

Revisions to the Cairns Plan Hill Slope and Vegetation Conservation



Save Our Slopes Community Action Group Incorporated
and
Whitfield Hill Community Action Group Incorporated
October 2008
Revision 3

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Save our Slopes Community Action Group Incorporated

S.O.S. began in 1995 as a community action group whose focus was the preservation of Whitfield Hill for use by the community for recreational purposes. From this start S.O.S. became aware that Whitfield hill was not an isolated case and that many other hillslopes in Cairns were earmarked for subdivision. The present aim of the S.O.S. Community Action Group is to ensure Cairns residents are informed on issues relating to the preservation of Cairns hillslopes for future generations.

Cover

Despite a clear message from both the general community and media that our unique natural amenity should be preserved, it is of concern that there are still numerous designations within the Cairns Plan that are in conflict with its own Desired Environmental Outcomes. This report by Save Our Slopes Community Action Group Incorporated outlines some of these inconsistencies for review by the Cairns Regional Council.

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1 Summary

The 'National Sea Change Taskforce' which is charged with the formulation of a National policy framework that integrates the environmental, social and economic wellbeing of the Australian coastline stated in a discussion paper in April last year that:

'The high biodiversity and scenic values of the coastal zone attract growing numbers of tourists, retirees and other 'sea change' residents. Paradoxically, the strong appeal of the coastal environment and lifestyle represents an incremental threat to the very values that attract so many people in the first place'.

In the Cairns area the hillslopes, headlands and areas of outstanding vegetation are a major contributing factor to the scenic values referred to by the Sea Change Taskforce. To Save our Slopes Community Group Incorporated it is readily apparent that designations within the current Cairns Plan and subsequent draft are in conflict with the plans own Desired Environmental Outcomes (DEO's) and as a result is not placing high enough priority in preserving these scenic values.



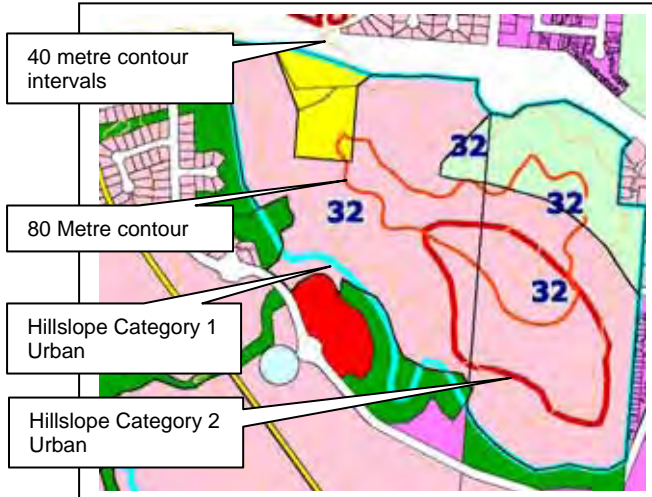
Scenic Values under threat
Many of the hillslope houses are monumental in size and character. Nearly all the houses shown in photographs 1 & 2 are recently constructed or are even still under construction'.

Save Our Slopes, a community action group dedicated to the protection of Cairns majestic hillslopes, have prepared this submission to recommend to the current Council that the hillslopes and key vegetation areas nominated be included in 'Conservation'. This would entitle private landowners to build a house and caretakers residence but prohibit allotments from being subdivided.

The Integrated Planning Act, gives local councils authority to re-designate planning areas due to changes in social economic and environmental circumstances. Community concern for hillslope and vegetation preservation is ever increasing particularly now community members are becoming aware of the extent of hillslope development applications and approvals. The challenge is for the local council to reflect community concern by re-designating hillslopes and key vegetation to 'Conservation' and providing them with the protection they deserve.

2 Map Interpretation

2.1 Planning Area Maps



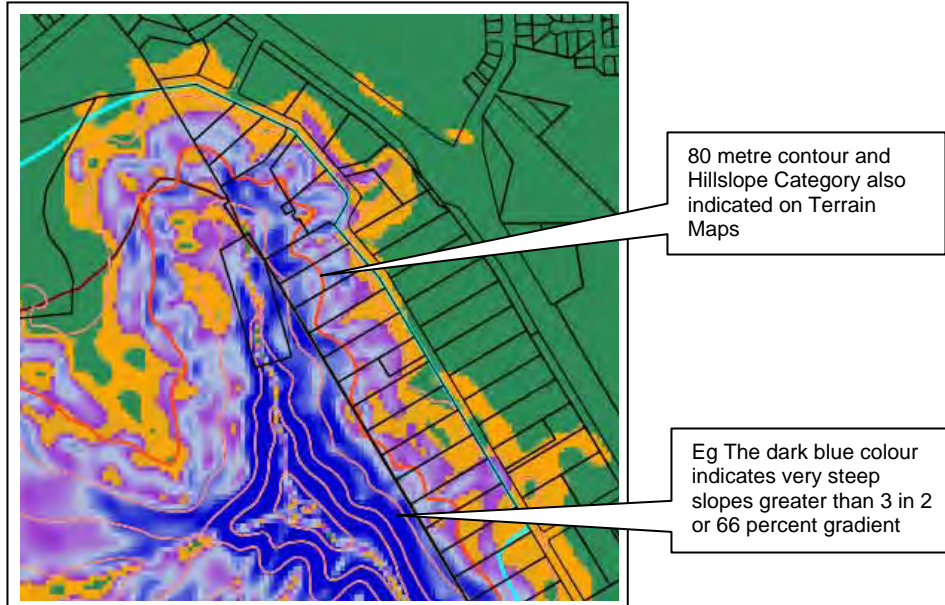
- Planning area colours are the same as those used in the Cairns Plan
- Wet Tropics World Heritage boundary is shown on the relevant maps as a heavy blue line.
- Contour interval on Planning Area Maps 40m.
- 80m contour represented by highlighted red contour.
- Category C1 and C2 Urban hillslopes lines used in Draft Cairns Plan are indicated on Planning Area Maps as bold red and blue lines respectively.

Legend

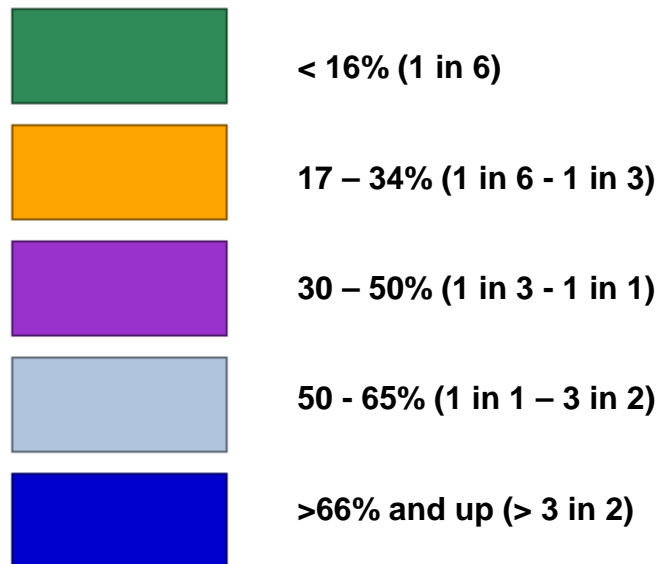
	Rural 1
	Low Density Residential
	Residential 1
	Residential 2
	Residential 3
	Tourist and Residential
	Sub Regional Centre
	Local Centre
	Commercial
	Industry
	Community Facilities
	Sport and Recreation
	Open Space
	Conservation
	Strategic Port Land
	Refer to Annotation

2.2 Terrain Maps

Terrain Maps colour code the gradient of land as per key below



Slopes



2.3 Aerial Photo Mosaic Base

Aerial photographs combined with contour mapping has produced 3D maps as shown below. The Cairns DCDB has then been draped over the 3D aerial photographs to assist in the identification of hillslopes areas. In addition these maps have also been draped with Hillslope Category lines.

