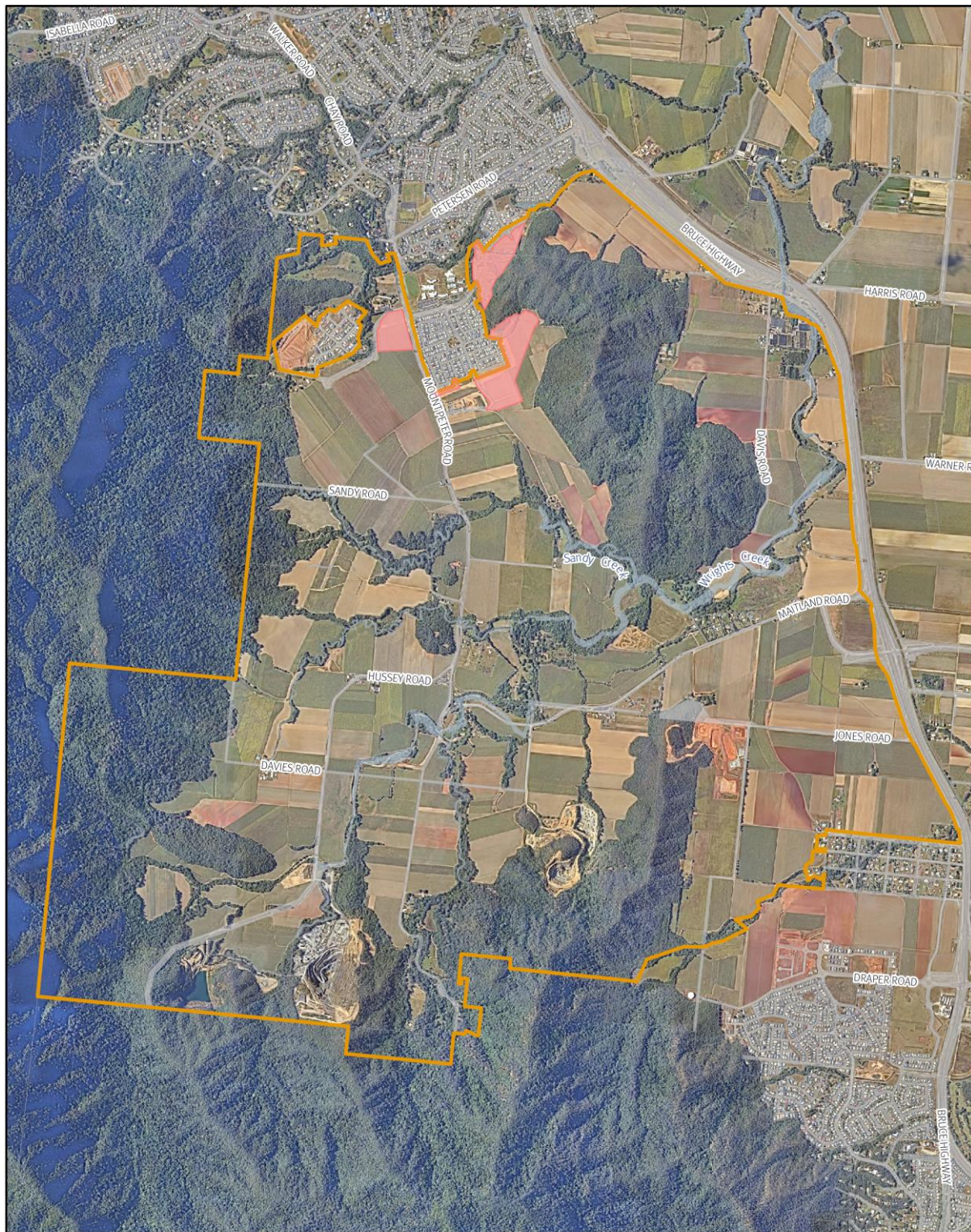
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**Boundary
Mount Peter
Priority Development Area**



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Map 2: Mount Peter PDA (Aerial)



Legend

- Mount Peter Priority Development Area (PDA) boundary
- Precinct 1: Residential North - Early Development Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies

Nearmap imagery 30 Sept 2024



0 0.25 0.5 1 Kilometres

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Location
Mount Peter
Priority Development Area



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1.3 Application of the Interim Land Use Plan

The Mount Peter PDA Interim Land Use Plan (ILUP) applies to land within the PDA boundary identified on Map 1.

The ILUP was made by the MEDQ and took effect on commencement of the declaration regulation for the Mount Peter PDA.

The declaration regulation provided for the ILUP to be effective for 18 months unless the development scheme takes effect earlier.

1.4 Components of the ILUP

This ILUP consists of the following components:

1. Development assessment procedures (section 2)
2. Mount Peter PDA Vision (section 3)
3. PDA Development requirements (section 4)
4. Categories of development (section 5)
5. Infrastructure requirements (section 6), and
6. Schedules (section 7)

1.4.1 Development assessment procedures

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

1.4.2 Mount Peter PDA Vision

The Vision establishes the overall outcomes to be achieved in the PDA that:

- a. seek to achieve the purpose of the ED Act for the PDA, and
- b. provide the basis for the PDA development requirements.

1.4.3 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate:

- a. PDA-wide criteria, and
- b. precinct provisions.

1.4.4 Categories of development

The categories of development for all development within the PDA are set out in section 5:

- a. Table 1 Column 1 - PDA accepted development, which is development that does not require a PDA development approval under the ED Act, and
- b. Table 1 Column 2 - PDA assessable development, which requires a PDA development approval. A PDA development permit is required to carry out PDA assessable development⁴.

⁴ Section 94(2) of the ED Act

1.4.5 Infrastructure requirements

This component identifies how infrastructure requirements will be determined for development. These must be considered in the preparation of PDA development applications.

1.4.6 Schedules

Schedule 1 identifies PDA accepted development.

Schedule 2 defines terms used in the ILUP.

