

THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

The CCRC Planning Scheme 2015 Property Report provides a general indication of planning scheme related information applying to the site, including zoning and overlays.






For more information, refer to the [Cassowary Coast Regional Council Planning Scheme 2015](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State requirements or the need to seek your own professional advice on any town planning legislation and requirements (or other requirements) that may impact the property or the existing or intended use of the site mentioned in this report. For further information please contact Council's Planning Services Section on [1300 763 903](tel:1300763903) or planning@ccrc.qld.gov.au.

Visit Council's website to apply for a [Planning and Development Certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search.

Property Information

- Property Address: [6RP725423](#)
- Lot Plan: [5.6.1 Table of Assessment - Reconfiguring a Lot](#)
- More Information: [5.7.1 Table of Assessment - Building Works](#)
[5.8.1 Table of Assessment - Operational Works](#)
[5.10.1 Table of Assessment - Overlays](#)



 Selected Property	 Volumetric Parcel	 Easement Parcel	 Private Estates	 Strata Parcel
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Cassowary Coast Planning Scheme 2015

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Cassowary Coast Planning Scheme 2015

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Zones	Applicable Zone Environmental Management and Conservation Township	More Information 6.2.2 Environmental Management and Conservation Zone Code 5.5.2 Table of Assessment - MCU - Environmental Management and Conservation Zone 6.2.7 Township Zone Code 5.5.7 Table of Assessment - MCU - Township Zone
 Local Plan	Applicable Plan Cardwell Applicable Precinct Residential	More Information 7.2.1 Cardwell Local Plan Code 5.9.1 Table of Assessment - Cardwell Local Plan
 Acid Sulphate Soils	Applicable Precinct or Area Low Probability of Acid Sulfate Soils	More Information 8.2.1 Acid Sulfate Soils Code
 Agricultural Land	Applicable Precinct or Area Crop land - broadacre and horticulture	More Information
 Bushfire Hazard	Applicable Precinct or Area High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer	More Information 8.2.3 Bushfire Hazard Code
 Coastal Protection	Applicable Precinct or Area Coastal Management District Coastal Zone Erosion Prone Area Vulnerable Area High Storm Tide Hazard Area Medium Storm Tide Hazard Area	More Information 8.2.4 Coastal Protection Code
 Environmental Significance	Applicable Precinct or Area Mahogany Glider Corridor Strategic Rehabilitation Area Area of High Environmental Significance	More Information 8.2.5 Environmental Significance Code
 Flood Hazard	Applicable Precinct or Area High Hazard Low Hazard	More Information 8.2.7 Flood Hazard Code
 Scenic Amenity	Applicable Precinct or Area Tourist Route	More Information 8.2.10 Scenic Amenity Code
 Transport Noise Corridors	Applicable Precinct or Area BRUCE HIGHWAY (INHAM-INNISFAIL) Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) =< Noise Level < 68 dB(A) Category 3: 68 dB(A) =< Noise Level < 73 dB(A)	More Information
 Waterway Corridors and Wetlands	Applicable Precinct or Area Stream Order 3 Wetland of General Environmental Significance	More Information 8.2.11 Waterway corridors and wetlands

Zones

Applicable Zone

Environmental Management and Conservation
Township

More Information

[6.2.2 Environmental Management and Conservation Zone Code](#)
[5.5.2 Table of Assessment - MCU - Environmental Management and Conservation Zone](#)
[6.2.7 Township Zone Code](#)
[5.5.7 Table of Assessment - MCU - Township Zone](#)



☐ Selected Property
 ☐ Substations
 ☐ Pedestrian Cycle Network
 ☐ Future Bypass Corridor
 ☐ Urban Footprint

Zoning

<input type="checkbox"/> Emerging Community	<input type="checkbox"/> Environmental Management and Conservation	<input type="checkbox"/> Major Tourism	<input type="checkbox"/> Rural
<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose	<input type="checkbox"/> Township	

Local Plan

Applicable Plan

Cardwell

Applicable Precinct

Residential

More Information

[7.2.1 Cardwell Local Plan Code](#)

[5.9.1 Table of Assessment - Cardwell Local Plan](#)