- Aerial photo mosaic base is up to 6 years old so does not fully reflect current situation.
- Sometimes the hill slope ID is in the wrong place. This occurs with boomerang shaped parcels where the 'centroid' of the parcel is actually outside of the parcel. In most cases parcels will have a boundary which has a heavier line type of is in a different colour to other parcel boundaries.



3 Introduction

Cairns is surrounded by the most stunning backdrop of hill slopes, which form an integral part of our local and international identity. Tourist's marvel at these unspoilt 'mountains' while locals take them for granted as part of our natural heritage. Neither group is aware of the lack of protection bestowed on these natural treasures. In recent times we have seen the tide of development rising up the slopes with scant regard to the visual impact of the new dwellings and the increasing risk of landslide. Council is currently considering an alarming number of hill slope developments and SOS believes these are contrary to the stated outcomes of the Cairns Plan.

In addition to impressive scenic landscapes, these hills provide habitat for local flora and fauna, public space for recreation and fresh air for the city as the vegetation assists in ensuring man made pollutants are filtered. Development of hill slopes requires extensive earthworks (refer front cover), inflicts unsightly scars, creates physically dangerous circumstances for residents in close proximity and causes environmentally punishing damage for the local and extended flora and fauna.

Depending on the steepness of the slope, runoff from hillslope developments during heavy rain is uncontrollable. This topsoil travels down the stormwater system and onto The Great Barrier Reef. This creates an additional pollutant to an already stressed ecosystem.

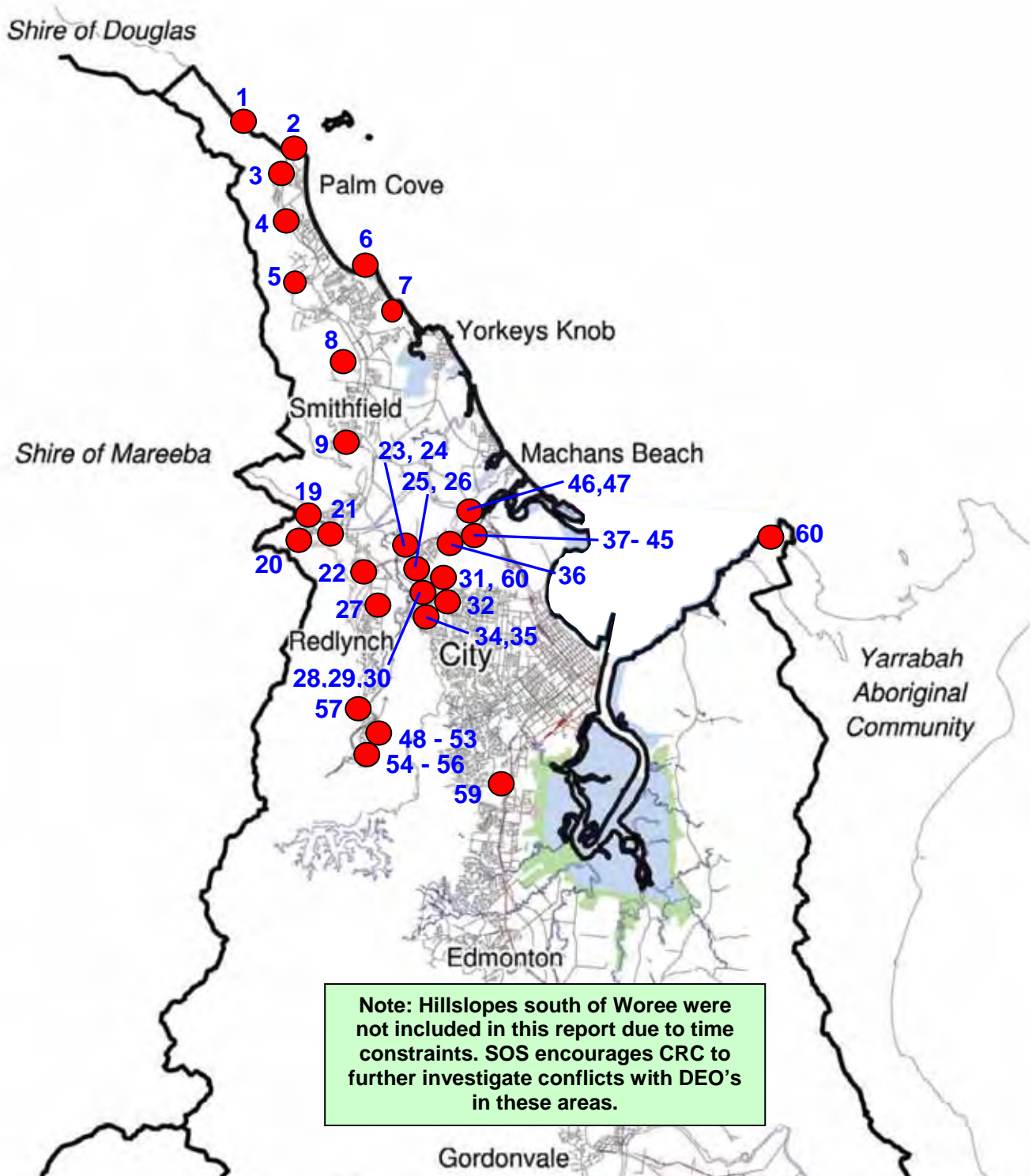
The Integrated Planning Act has given local councils the teeth to address issues such as hill slopes and we are **encouraged** to see that some hill slopes were rezoned "Conservation" in the Cairns Plan and Draft Cairns Plan Amendment. Unfortunately in certain instances the reverse has occurred in the Cairns Plan Draft with a number of hillslopes being zoned from either Conservation or Rural 1 to Residential 1. *Jenkins Access Road (Hillslope # 34) is of particular concern as no previous approvals were in place and Hillslope Code designations were removed completely on this highly visual hillslope. The practice by the previous Council of refusing certain applications thereby dissuading third party appeals and appealing to community concerns appeared commendable. However councils out of court negotiations post appeal at times resulted in a more generous approval being granted than was originally applied for by the applicant. Needless to say no defence was entered into by Council contrary to the original refusal but with immunity to third party appeal. SOS observed this practice became more and more frequent in the lead up to the March 2008 election.*

The following hill slope case examples and conclusions make recommendations for amendments to the planning status of hillslopes and key vegetation areas. Recommendations are based on detailed research including site inspections.

Where applicable the following case examples have been illustrated with many layers of information including 3D Aerial photography, Cairns DCBD, Slope of Terrain Maps, Contour Maps and existing hill slope category lines.

We trust this information will be of assistance to Council and give them a greater understanding of the current status of these invaluable assets.