2 Development Assessment Procedures

2.1 Development consistent with the ILUP

PDA assessable development is consistent with the ILUP if it complies with all relevant PDA development requirements set out in section 4 and any relevant Schedules.

Development that does not comply with one or more of the relevant PDA development requirements is consistent with the ILUP if:

- a. the development is an interim use that due to its nature, scale, form or intensity does not conflict with the vision, or
- b. both of the following apply:
 - i. the development does not conflict with the vision for the PDA (section 3), and
 - ii. there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant PDA-wide criteria.

In this section 'grounds' means matters of public interest which include the matters specified as the main purpose of the ED Act as well as:

- a. superior design outcomes, and
- b. community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

2.2 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval⁵.

PDA assessable development identified in Column 2B of Table 1 as prohibited development is inconsistent with the ILUP.

2.3 Plans of Development

Plans of Development (PoD) typically comprise maps, graphics and text that collectively demonstrate how proposed uses, works and reconfiguration of lots will contribute towards the achievement of relevant PDA development requirements and the Vision for the PDA.⁶

PoD may be used as both a master planning tool for a broader precinct and for the development of individual sites. PoD may include concept designs, deal with the sequencing of development and set criteria for PDA accepted development to be undertaken subsequently.

PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other. PoD cannot deal with land beyond the boundary of land subject to a particular PDA development application.

PoD are prepared by an applicant and may accompany a PDA development application for a material change of use or reconfiguring a lot. They may deal with any proposed use and any associated building work or operational work.

Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.

⁵ See section 86 of the ED Act.

⁶ For further advice on preparing a PoD, refer to the applicable EDQ practice note.

2.4 Notice of applications

A PDA development application will require public notice if in the opinion of the MEDQ, the development:

- a. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or
- b. is for a use or of a size or nature which warrants public notification⁷, or
- c. compromises the implementation of the ILUP.

2.5 State interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application⁸.

2.6 Relationship with other legislation

In addition to assessment against this ILUP, development may require assessment against other legislation including, but not limited to, the *Transport Infrastructure Act 1994*, *Environment Protection Act 1994*, *Nature Conservation Act 1992*, *Environment Protection and Biodiversity Conservation Act 1999*, *Plumbing and Drainage Act 2018*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation and any relevant Commonwealth legislation.

Relevant local laws made under the *Local Government Act 2009* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

2.7 Relevant development requirements and relationship with the *CairnsPlan 2016*

This ILUP prevails to the extent of any inconsistency with the *CairnsPlan 2016*⁹.

However, where the ILUP applies certain definitions of the *CairnsPlan 2016*, this is not a conflict and is not inconsistent with the ILUP.

Where identified in a footnote of the ILUP, the *CairnsPlan 2016* may be used as guidance material when assessing PDA development applications and applying the ILUP PDA development requirements.

If there is a conflict between the ILUP and a planning instrument or assessment benchmarks prescribed by regulation under the Planning Act or another Act, the ILUP prevails to the extent of any inconsistency.

⁷ Applications will be subject to public notice.

⁸ For further advice refer to the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) and EDQ Practice note 14: State interests in development assessment in priority development areas.

⁹ Section 71 of the ED Act

2.8 Interim uses

An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

- a. an appropriate long-term use
- b. an appropriate intensity of development, or
- c. infrastructure delivery envisaged by the vision for the PDA.

Relevant PDA development requirements also apply to PDA assessable development that is an interim use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support a PDA development application for an interim use may include:

- a. a suitability assessment, and
- b. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

3 Vision

The Mount Peter PDA will support the growth and establishment of a diverse community framed by the scenic backdrop of forested hillslopes and the Wet Tropics World Heritage Area. The PDA will realise a variety of land uses including homes, jobs, recreational and community facilities that meet the demographic, social, cultural, economic and lifestyle needs of the community.

Housing choices will respond to the needs of residents throughout their lives. Housing will be well-connected to services, recreation, employment and infrastructure, with higher density living located close to centres, public transport and recreational areas.

Mount Peter will have a strong, vibrant and sustainable economy, providing jobs across a range of interconnected centres. The centres will support a variety of industry and services and complement the Edmonton Town Centre and the Gordonvale District Centre. Mount Peter will have strong connections to the employment areas of the Cairns South State Development Area and Edmonton Industry and Business Local Area.

Urban design and built form will enhance the character, liveability, amenity and safety of the PDA.

Neighbourhoods will have a strong and positive identity by responding to site characteristics, history, settings, landmarks and views, including the protection of hillslopes and views to the Wet Tropics World Heritage Area.

The PDA will protect significant biodiversity values and support the region's ecological value through preserving and rehabilitating critical habitat corridors. The impacts of natural hazards will be avoided or mitigated to protect people and property and enhance the community's resilience.

Infrastructure to service the PDA will be planned to support sustainable, efficient and effective delivery. The PDA will deliver a high degree of connectivity for both vehicles and active transport modes, creating a walkable community providing safe and efficient access throughout and into the broader transport network, with good connection to the centres, the Cairns City Centre and Cairns South State Development Area.

The PDA will provide a network of high-quality parks and recreation facilities that enhance community health and wellbeing.

This ILUP identifies an early development precinct (Precinct 1: Residential North) which will allow for the immediate delivery of housing where development can be serviced within the Cairns Regional Council's servicing capacity of the existing infrastructure networks. Further investigation works will be undertaken for Precinct 2: Investigation Area to resolve planning, environmental and infrastructure requirements and determine the preferred form and components of development.