☐ Selected Property

Local Plan Precincts

☐ Business

☐ Business Fringe

☐ Central Business

☐ Community Purpose

☐ Industry

☐ Local Business

☐ Port Hinchinbrook

☐ Recreation

☐ Residential

☐ Residential Choice

☐ Tourism

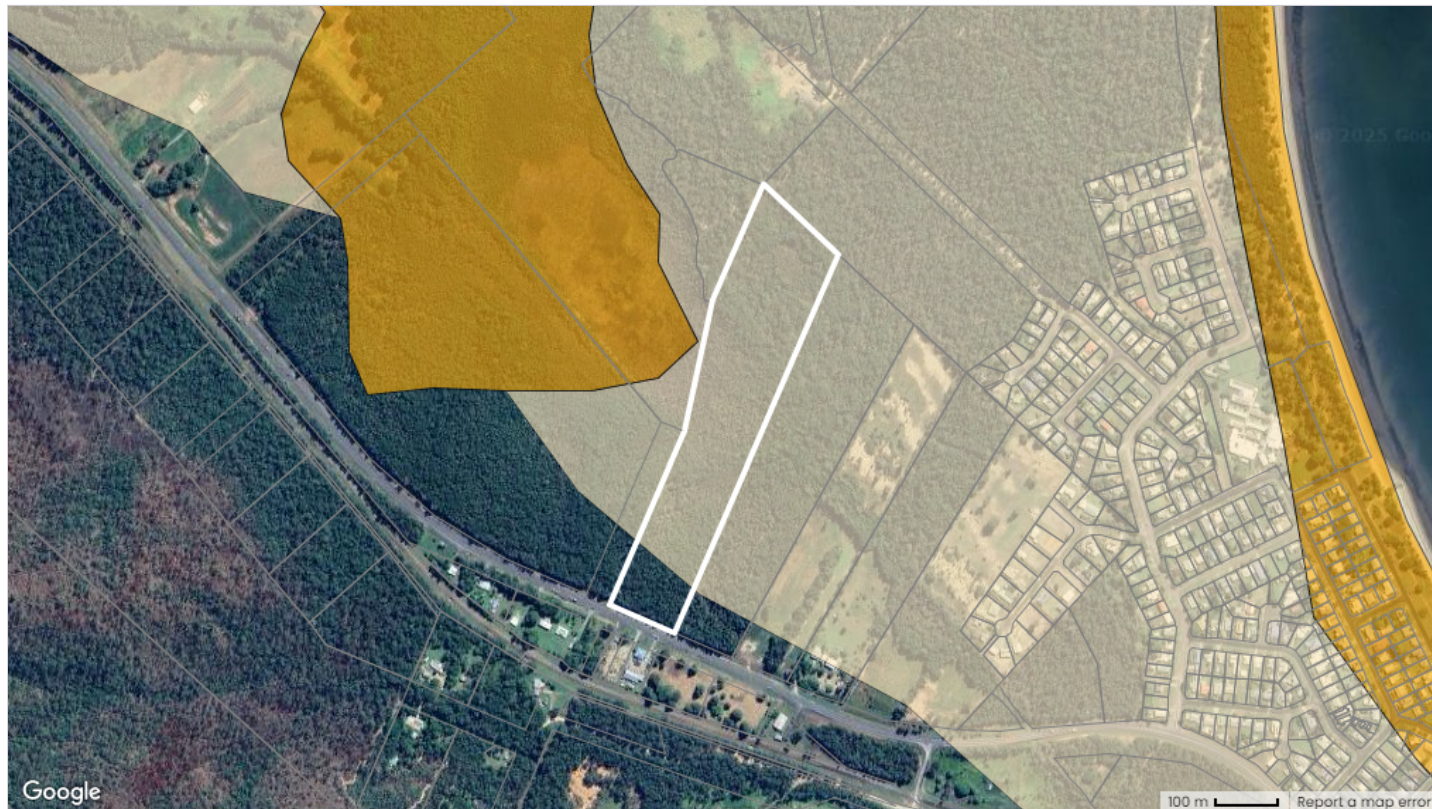
Acid Sulphate Soils

Applicable Precinct or Area

Low Probability of Acid Sulfate Soils

More Information

[8.2.1 Acid Sulfate Soils Code](#)