4 Location Plan of Hillslopes



5 Hillslopes

5.1 Ellis Beach – Hillslope # 1 Lot 13 NR5512 & Lot 22SP147762



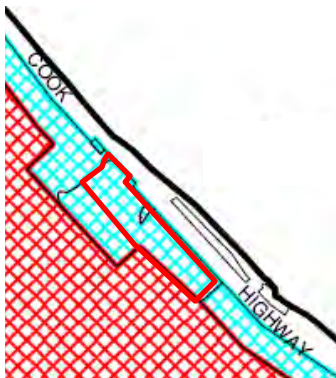
Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Tourist and Residential

Conservation

Planning designation inconsistent with identical conservation designation to the north and south. *It should be noted that the planning designation takes preference to Hillslope and Vegetation Categories in court outcomes and without the planning designation being amended to Conservation a high degree of protection is not achieved.*



Hillslopes Category

Cairns Plan
Proposed by SOS:
Comment:

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

It is noted that in the Cairns Plan Amendment 2007 the Cairns City Council adopted SOS's proposal and amended the hillslopes Category to 2



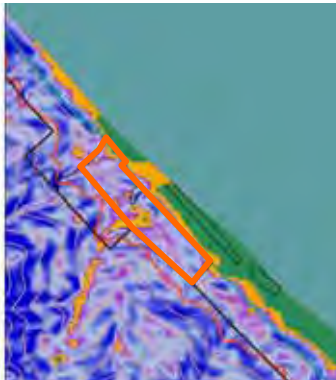
Vegetation Conservation Value

Cairns Plan:
Proposed by SOS:
Comment:

Nil

Vegetation Category 1

It is noted that in the Cairns Plan Amendment 2007 the Cairns City Council adopted proposal and amended the vegetation Category from Nil to 2



Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.

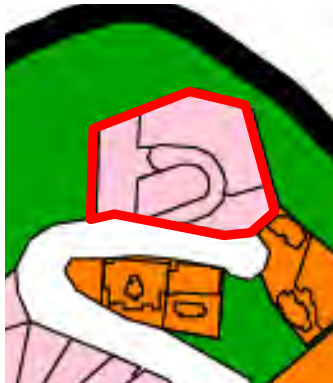
Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3. *The Draft Cairns Plan proposed this be increased to 1:4 but the planning designation is in conflict maintaining the site is still suitable for Tourist and Residential development. The risk of failure of erosion and sediment control on slopes this steep is extremely high and the close proximity to the Great Barrier Reef Marine Park increases risk even further.*

Desired Environmental Outcomes

The current Planning Area designation conflicts with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure), WTCRCMP (Scenic amenity)..

5.2 Buchans Point – Hillslope # 2

Lot on Plan No 34NR7550, 3RP747724 & 1RP748655



Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Tourist and Residential

Conservation

Planning designation inconsistent with identical conservation designation to the north, east and west. Planning designation in conflict with Wet Tropical Coast Regional Coastal Management Plan Key Coastal Site 12 which states the natural scenic value of Buchan Point shall be maintained. This is in conflict with the proposed designation



Hillslopes Category

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Hillslopes designated is inconsistent with identical slopes that are designated Category 1.



Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.
Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure), WTCRCMP (Scenic amenity).

It should be noted that should the existing approval lapse or application be made to extend the currency period then council will have greater control if a Conservation designation is applied.

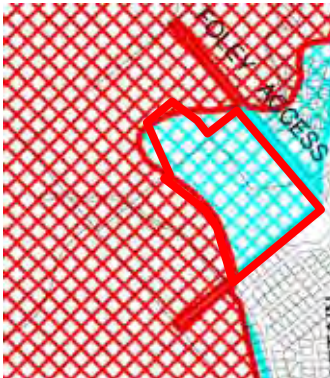


5.3 Foley Rd, Palm Cove – Hillslope # 3
 Lot on Plan No's 137RP744021,2RP808351, 1RP808351



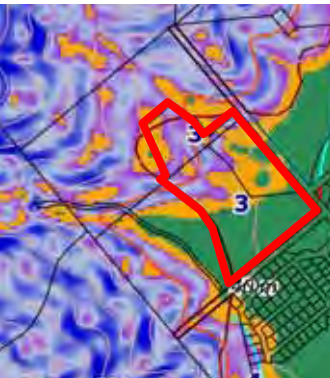
Planning Area

Cairns Plan and Amendment 2007: Tourist and Residential
 Proposed by SOS: **Conservation**
 Comment: Planning designation inconsistent with identical conservation designation to the north and west. Highly visible hillslope from major tourist route. Lower slopes where gradient less than 1:4 maybe suitable for Tourist and Residential designation.



Hillslopes Category

Cairns Plan and Amendment 2007: Hillslopes Category 1 (Urban)
 Proposed by SOS: **Hillslopes Category 2 (Urban)**
 Comment: Hillslopes designated Category 1 are in conflict with designation and adjacent hillslopes. Lower slopes where gradient less than 1:4 maybe suitable for Hillslopes Category 1 (Urban) designation.

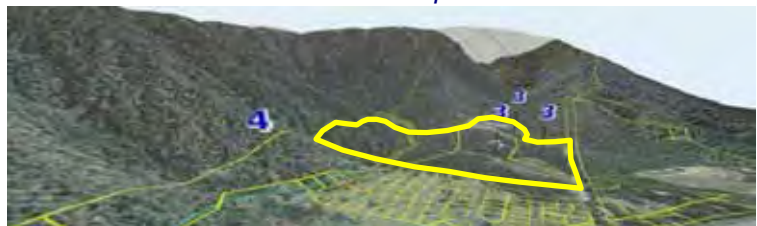


Terrain Mapping

Majority of upper site (areas indicated in blue tones) have slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery) and 2.3.6 (Infrastructure), WTCRCMP (Scenic amenity). *It should be noted that should the existing approval lapse or application be made to extend the currency period then council will have greater control if a Conservation designation is applied. Current Erosion and Sediment controls require review as sediment has been documented as discharging in to the Great Barrier Reef Marine Park from a current development in this area...*



5.4 Bokissia Road, Palm Cove – Hillslope # 4

Lot 800 SP178683, Lot 28 SP178693, Parcel N/A-(#1520207)



Planning Area

Cairns Plan and Amendment 2007: Tourist and Residential

Proposed by SOS:

Conservation

(above red dotted line)

Comment

Planning designation inconsistent with identical conservation designation to the north and south. This steep hillslope is particularly visible as it is within 250m of the Captain Cook Highway



Hillslopes Category

Cairns Plan: Hillslopes Category 1 (Urban)

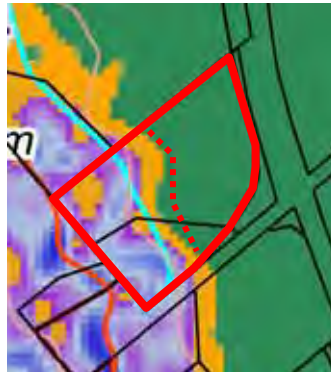
Proposed by SOS:

Hillslopes Category 2 (Urban)

(above red dotted line)

Comment

It is noted that in the Cairns Plan Amendment 2007 the Cairns City Council adopted proposal and amended the hillslopes Category to 2.



Terrain Mapping

Site above red dotted line has slopes greater than 1:3.

Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3.

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.5 (Scenery).

It is noted that the Cairns Plan Amendment proposes to remove the Special Facilities overlay. This is supported by SOS.

5.5 Paradise Palms – Hillslope # 5
Lot on Plan No 5CP891005, 359SP105747



Planning Area

Cairns Plan and
Amendment 2007:
Proposed by SOS:
Comment

Rural & Residential

Conservation

Rural planning designation
inconsistent with identical
conservation designation to the
north and south.

5.6 Taylor Point – Hillslope # 6

Lot on Plan No 10RP724040, 1RP742848, 1 – 5 inclusive RP742848



Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Tourist and Residential

Conservation

Planning designation inconsistent with identical conservation designation to the north and south. Planning designation in conflict with the Wet Tropical Coast Regional Coastal Management Plan Key Coastal Site 11.4 which states the headland of Taylor Point shall be maintained as natural features. This is in conflict with the proposed designation.