4 PDA Development Requirements

4.1 PDA-wide criteria

4.1.1 Built form, urban design and public realm¹⁰

The form, type and arrangement of buildings, streets and the public realm are designed to deliver high-quality urban design and built form outcomes by ensuring:

1. Development is designed to enhance the character, liveability, safety and attractiveness of the Mount Peter PDA such as through:
 - a. incorporating the principles of good practice urban design, placemaking and landscaping
 - b. maintaining or enhancing important cultural landscapes and areas of high scenic amenity
 - c. maintaining local landscape character and the natural environment
 - d. responding to local site characteristics, settings, landmarks and views, and
 - e. having regard to Crime Prevention Through Environmental Design (CPTED) principles.
2. Development is of a height and scale that:
 - a. makes efficient use of land
 - b. is consistent with planned infrastructure
 - c. supports high quality residential amenity, and
 - d. is commensurate with site area.
3. Building design demonstrates:
 - a. appropriate orientation and adequate separation to allow light penetration and air circulation, reduce overshadowing and protect the privacy of residents and adjoining land uses
 - b. integration of landscaping and tropical building design elements
 - c. variation in building bulk
 - d. integrated private open space and outdoor living spaces, and
 - e. sufficient carparking, access and servicing facilities.
4. Development creates or contributes to a public realm that:
 - a. is functional, accessible, legible, safe and connected
 - b. reflects tropical design, and
 - c. creates a sense of place, supports walkable neighbourhoods and reduces urban heat.

¹⁰ For guidance refer to the following:

1. *CairnsPlan 2016* Mount Peter local plan code and other relevant codes.
2. *CairnsPlan 2016* Planning Scheme Policy – Landscaping, Planning Scheme Policy - Tropical Urbanism, Design Guide: Designing for Density in the Tropics, and Guideline: Cool Homes – Smart design for the Tropics
3. Crime prevention through environmental design, Guidelines for Queensland (Queensland Government 2021) and
4. The following relevant EDQ guidelines and practice notes:
 - a. No.1 Residential 30, No.7 Low rise buildings and No.8 Medium and high rise buildings
 - b. No.5 Neighbourhood Planning and design.
 - c. No.6 Street and movement network.
 - d. No.18 Development interfaces.
 - e. EDQ Guideline No.12 Park planning and design.

5. Development landscaping:
 - a. includes species endemic to the local area
 - b. provides shade to open car parking areas, pathways, roads, verges and other areas with heat retaining surfaces
 - c. creates a physical and visual buffer for adjoining sensitive land uses
 - d. provides areas suitable for large tropical shade trees that are open to the sky with access to light and rainfall
 - e. uses a variety of species that support biodiversity and habitat corridors
 - f. supports efficient maintenance, and
 - g. is designed to provide high amenity and safe urban environments and considers CPTED principles.

4.1.2 Housing choice¹¹

1. Development provides for housing choice to meet community needs and is delivered in accessible locations that are well connected to services, recreation, employment and infrastructure.
2. Residential development caters to the current and projected demographic, economic and social profile of the Cairns local government area and meets the needs of the community through its life cycle.
3. Housing incorporates good practice and adaptable design and siting.
4. Housing provides a range of lot sizes, dwelling types, designs, tenures and levels of affordability.
5. Higher density housing is concentrated around centres, public transport and recreational areas.

4.1.3 Connectivity

1. The design and layout of development demonstrates¹²:
 - a. a highly permeable movement network within the PDA and with the surrounding network that improves connectivity to key regional destinations
 - b. safety and efficiency, addressing impacts to the broader transport and traffic network in the surrounding area¹³
 - c. safe and convenient access to public transport infrastructure and active transport infrastructure, and maintains the operating performance of the state-controlled road network
 - d. safe, accessible and well-connected pedestrian, cycling and public transport infrastructure networks, and
 - e. protection of the safety, efficiency and ongoing operation of existing cane rail infrastructure and networks.

¹¹ For guidance, refer to EDQ Guideline 16. Housing

¹² For guidance, refer to EDQ Guideline 6 Street and movement network and State code 1: Development in a state-controlled road environment, and *CairnsPlan 2016* Transport network overlay code

¹³ Any development impacting on the State-controlled road network is to be in accordance with the Department of Transport and Main Roads 2018, Guide to traffic impact assessment (GTIA)

4.1.4 Environment¹⁴

1. Development demonstrates location, design, construction and operation that avoids, or where this is not reasonably possible, minimises and mitigates adverse impacts on:
 - a. the environmental values of receiving waters¹⁵
 - b. the habitat values of significant vegetation (including in waterways)¹⁶
 - c. the ability for fauna to move along ecological corridors and across infrastructure.
2. Impacts on significant vegetation are avoided where possible, or minimised and mitigated.¹⁷
3. Development:
 - a. does not cause an unacceptable impact on the habitat requirements of threatened and endangered native species
 - b. incorporates appropriate buffers to ensure adverse impacts on areas containing matters of state or national environmental significance, waterways, significant vegetation and habitat or adjoining conservation areas are managed
 - c. supports ecological connectivity and avoids fragmentation of areas of environmental significance to ensure ecological processes and areas of significant habitat is maintained
 - d. seeks to retain significant vegetation for street trees and feature trees in streets, public realm and open space areas and within environmentally significant areas
 - e. involving the constructing or raising of waterway barrier works in a fish habitat avoids impacts and maintains connectivity throughout waterways and between fish habitats¹⁸
 - f. protects areas of environmental significance from weeds, pests and invasive species
 - g. development avoids adverse impacts on the natural and cultural heritage significance of the Wet Tropics of Queensland and Great Barrier Reef World Heritage Areas, and
 - h. avoids areas of high landscape value and hillslopes to retain the scenic backdrop to the region.
4. Development for urban purposes is avoided within the areas mapped¹⁹ as:
 - a. Category A, B, C or R vegetation pursuant to the Vegetation Management Act 1999 (Qld),
 - b. including protected flora or fauna pursuant to the *Nature Conservation Act 1992* (Qld).
5. Stormwater discharges:
 - a. achieve water quality objectives prescribed in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 and management of prescribed water contaminants under section 440ZG of the Environmental Protection Act
 - b. will not adversely affect the hydrology of wetland and heathland ecosystems in a manner harmful to flora and fauna of those ecosystems.