☐ Selected Property

High Probability – Acid Sulfate Soils

☒ High Probability of Acid Sulfate Soils

Low Probability – Acid Sulfate Soils

☐ Low Probability of Acid Sulfate Soils

Agricultural Land

Applicable Precinct or Area

Crop land - broadacre and horticulture

More Information



☐ Selected Property

Agricultural Land Classification A & B

☒ Agricultural Land Classification Class A and B

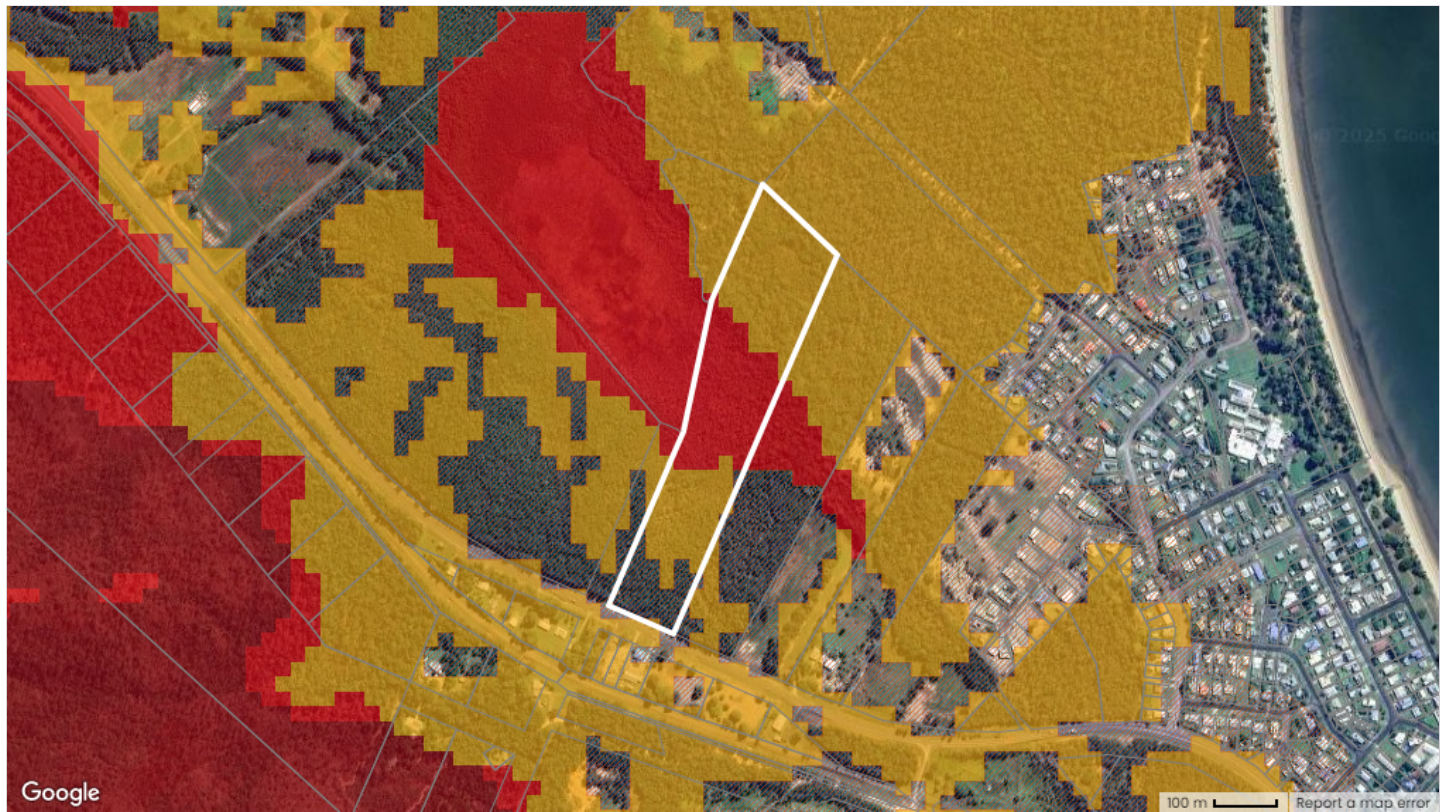
Bushfire Hazard

Applicable Precinct or Area

High Potential Bushfire Intensity
Medium Potential Bushfire Intensity
Potential Impact Buffer

More Information

[8.2.3 Bushfire Hazard Code](#)



☐ Selected Property

Bushfire Hazard

■ High Potential Bushfire Intensity	■ Medium Potential Bushfire Intensity	▨ Potential Impact Buffer
■ Very High Potential Bushfire Intensity		