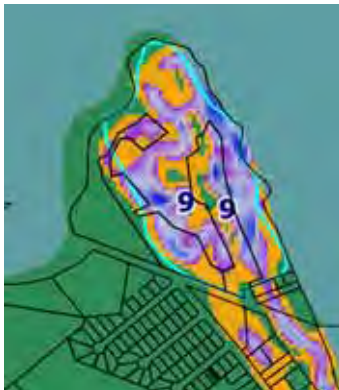
Hillslopes Category

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Hillslopes designated Category 1 is in conflict with the Wet Tropical Coast Regional Coastal Management Plan Key Coastal Site 11.4 which states the headland of Taylor Point shall be maintained as natural features. This is in conflict with the proposed designation.



Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.
Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.5 (Scenery) and 2.3.6 (Infrastructure), WTCRCMP (Scenic amenity).



Special Facilities Zoning

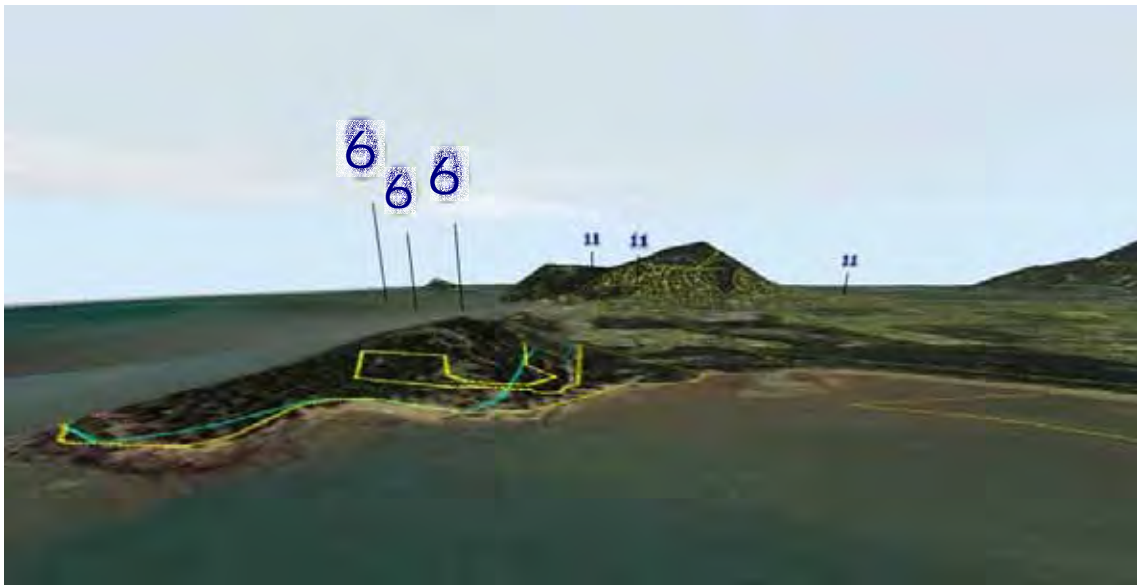
Cairns Plan & Amendment 2007:
Proposed by SOS:
Comment

Designated Special Facilities

Remove Special Facilities Zoning

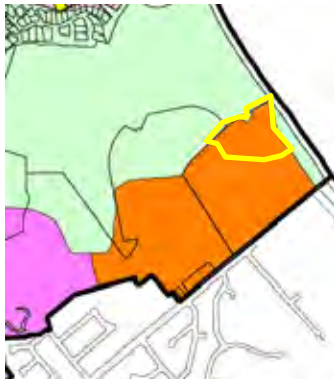
The removal of the existing Special Facilities designation will limit further development that is in conflict with Cairns Plan Desired Environmental Outcomes

Taylor Point visual amenity – proposed designations are in conflict with the Wet Tropical Coast Regional Coastal Management Plan Key Coastal Site 11.4 which states the headland of Taylor Point shall be maintained as a natural feature. This headland is an iconic feature, visible from all directions.



5.7 Earle Hill – Hillslope # 7

Lot on Plan No 2SP126547, 20SP129123, 90SP129123, OGTP70285



Planning Area

Amendment 2007: Hillslope Cat 1 & 2 designations be designated Conservation

Proposed by SOS: **Conservation** - to area marked in yellow

Comment: Highly visible from south and by sea. Planning designation inconsistent with identical slopes of same elevation to the north which is designated conservation. *Amendment 2007 proposes that currently fall within Hillslope Category 1 & 2 designations be designated Conservation. SOS support this proposal*

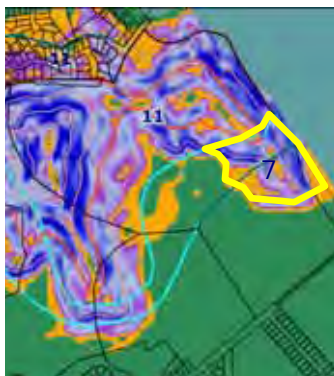


Hillslopes Category

Amendment 2007: Category 1 hillslopes be redesignated Category 2

Proposed by SOS: **Hillslopes Category 2 (Urban)** to area marked in yellow

Comment: Highly visible from south and by sea. Hillslopes Category inconsistent with identical slopes of same elevation to the north which are designated Hillslopes Category 1 (Urban). *Amendment 2007 proposes that Category 1 hillslopes be redesignated Category 2. SOS support this proposal*



Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3



Photograph 8 - Approximate area of inconsistent designation



5.8 Kennedy Highway, Smithfield – Hillslope # 8
 Lot on Plan No 154NR6988.



Planning Area

Cairns Plan and
 Amendment 2007:
Proposed by SOS:
 Comment

LD Residential

Conservation

This is on the face of the main mountain range, highly visible from the Kennedy and Captain Cook Highways, from the Smithfield residential area, and from the tourist facilities just south of Smithfield. Any economic gain from the few buildings allowed by the Draft Plan would be outweighed by loss of scenic amenity.



Hillslopes Category

Cairns Plan:
Proposed by SOS:
 Comment

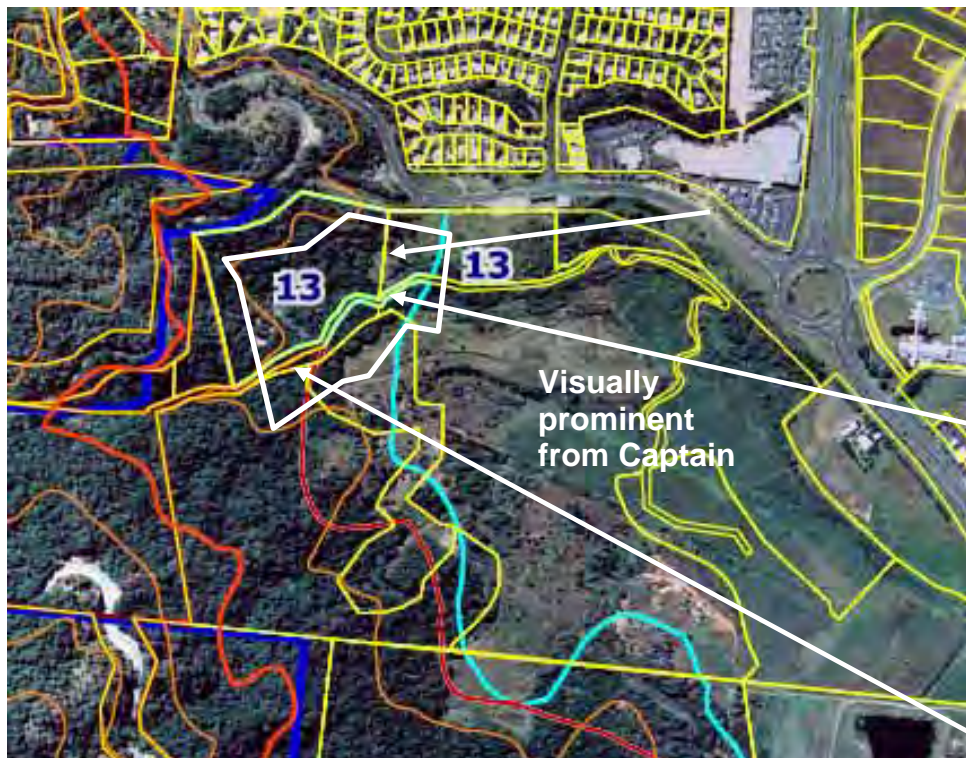
Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