¹⁴ Refer to *CairnsPlan 2016* Natural areas overlay code, Landscape values overlay code and Hillslopes overlay code for guidance

¹⁵ Consideration should be given to State Planning Policy (SPP) in particular the State interest of Water quality, Agriculture and Biodiversity, and the SPP code: Water quality

¹⁶ Consideration should be given to State Development Assessment Provisions State Code 11: Removal, destruction or damage of marine plants and State code 16: Native vegetation clearing

¹⁷ Offset planting may be required for impacts on significant vegetation

¹⁸ Refer to State code 18: Constructing or raising waterway barrier works in fish habitats for further guidance

¹⁹ Refer to the State Development Assessment Mapping System.

4.1.5 Community safety and development constraints

Community safety

1. Personal safety and security are promoted through the design of well-serviced built environments (including through well-located emergency services facilities).
2. Development for sensitive uses is located and designed to ensure separation from and compatibility with any existing use in the vicinity that could present hazards and risks.

Emissions²⁰

3. Development siting, design, construction and operation supports community safety and considers constraints by avoiding, or where this is not reasonably possible, then minimising and mitigating:
 - a. impacts of emissions on the natural environment, residential amenity and public health²¹
 - b. impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design where appropriate)²²
 - c. impacts from light nuisance, and
 - d. impacts from odour and airborne particles
4. Development involving the use, storage and disposal of hazardous chemicals, dangerous goods, flammable or combustible substances and other hazardous material²³ demonstrates location and management that minimises health and safety risks to surrounding land uses and individuals.
5. Development is located and designed to ensure sensitive uses are not exposed to unacceptable levels of contaminants.

Acid sulfate soils

6. Development:
 - a. involving filling, excavation or any other form of development that may disturb potential or actual acid sulfate soils (ASS) be supported by ASS investigation reports
 - b. ensures ASS is treated in accordance with current good practice in Queensland²⁴
 - c. ensures the disturbance of ASS is:
 - i. avoided to the greatest extent practical, and is
 - ii. managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health.

²⁰ Refer to *CairnsPlan 2016* Environmental performance code for guidance

²¹ Refer to the Environmental Protection Act 1994 for management of prescribed water contaminants, the Environmental Protection (Air) Policy 2019, the Environmental Protection (Noise) Policy 2019.

²² Vibrations resulting from the development do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1- 80Hz) and the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

²³ Development involving the storage of a quantity of Work Health and Regulation schedule 15 chemicals equal to or exceeding 10% of their aggregate threshold is referred to the Major Hazard Facilities Unit for advice

²⁴ Refer to Queensland acid sulfate soil technical manual: Soil Management Guidelines v4.0, Department of Science, Information Technology, Innovation and the Arts, 2014 and *CairnsPlan 2016* Acid sulfate soils overlay code for guidance

Contaminated land

7. Development²⁵:
 - a. avoids, and where this is not reasonably practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land
 - b. manages contaminated land to ensure all land is suitable for its proposed future use, and sensitive uses are to be protected from the impacts of previous hazardous activities, and
 - c. ensures that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.

Extractive Resources

8. Key resource areas²⁶ are appropriately buffered to minimise risk from incompatible development which may impact on their operational viability.

4.1.6 Natural hazards

1. Development:
 - a. is designed and located to avoid natural hazard areas or mitigated to achieve an acceptable level of risk that protects personal safety and property
 - b. in natural hazard areas supports and does not hinder disaster management responses or capacity and capabilities
 - c. ensures community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event, and
 - d. in natural hazard areas directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties.

Bushfire²⁷

2. Development manages potential impacts from bushfire hazard using measures that avoid, and where this is not reasonably practical, minimise and mitigate the risk to life and property from bushfire hazard by:
 - a. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in a bushfire risk area, or these concerns are adequately addressed,
 - b. prioritising development in areas with the lowest risk from bushfire
 - c. avoiding potential for entrapment during a bushfire, and
 - d. providing effective separation from sources of bushfire risk.

²⁵ Development on contaminated land under the EPA 1994 must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act

²⁶ Consideration should be given to State Planning Policy (SPP) in particular the State interest of Mining and extractive resources

²⁷ Refer to *CairnsPlan 2016* Bushfire hazard overlay code, State Planning Policy and SPP mapping

Flood management²⁸

3. Development ensures that flood risk as displayed in Map 3 to life, property and the environment is mitigated to an acceptable or tolerable level, and that risks are managed by²⁹:
 - a. avoiding flood hazard areas or mitigating the risk to people from flood events up to and including the probable maximum flood level
 - b. protecting floodplain storage, waterway flood conveyance capacity and maintaining or enhancing the protective function of landforms and vegetation that can mitigate risks associated with the hazards of flood
 - c. avoiding an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties and infrastructure
 - d. supporting and not hindering or unduly burdening disaster management response and recovery capacity and capability
 - e. ensuring essential network and community infrastructure maintains effective function during and immediately after flood and storm tide events into the future
 - f. avoiding risks to public health and safety and the environment from the location of hazardous materials and the release of these materials because of a flood hazard
 - g. providing public realm which is durable and flood resilient, and
 - h. ensuring habitable rooms and non-habitable areas have acceptable levels of flood immunity.
4. Development ensures stormwater is³⁰:
 - a. discharged to a legal point of discharge and has a no worsening effect on downstream or upstream properties
 - b. treated to achieve the required water quality standards prior to discharge, and
 - c. ensures adjoining properties are not impacted by increased flooding and nuisance flows.

Potential landslip³¹

5. Development avoids areas subject to potential landslip hazard and where development cannot be avoided, development mitigates the risks to people and property to an acceptable level.