Coastal Protection

Applicable Precinct or Area

Coastal Management District

Coastal Zone

Erosion Prone Area

Vulnerable Area

High Storm Tide Hazard Area

Medium Storm Tide Hazard Area

More Information

[8.2.4 Coastal Protection Code](#)



<input type="checkbox"/> Selected Property	Port Area	Coastal Management District	Coastal Zone	Erosion Prone Area
Vulnerable Area	High Storm Tide Hazard Area	Medium Storm Tide Hazard Area		

Environmental Significance

Applicable Precinct or Area

Mahogany Glider Corridor

Strategic Rehabilitation Area


Area of High Environmental Significance

More Information


[8.2.5 Environmental Significance Code](#)





☐ Selected Property

 Habitat Corridor

 Cassowary Corridor

 Mahogany Glider Corridor

 Strategic Rehabilitation Area

 Areas of Environmental Significance

Flood Hazard

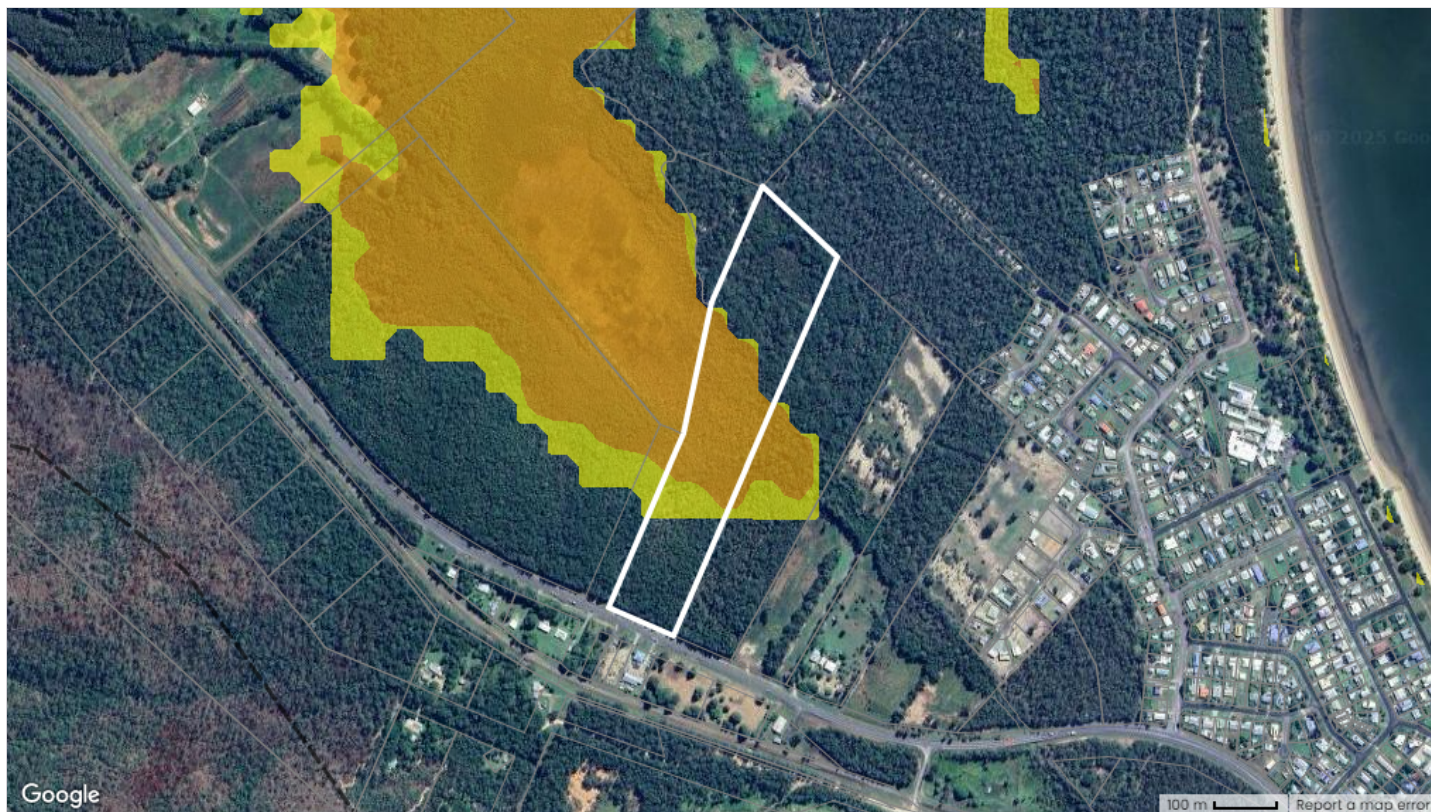
Applicable Precinct or Area

High Hazard

Low Hazard

More Information

[8.2.7 Flood Hazard Code](#)