It is noted that in the Cairns Plan Amendment 2007 the Cairns City Council adopted proposal and amended the hillslopes Category to 2 to the upper part of the site

Desired Environmental Outcomes

The Draft designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) and 2.2.5 (Scenery)



5.9 Red Peak – Hillslope # 9
 Lot on Plan No 900SP152636



Planning Area

Cairns Plan and Amendment 2007:
 Proposed by SOS:
 Comment

Residential 2

Conservation

We cannot support 100 persons per hectare 200metres up Red Peak . Construction activity currently visable from a number of lower viewpoints and in particular from #1 Highway. Screening of development required by moving Lots away from edge of hillslope and providing earth bundand landscaping before works begin.



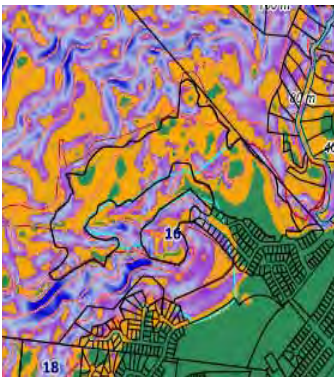
Hillslopes Category

Cairns Plan and Amendment 2007:
 Proposed by SOS:
 Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Hillslopes designated Category 1 is in conflict with adjacent Hillslopes Category 2 designation.



Terrain Mapping

Areas of slope greater than 1:4 are extensive.

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.5 (Scenery).



5.10 Stony Creek – Hillslope #'s 19, 20 and 21
 Lot on Plan No 19RP804194, 1RP804194, 5RP804193.



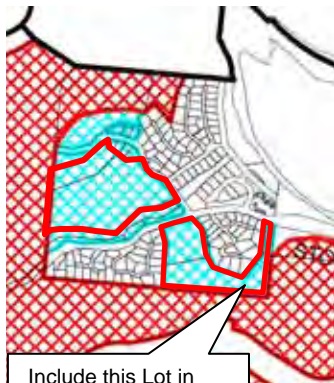
Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
 Comment

Residential

Conservation

Planning designation inconsistent with identical adjacent designation to the north and south. Lots are steep and cut by numerous gullies and unsuitable for development into housing Lots. Highly significant vegetation would be largely diminished by Residential development designation.



Hillslopes Category

Cairns Plan and Amendment 2007:
Proposed by SOS:
 Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Area visible from Kuranda Train tourist route.

Include this Lot in Hillslopes Cat 2 also

Vegetation

Conservation Value

Cairns Plan and Draft:
 Comment

Vegetation Category 1

Vegetation is of same quality as adjacent Wet Tropics conservation area. Area more suited as extensions of existing conservation areas than Res.

Desired Environmental Outcomes

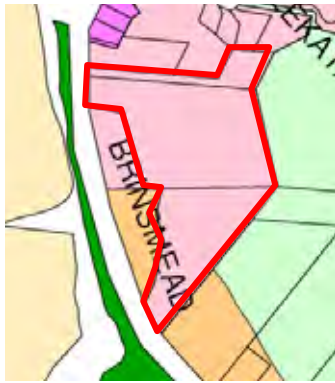
The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure).



Kuranda scenic tourist railway

Wet Tropics boundary in blue

5.11 450 – 454 Brinsmead Road, Freshwater – Hillslope #'s 23 & 24
 Lot on Plan No 2RP724523, 2RP726694.



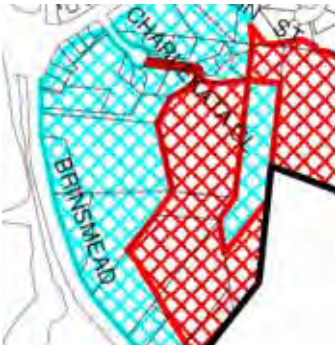
Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
 Comment

Residential 1

Conservation

Seep highly visible hillslope with high conservation value. R1 designation will lead to severe reduction in current high visual amenity status contrary to Cairns Plan DEO's. Lower Lot is more appropriately designated LD Res. Lower LD designation illustrates inconsistency of upper lots designations.



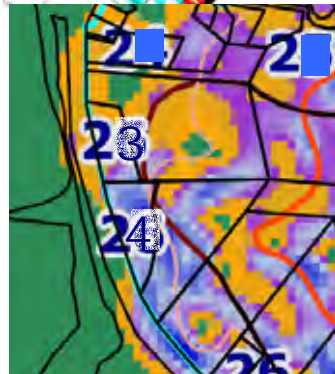
Hillslopes Category

Cairns Plan and Amendment 2007:
Proposed by SOS:
 Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Highly visible hillslope from Cairns Western Arterial Road. Refer photograph below.



Vegetation Conservation Value

Cairns Plan and Amendment 2007:
Proposed:
 Comment:

Vegetation Category 1

Vegetation Category 1

Rehabilitation of areas of highly visible hillslope more in keeping with Cairns Plan intent

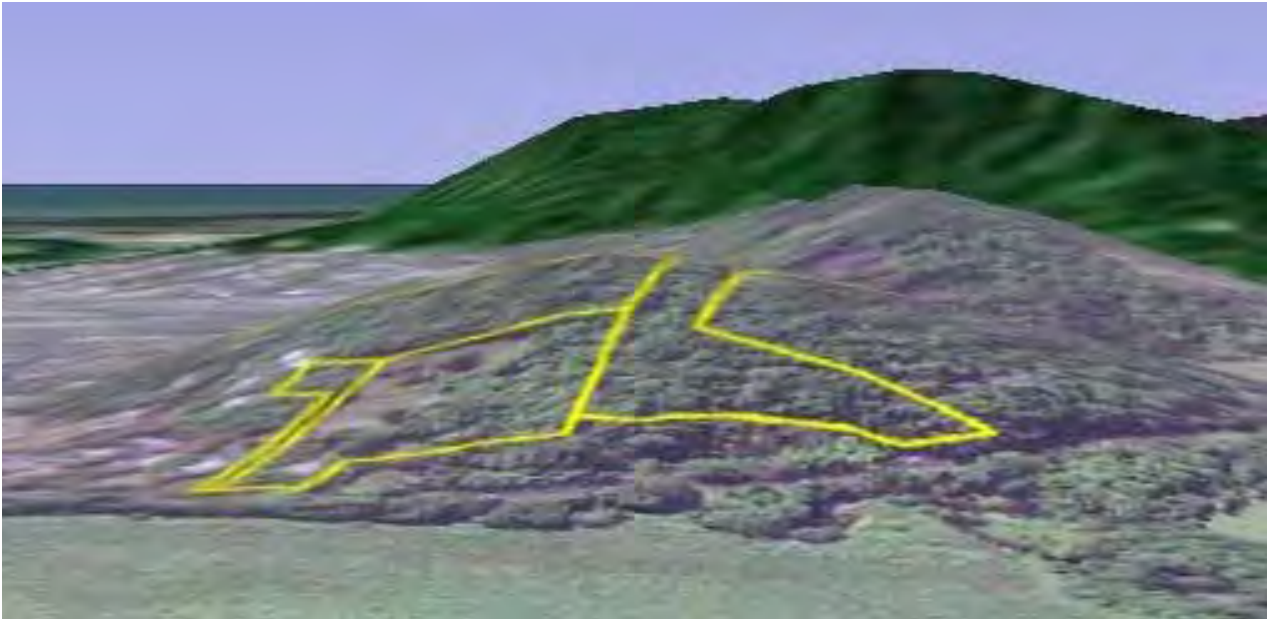


Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.4 (Risk) 2.2.5 (Scenery) 2.3.5 (Urban Pattern)..