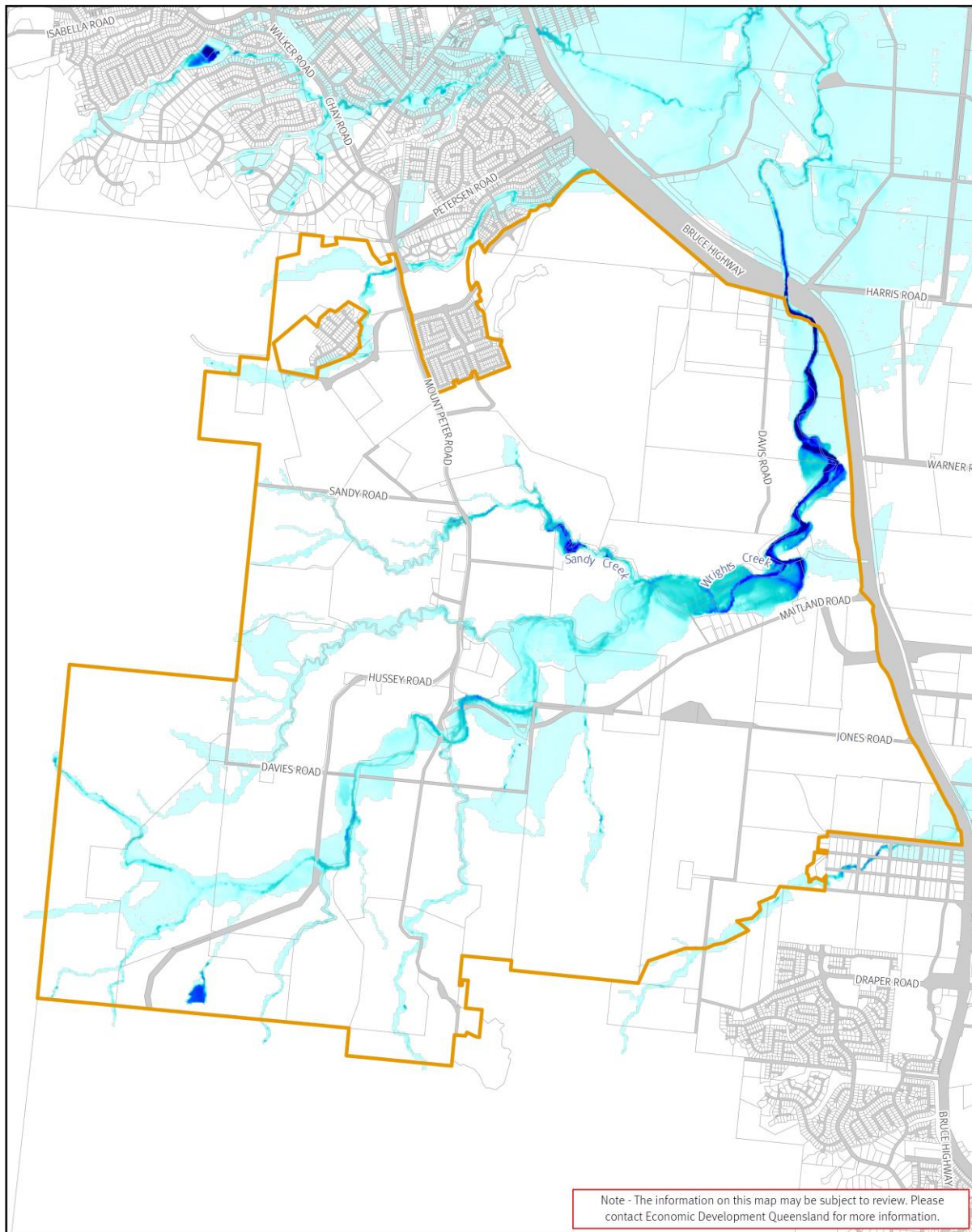
²⁸ Refer to Map 3 Flood hazard map and the requirements, standards and guidance identified in the *CairnsPlan 2016* Flood and inundation hazard overlay code and Flood planning scheme policy for guidance

²⁹ Refer to the mapping, requirements, standards and guidance identified in the *CairnsPlan 2016* Flood and inundation hazards overlay code and Planning scheme policy – Natural hazards for guidance

³⁰ Refer to *CairnsPlan 2016* Infrastructure works code for guidance

³¹ Refer to *CairnsPlan 2016* Potential landslip hazard overlay code for guidance

Map 3: Flood Hazard



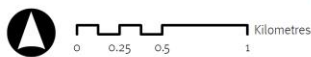
Legend

- Mount Peter Priority Development Area (PDA) boundary
- Parcel Boundaries (June 2025)
- Road Dedications

Flood depth (m) - 1% AEP

7.74 m

0 m



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Source: Department of Resources: Digital Cadastral DataBase.
Flood data provided by Cairns Regional Council as at June 2025.
Map generated by Spatial Services Branch of the Department of State Development, Infrastructure and Planning.

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**Flood Hazard
Mount Peter
Priority Development Area**



4.1.7 Reconfiguring a lot – lot layout³²

1. Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, landscaping, services and convenient vehicle access and parking.
2. Lot size and dimensions demonstrate consideration of siting buildings to:
 - a. protect natural or cultural features
 - b. address site constraints including slope, soil erosion, waterways, vegetation, flooding and drainage
 - c. retain special features such as views
 - d. ensure reasonable buffers between existing or potential incompatible land uses, and
 - e. facilitate cross ventilation and passive cooling.
3. Extensions to roads and new roads are responsive to topography and natural features.
4. Lot reconfiguration protects significant environmental and landscape values and waterways providing movement corridors for wildlife.
5. A range of functional parklands and open space links are available for the use and enjoyment of residents and visitors.

4.1.8 Infrastructure³³

1. Development:
 - a. is consistent with the Cairns Regional Council's servicing capacity of the existing infrastructure networks,
 - b. supports the efficient, effective and economic delivery and operation of infrastructure by:
 - i. ensuring the delivery of planned infrastructure is not adversely impacted
 - ii. providing infrastructure and services in a timely, sequential and coordinated manner to support land uses and works
 - iii. supporting active transport
 - iv. ensuring all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity
 - v. allowing for future advancements in information technology, and
 - vi. ensuring infrastructure and services are located and designed to maximise efficiency and ease of maintenance.
 - c. facilitates opportunities for sustainable, integrated localised water, wastewater, waste, energy or other systems provided they:
 - i. do not result in any undue impact on the amenity or visual quality of the surrounding area
 - ii. will not result in any environmental harm or nuisance
 - iii. achieve a level of service, environmental performance and life-cycle cost that is equivalent to or better than normal servicing arrangements
 - iv. do not detract from the ability to develop and use the PDA as intended, and
 - v. do not affect the delivery of the planned infrastructure to achieve the PDA vision.