☐ Selected Property

Flood Hazard Q100

Low Hazard

High Hazard

Extreme Hazard

☐ Flood Modelling Extent

Potential Hazard Area

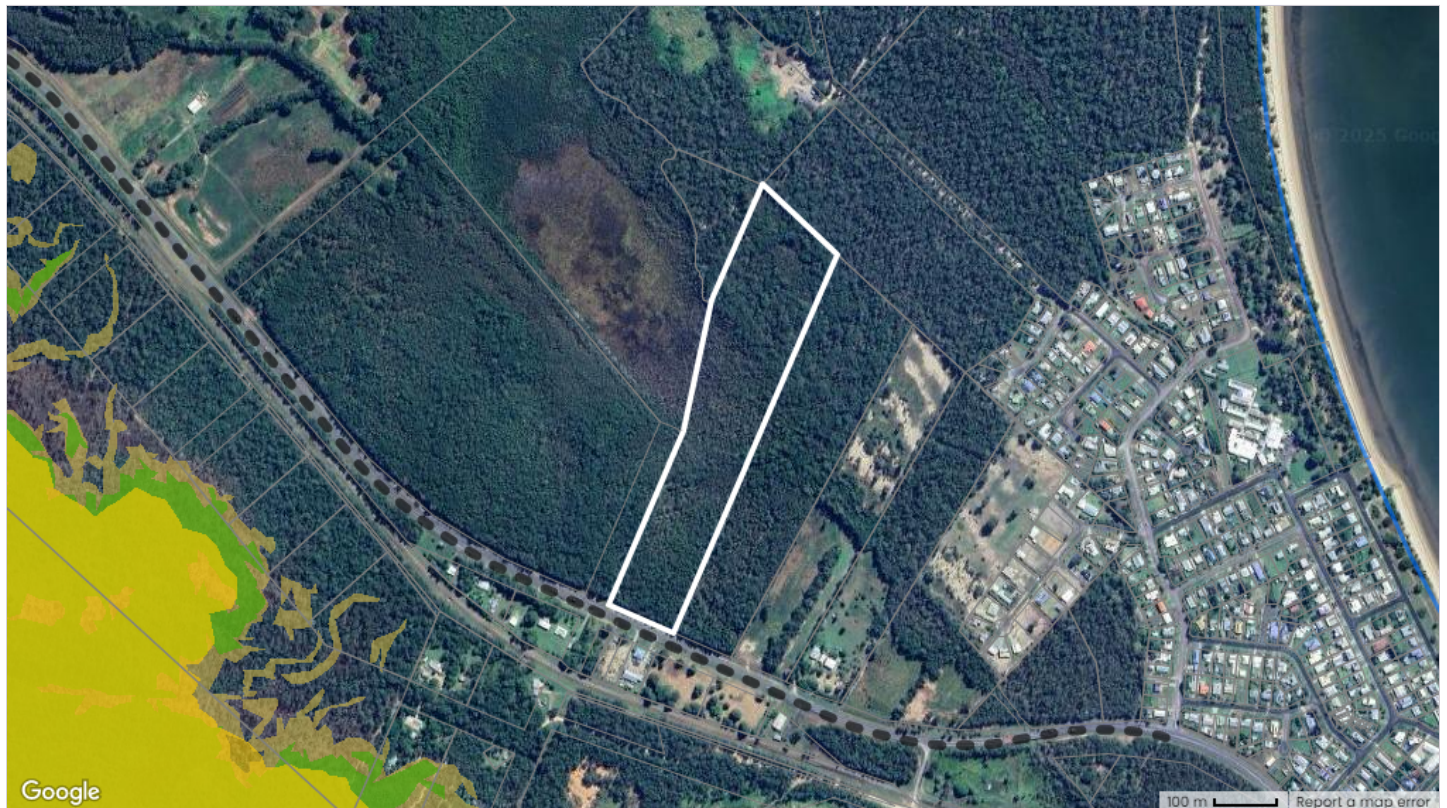
Scenic Amenity

Applicable Precinct or Area

Tourist Route

More Information

[8.2.10 Scenic Amenity Code](#)