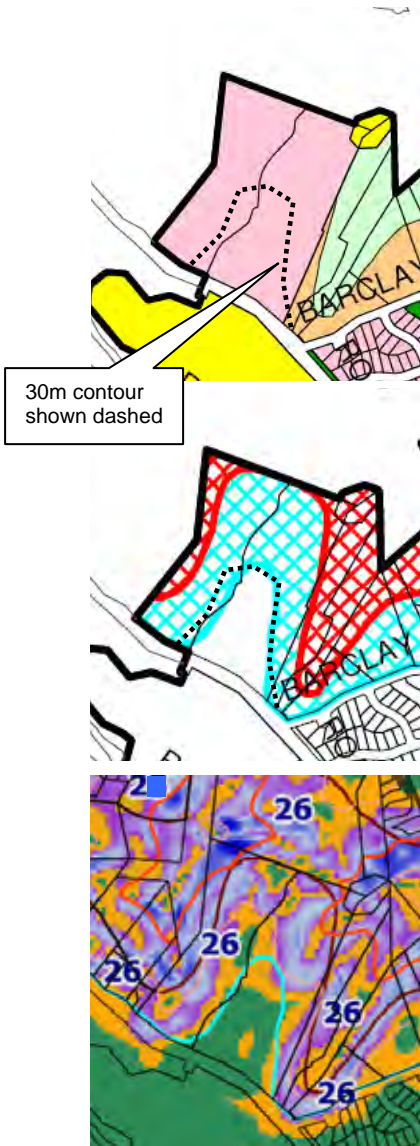


DCDB draped on Google Terrain image indicating visual impact of proposed designation. Residential 1 designation will ensure visual amenity of this key hillslope is reduced – refer section 8 of this report – ‘Review of House Visibility in existing Cairns Hillslope Developments.



DCDB transferred onto actual photograph taken from main highway showing visual impact of proposed Residential 1 designation. Refer photograph 9 of hillslope # 22 (previous hillslope) of impact of Residential 1 designation on prominent hillslopes. Local Law 24 Clause 22 ensures 6m clearance of vegetation around houses resulting in total removal of vegetation on Residential 1 Lots.

5.12 Brinsmead – Hillslope # 25 & 26
 Lot on Plan No 2RP741238, 3RP741238.



Planning Area

Cairns Plan and Amendment 2007:	Residential 1
<i>Proposed by SOS:</i>	Conservation & Residential 2
Comment	Hillslopes above 30m contour are highly visible from the Western Arterial Highway. Slopes above 30m contour to be designated Conservation. Slopes below 30m contour to be designated Residential 2.

Hillslopes Category

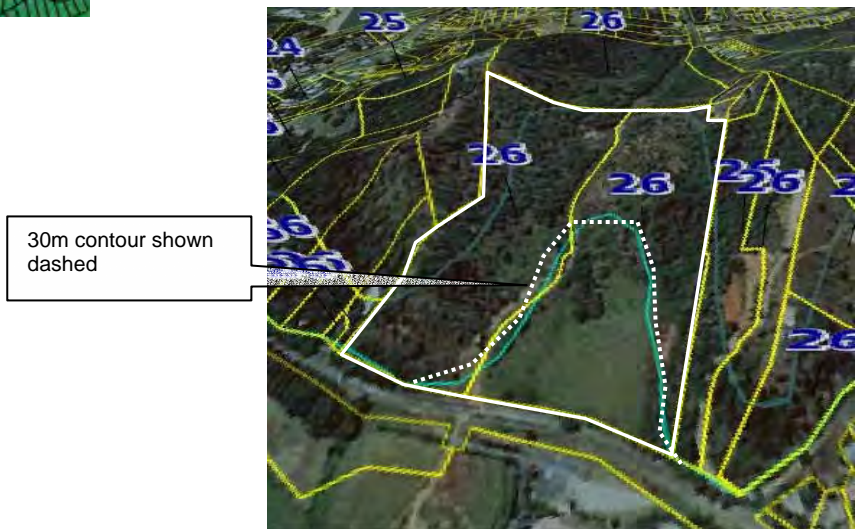
Cairns Plan:	Hillslopes Category 1 (Urban)
<i>Proposed by SOS:</i>	Hillslopes Category 2 (Urban)
Comment	Hillslopes above 30m contour are highly visible from the Western Arterial Highway. Slopes above 30m contour to be designated Hillslopes Cat. 2. Slopes below 30m contour to be designated Hillslopes Cat. 1 <i>Amendment 2007 proposes 50m contour be adopted – SOS reiterate 30m contour more appropriate due to visibility from the Western Arterial Highway</i>

Terrain Mapping

Majority of site above 30m contour has slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

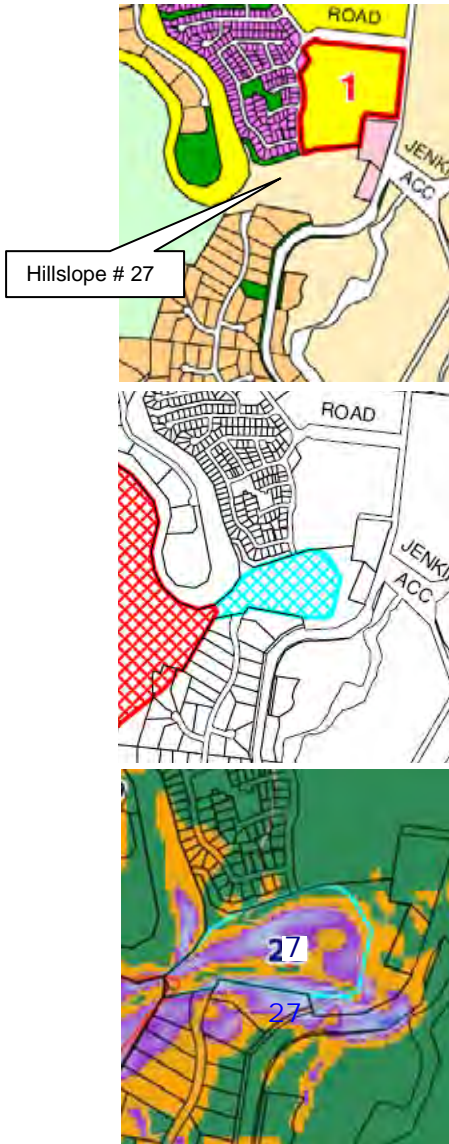
Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.5 (Scenery).



5.13 West Redlynch – Hillslope # 27

Lot on Plan 2 RP894179



Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Rural 1

Conservation

Highly visible hillslope from Intake Road and Kuranda scenic tourist railway.