³² For guidance refer to EDQ Guidelines 1, 5 and 6

³³ Refer to *CairnsPlan 2016* Infrastructure works code

- d. provides for site frontage works, access and manoeuvring arrangements, and onsite infrastructure and services, to be constructed in accordance with the relevant engineering standards
- e. includes integrated stormwater management systems that consider the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces, and
- f. provides infrastructure in accordance with the *CairnsPlan 2016* Planning Scheme Policy - FNQROC Regional Development Manual.

4.2 Precinct Provisions

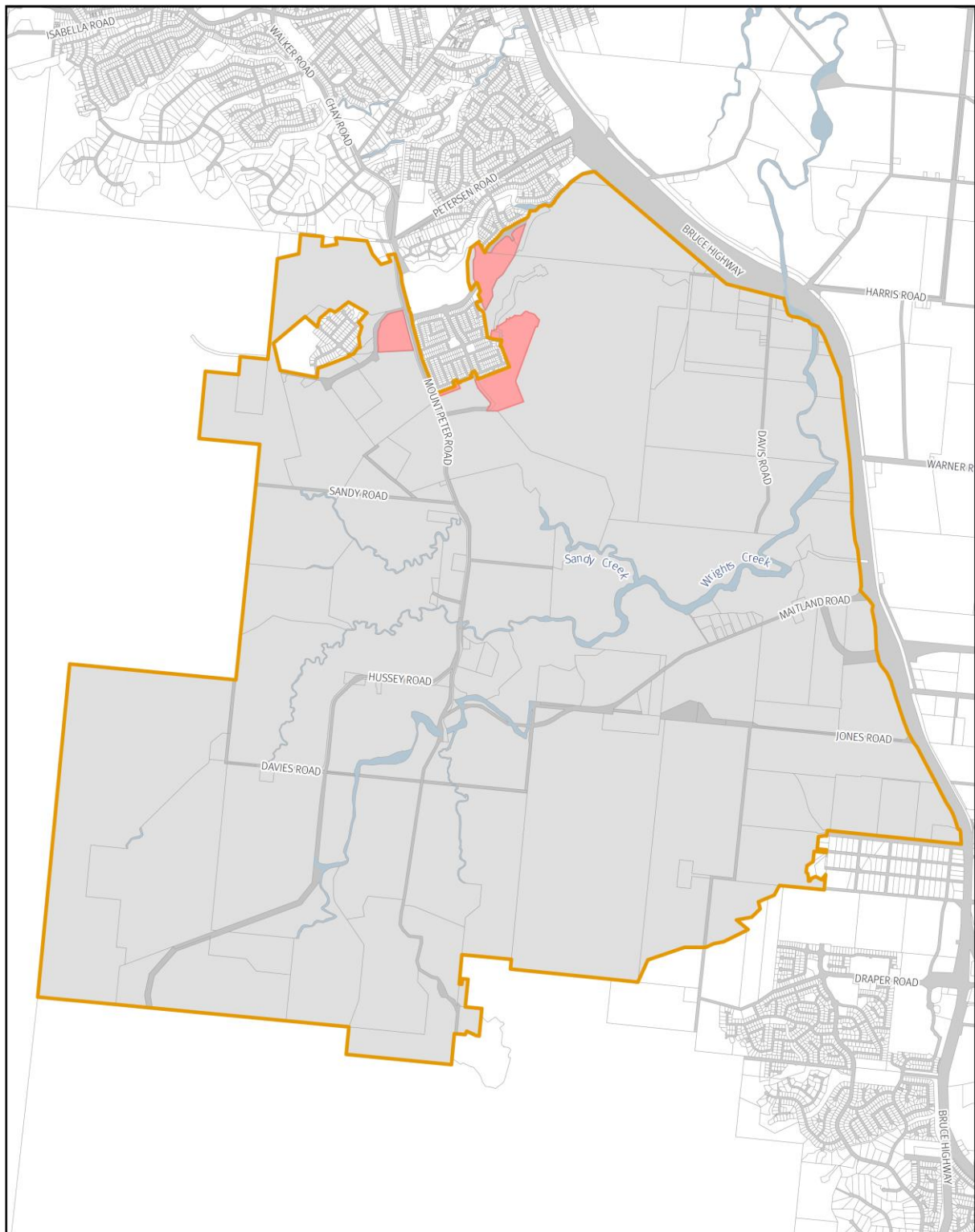
All land in the PDA is included in a precinct. The spatial arrangement of precincts is shown on Map 4.

The categories of development for each precinct are established in Table 1.

The Precinct Provisions establish the intent and development criteria until the PDA Development Scheme comes into effect.

Where land subject to a PDA development application is included in two or more precincts or sub-precincts, Map 4 defines the spatial extent of where each relevant Precinct intent and assessment criteria are intended to apply.

Map 4: Precinct Plan



Legend

- Mount Peter Priority Development Area (PDA) boundary
- Precinct 1: Residential North - Early Development Area
- Precinct 2: Investigation Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies



0 0.25 0.5 1 Kilometres

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Source: Department of Resources: Digital Cadastral DataBase

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**Precincts
Mount Peter
Priority Development Area**



**Queensland
Government**

4.2.1 Precinct 1: Residential North

4.2.1.1 Precinct intent

Precinct 1 enables approved development to progress. The precinct delivers housing choice, with a range of lot sizes and homes connected by a legible, high quality street and open space network. Key elements of the precinct are shown in Map 5.