<input type="checkbox"/> Selected Property	<input type="checkbox"/> Foreshore	<input type="checkbox"/> Tourist Route	<input type="checkbox"/> Visually Significant Areas	<input type="checkbox"/> Slope greater than 1 to 4
<input type="checkbox"/> Slope greater than 1 to 6				

Transport Noise Corridors

Applicable Precinct or Area

BRUCE HIGHWAY (INHAM-INNISFAIL)

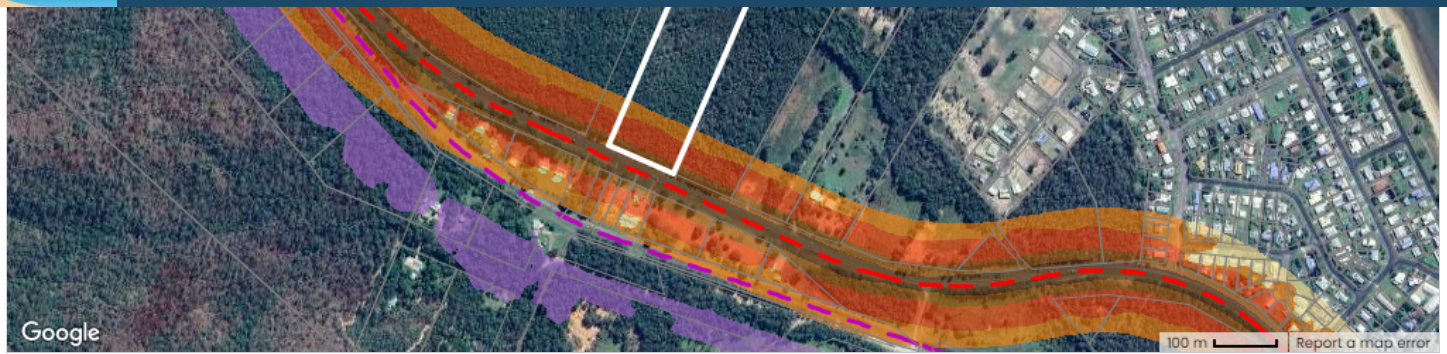
Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) =< Noise Level < 68 dB(A)

Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

More Information





☐ Selected Property

--- State-controlled road (centerline)

--- Railway (centerline)

TNC_STC_SCR_MANDATORY

■ Category 0: Noise Level < 58 dB(A)

■ Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

■ Category 2: 63 dB(A) =< Noise Level < 68 dB(A)

■ Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

■ Category 4: Noise Level >= 73 dB(A)

☐ TNC_STC_SCR_MANDATORY

TNC_STC_SCR_VOLUNTARY

■ Category 0: Noise Level < 58 dB(A)

■ Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

■ Category 2: 63 dB(A) < Noise Level < 68 dB(A)

■ Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

■ Category 4: Noise Level >= 73 dB(A)

☐ TNC_STC_SCR_VOLUNTARY

TNC_STC_RAILWAY

■ Category 0: Noise Level < 70 dB(A)

■ Category 1: 70 dB(A) =< Noise Level < 75 dB(A)

■ Category 2: 75 dB(A) =< Noise Level < 80 dB(A)

■ Category 3: 80 dB(A) =< Noise Level < 85 dB(A)

■ Category 4: Noise Level >= 85 dB(A)

☐ TNC_STC_RAILWAY

Waterway Corridors and Wetlands

Applicable Precinct or Area

Stream Order 3

Wetland of General Environmental Significance

More Information

[8.2.11 Waterway corridors and wetlands](#)



☐ Selected Property

Stream Order

Stream Order 1

Stream Order 2

Stream Order 3

Stream Order 4

Stream Order 5

Stream Order 6

Stream Order 7

Waterway Envelope

Wetland Areas of Environmental Significance

Wetland of General Environmental Significance

Wetland of High Environmental Significance

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Cassowary Coast Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason. This report is not intended to replace the need for carrying out a detailed assessment of Council and State requirements, or the need to seek your own professional advice on any town planning legislation and other controls that may impact on the existing or intended use of the site address mentioned in this report. Data must not be used for direct marketing or be used in breach of privacy laws.

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