Hillslopes Category

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

Where Hillslopes designated Category 1 amend designation to Category 2 as hillslope is highly visible hillslope from Intake Road and Kuranda scenic tourist railway.

Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.

Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3 .

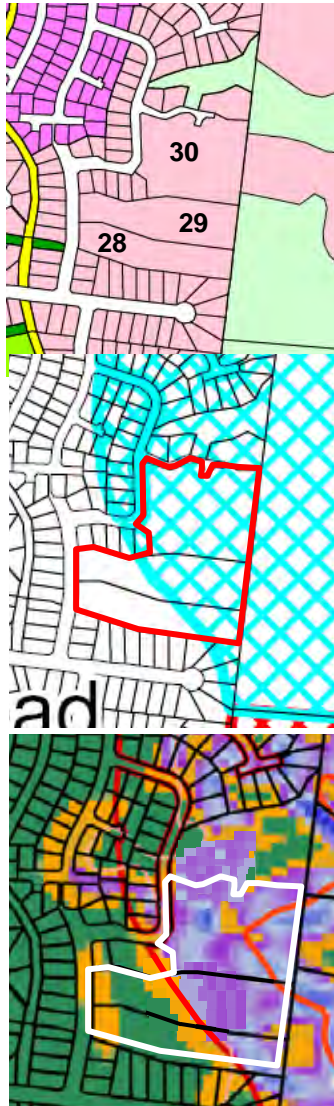
Desired Environmental Outcomes

The Dcurrent designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery) and 2.3.5 (Urban Pattern)



5.14 Whitfield / Brimsmead - Hillslopes #'s 28, 29 & 30

Lots as noted below on planning area plan (3 Lots west of RP 730251)



Planning Area

Cairns Plan and Amendment 2007:	Residential 1
Proposed by SOS:	<i>Areas of remaining vegetation to be designated Conservation</i>
Comment	All three hillslopes have areas of high visual amenity and vegetation quality. Highly visible from the Western Arterial Highway.

Hillslopes Category

Cairns Plan:	Hillslopes Category 1 (Urban)
Proposed by SOS:	Hillslopes Category 2 (Urban)
Comment	<i>It is noted that in the Cairns Plan Amendment 2007 the Cairns City Council proposed to amend the 3SP160323 Hillslope above the 50m contour to Category 2.</i>

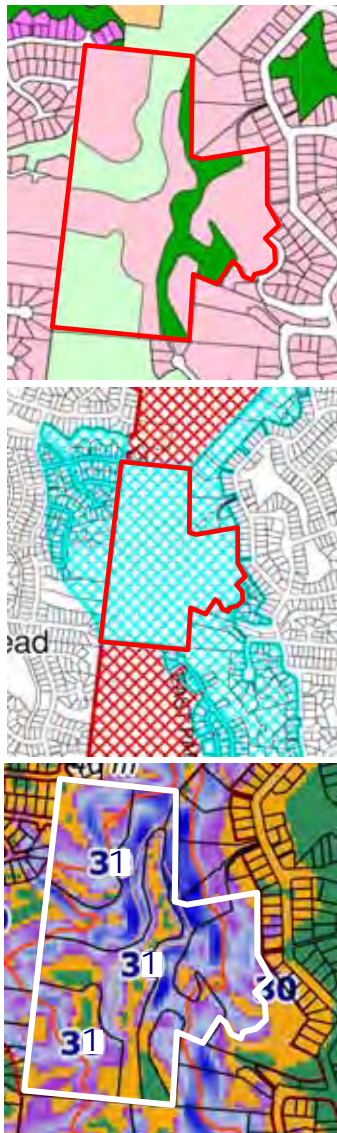
Terrain Mapping

	Majority of site (areas indicated in blue tones) have slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3
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Desired Environmental Outcomes

	The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure). <i>SOS propose hillslopes to all 3 lots above the 50 m contour and or with slopes greater than 1:4 be designated Conservation</i>
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5.15 Whitfield Hill – Hillslope # 31
 Lot on Plan No RP 730251



Planning Area

Cairns Plan: Residential 1, Conservation & Open Space
 Proposed by SOS: **Conservation**
 Comment: This is the slope and ridge rising from 50m to 130m. It is immediately above residential areas, with gradients greater than 1 in 3. It is conspicuous from the central part of Cairns to the Esplanade. It extends the visual amenity of Mt Whitfield southwards contributing to the green backdrop of Cairns. Highly visible from the Western Arterial Highway. *Minor redesignation of western steep slope to conservation in Amendment 2007. SOS propose entire hill be redesignated Conservation.*

Hillslopes Category

Cairns Plan Hillslopes Category 1 (Urban)
 Proposed by SOS: **Hillslopes Category 2 (Urban)**
 Comment: Present category 1 designation conflicts with code in regards to developing on ridges / hilltops. Category 2 designation is not in conflict with code and is the only designation that will give robust protection.

Terrain Mapping

This slope is renowned for its instability and slips occur regularly. Planning for absence of disturbance reassures inhabitants of the substantial residential areas below the ridge that the risk of landslide and erosion is taken seriously.

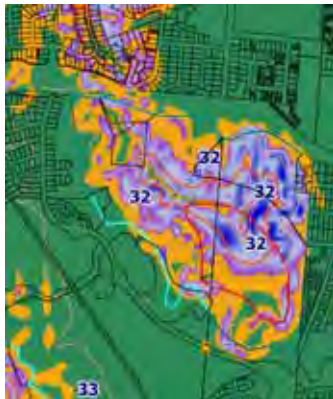
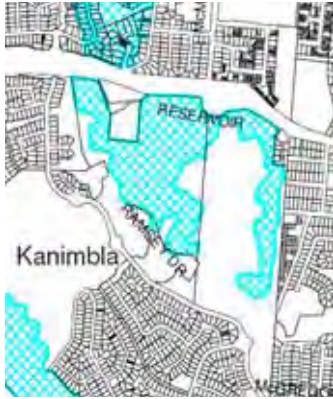
Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure).

Whitfield Hill is a popular walking area for residents and offers significant public amenity similar to the Red Arrow track in Edge Hill. The Ridge is unique for its 360 deg views of Cairns encompassing Double Island, the city, the Esplanade, the hill slopes on the opposite side of the inlet, Kanimbla, Lake Morris Rd, Redlynch and Caravonica. It is imperative that this hill maintains public access and that the views be preserved for all to enjoy. Conservation designation is the only designation that will give robust protection.

5.16 Marino’s Quarry – Hillslope # 32

Lot on Plan No 795SP158394, 796SP158394, 810SP146132, 811SP146132, 2NR7586.



Planning Area

Cairns Plan:	Residential 1
Proposed by SOS:	Conservation
Comment	This southern end of the ridge connected to Mount Whitfield is part of the character of central Cairns. It rises from 30m to 100m AHD immediately above residential development. Marino’s Hill hillslopes are highly visible all angles with primary view corridors from Swallow St, Mc Manus St, Resivoir Rd and Kanimbla. <i>Minor amendments made in Amendment 2007 did not address above issues</i>

Hillslopes Category

Cairns Plan and Amendment 2007:	Hillslopes Category 1 (Urban)
Proposed by SOS:	Hillslopes Category 2 (Urban)
Comment	Hillslopes designated Category 1 combined with Residential 1 designation will ensure the final hillslope visual amenity will be dominated by residences. The conservation designation to the east will provide little visual protection as elevated benches behind (visually above the conservation area) will significantly reduce the scenic quality of the hillslope amenity.

Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3. Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure).