4.2.1.2 Development criteria for Precinct 1

Housing choice

1. Development within Precinct 1 will deliver housing choice to cater for a range of households, offering a mix of tenure and lot sizes.
2. Residential development will comprise a mix of homes both attached and detached with an overall net residential density target of 15 - 20 dwellings per hectare.

Built form, character and protection of amenity

3. The scale and intensity of development provides for a suburban neighbourhood consisting of a variety of attached and detached homes up to 2 storeys in height.
4. Development integrates with existing communities including road, cycle and pedestrian connections.
5. Development minimises adverse impacts from non-residential uses on sensitive uses.

Infrastructure

6. Development is supported by servicing solutions that do not affect the delivery of the planned infrastructure to achieve the PDA vision. Each lot or home within the precinct must be serviced by essential services including water, sewer, stormwater, road networks, parks, energy and telecommunications and capable of being serviced by public transport.
7. Development ensures that the safety and efficiency of the movement network is maintained.
8. Development is consistent with Cairns Regional Council's servicing capacity of the existing infrastructure networks.

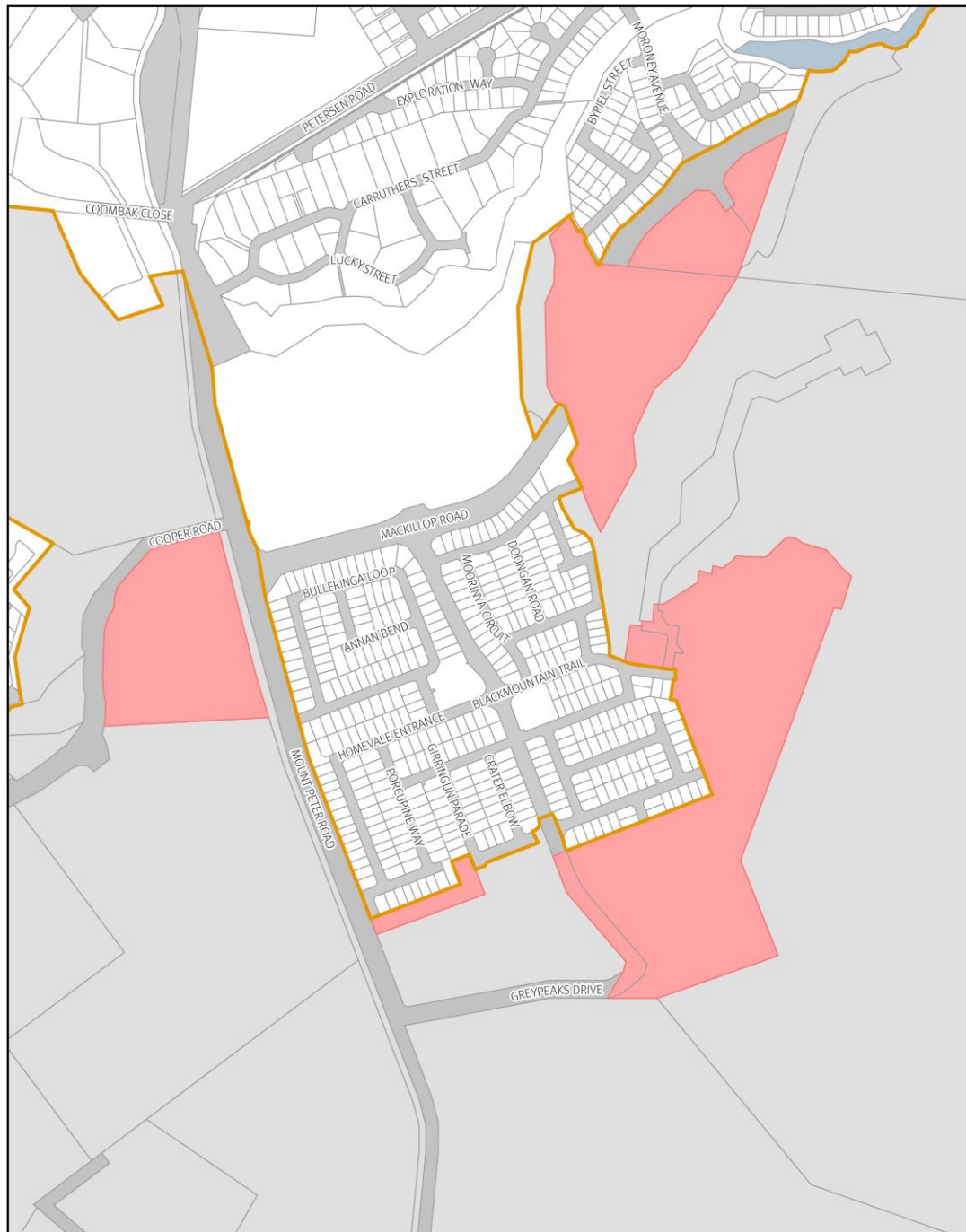
4.2.2 Precinct 2: Investigation area

4.2.2.1 Precinct intent

The investigation area comprises that part of the PDA which requires further work to understand a range of planning, environmental and infrastructure matters. This work will be undertaken when preparing the Development Scheme. Interim uses or development that does not have a permanent impact on the planning for the investigation area may be appropriate, provided it does not result in development, including land fragmentation, that could otherwise prejudice the achievement of the vision for the PDA.

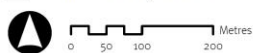
Development for urban purposes is not anticipated except in limited circumstances.

Map 5: Precinct 1: Residential North Precinct Plan³⁴



Legend

- Mount Peter Priority Development Area (PDA) boundary
- Precinct 1: Residential North - Early Development Area
- Precinct 2: Investigation Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies



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Source: Department of Resources: Digital Cadastral DataBase

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**Precinct 1: Residential North
Mount Peter
Priority Development Area**



Note: The final alignment of Precinct 1 boundaries will be resolved through development approvals or Plan of Development.

³⁴ Infrastructure, including roads, stormwater, water and sewer infrastructure required to support the development may need to be accommodated outside the precinct. Inclusion of land within the Precinct 1 does not imply that all such land can be developed. Some land may not be available or appropriate to be developed due to local site conditions of other constraints.

5 Categories of Development

TABLE 1: *Categories of Development*

Column 1 – PDA accepted development	Column 2 – PDA assessable development	
	Column 2A – Permissible development	Column 2B – Prohibited development
Precinct 1		
All development specified in Schedule 1	Any development not mentioned in column 1 or column 2B	Nil
Precinct 2		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil

6 Infrastructure Requirements

Infrastructure requirements to achieve the vision of the Mount Peter PDA will be determined through the development assessment process, conditioned as part of a PDA development approval and delivered as part of the development of the site.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in Schedule 2 of the *Planning Act 2016*. Infrastructure charges will be based on an infrastructure agreement between the applicant and the MEDQ or other parties and service providers prior to a PDA development application being approved. Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time the PDA development application is approved unless:

- a. the infrastructure charges (subject to indexation) included in an executed infrastructure agreement or
- b. a development charges and offset plan (DCOP) is approved for the PDA or
- c. an infrastructure agreement is entered into between the applicant and the MEDQ or other parties and service providers.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges.

Water and Wastewater servicing strategy

There is limited capacity in the existing water supply, wastewater treatment and effluent management infrastructure to service development within the PDA.

Infrastructure upgrades will be required to deliver the ultimate vision for the PDA. In collaboration with Cairns Regional Council, the MEDQ will provide updated infrastructure planning for the ultimate water supply and wastewater services required to support development in the PDA. The planning will identify an appropriate sequencing of infrastructure investment and development delivery across the PDA area.

Development approved under the ILUP may require an interim wastewater solution that enables development to proceed prior to the completion of the planning for the ultimate infrastructure networks. Any proposed interim wastewater solution must ensure it does not adversely impact existing network operations. Works undertaken for an interim wastewater solution may be applicable for an offset where they form part of the ultimate network upgrade. The interim wastewater solution shall be developed in consultation with Cairns Regional Council as the utility provider.

7 Schedules

7.1 Schedule 1 – PDA accepted development

Schedule 1 identifies development that is PDA accepted development for the whole of the PDA.

TABLE 2: PDA Accepted Development

Building work
Carrying out minor building work associated with a use that results in an increase in the gross floor area of the building(s) of less than 5% of the existing area, or 50m ² , whichever is the lesser.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA accepted development.
Reconfiguring a lot
Reconfiguring a lot for road widening and truncations required as a condition of PDA development approval.
Material change of use
Making a material change of use for a home-based business if complying with all acceptable outcomes in <i>CairnsPlan 2016</i> Home-based business code.
Making a material change of use of premises for a sales office within Precinct 1 if complying with all acceptable outcomes in the <i>CairnsPlan 2016</i> Sales office code.
Making a material change of use of premises for a park if undertaken by a public sector entity.
Operational work
Operational work in accordance with the conditions of a PDA development approval.
Operational work carried out by or on behalf of Cairns Regional Council.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: <ul style="list-style-type: none"> a. carried out by or on behalf of Cairns Regional Council or a public-sector entity, where the works are authorised under a State law, or b. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted development.
Operational work involving filling or excavation where not in accordance with an existing approval and: <ul style="list-style-type: none"> a. involving cumulative filling or excavation of not more than 50m³ of material; or b. top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with placing an advertising device on premises. <i>Note—the Cairns Regional Council Local Law No. 4 (Advertising Devices) 2019, as amended or replaced from time to time, apply in the PDA.</i>
Operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing and drainage work.
All aspects of development
Development prescribed in Schedule 7 of the Planning Regulation 2017.
Development prescribed in Schedule 6 of the Planning Regulation 2017, other than part 3 Section 18 and part 5 Section 28.

Development consistent with an approved plan of development.
Development consistent with an approved Ministerial Infrastructure Designation.
Telecommunications facility – where undertaken by a Public sector entity, except when involving: <ul style="list-style-type: none"> a. works above the surface of the ground, or b. the erection, alteration or reconstruction of a building.
Utility installation –where undertaken by a Public sector entity, except when involving: <ul style="list-style-type: none"> a. a maintenance depot, storage depot or other depot to service the utility installation, or b. a waste management service, or c. the erection, alteration or reconstruction of a building.

7.2 Schedule 2 – Definitions

Unless defined below or in the *Economic Development Act 2012*, the definitions in section 7 and administrative terms in schedule 4 of the *Planning Regulation* and Schedule 1 of the *CairnsPlan 2016* apply to all development.

Note: *Schedule 1 of the CairnsPlan 2016 includes administrative terms.*

CairnsPlan 2016 means the version of *CairnsPlan 2016* in effect, as amended and replaced from time to time.

Net residential density means the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks, i.e. the overall development site less the following:

- a. encumbered areas (e.g. areas subject to flooding, protected vegetation, heritage etc.),
- b. non-residential sites (e.g. centres, industrial, community facilities, education/health facilities, district and higher order public open space, significant stormwater management infrastructure, etc), and
- c. non-local transport (e.g. sub-arterial, arterial, and state roads, railway corridors etc).

Significant vegetation means all living vegetation, except those listed as pest vegetation by State or local government, including its root zone that:

- a. are marine plants
- b. is vegetation located in waterways and drainage corridors
- c. is significant in its ecological value at local, state or national levels
- d. maintains biodiversity
- e. preserves natural landforms
- f. contributes to the character of a landscape
- g. has cultural or historical value or
- h. has amenity value.

Known significant vegetation within the PDA includes all of the following:

- a. all vegetation located in waterways and drainage corridors (including marine plants)
- b. all trees in parks
- c. street trees,
- d. all significant trees as defined by *CairnsPlan 2016*
- e. vegetation identified as a category A, B, C or R area on the Regulated Vegetation Management Map.

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