Photograph 11

Marino's Quarry View from Swallow Street - Degraded Visual amenity in need of rehabilitation. Under the 2007 draft it is proposed by Council to remove the little protection afforded by the Hillslopes Category 1 designation. This is clearly contrary to the intent of the Cairns Plan



Photograph 12

Marino's Quarry view from Copperload Dam Road Lookout - Cairn's Premium tourist scenic lookout

5.17 The Rocks, Jenkins Access Road – Hillslope #'s 34 & 35

Lot 1 on RP726219, Lot 2 on RP707534 and 16 NR1608



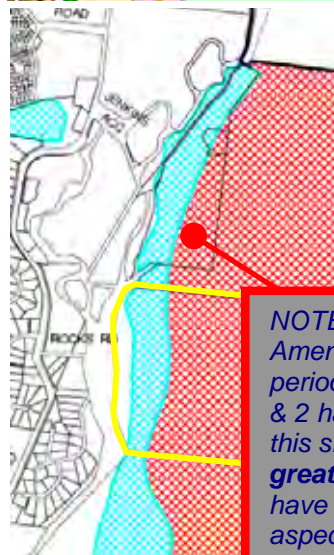
Planning Area

Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Residential 1, LD Residential & Rural 1

Conservation

The proposed residential 1 designation extends to the 80m contour line. Residential 1, LD Residential & Rural 1 designations are clearly visible from the Redlynch Intake Road and occur adjacent Freshwater Creek which is a Category 1 waterway surrounded by significant vegetation. Development of these allotments will result in visual degradation similar to what has occurred at Redlynch Valley Estate.



Hillslopes Category

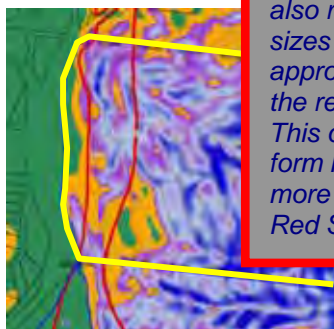
Cairns Plan and Amendment 2007:
Proposed by SOS:
Comment

Hillslopes Category 1 (Urban)

Hillslopes Category 2 (Urban)

As can be seen from the Terrain map to the bottom left of this page and the contour plan on the next page both sites are steep and highly visible. The adjacent Terrain map of Lot 16NR1608 indicates little of the Hillslopes Category 1 area has slopes less than 1:3 and therefore is unsuitable for development or designation as Hillslopes Category 1. Accordingly it should be re-designated Category 2. LD Residential Lot designations are located on a prominent spur and will lead to a lessening of hillslope scenic amenity in this majestic landscape.

NOTE: Subsequent to the Amendment 2007 consultation period Hillslopes categories 1 & 2 have been removed from this site completely. This is of great concern as CRC will have no control over any aspects of visual amenity – it also reduces allowable lot sizes from 1000m2 to approximately 600m2 under the reconfiguration of lot code. This development in its current form has the potential to be more visually intrusive than the Red Scar (Redlynch Rise)



Terrain Mapping

Hillslopes unsuitable for development as slope greater than 1:3 – refer front cover for results of Residential 1 development on slopes greater than 1:3.

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology), 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure).

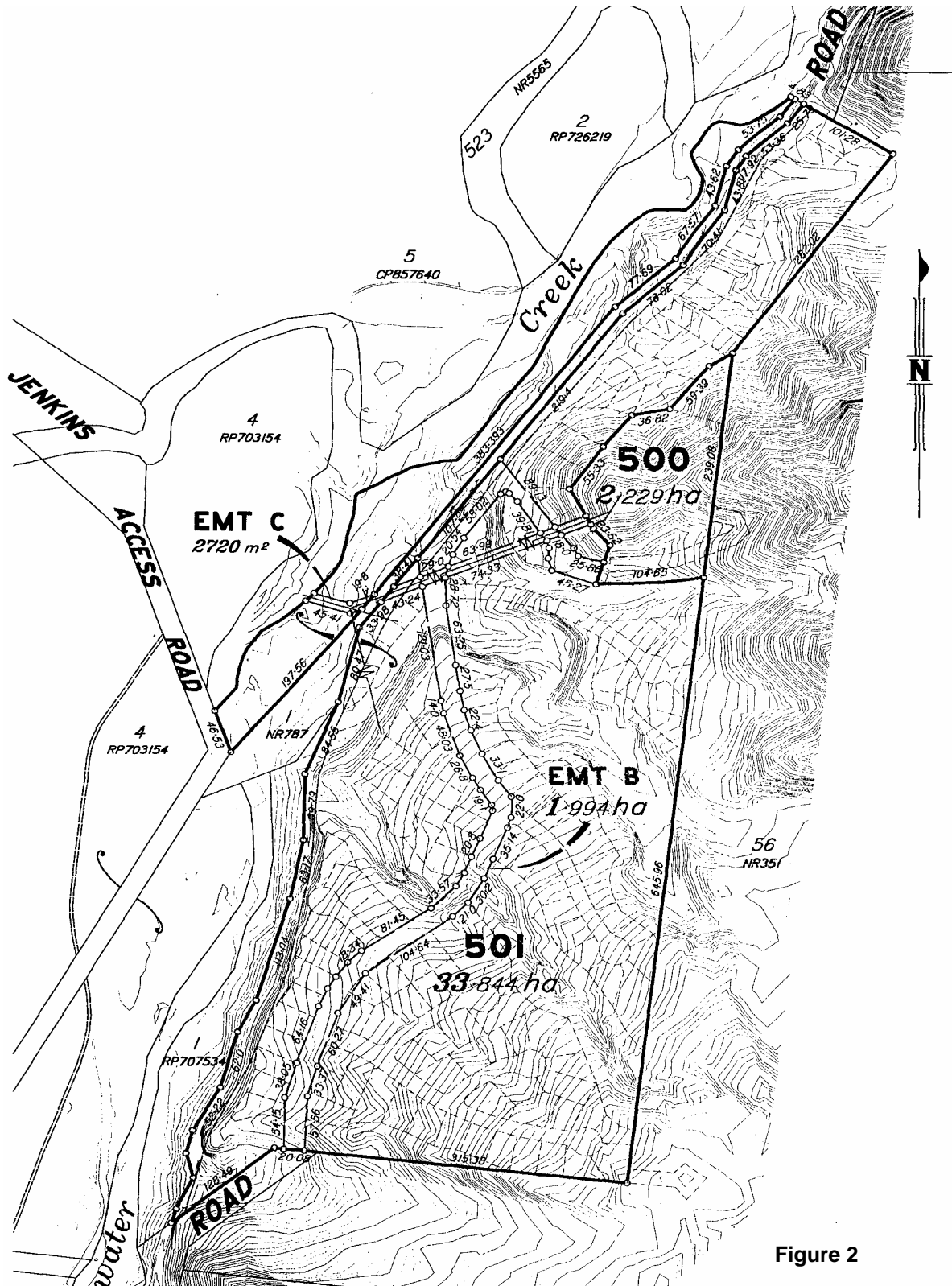


Figure 2

Development of hillslopes #'s 34 & 35 will result in visual degradation of the scenic amenity of the hillslopes similar to that which has occurred at Redlynch Valley Estate. However this development is at the entrance of the Redlynch Valley.

5.18 Whitfield – Hillslope # 36
 Lot 13 NR5512 & Lot 22SP147762



Planning Area

Cairns Plan and Draft:	L.D. Residential
Proposed by SOS:	Conservation
Comment:	Planning designation inconsistent with identical conservation designation to the north refer Aerial Photo mosaic on next page.



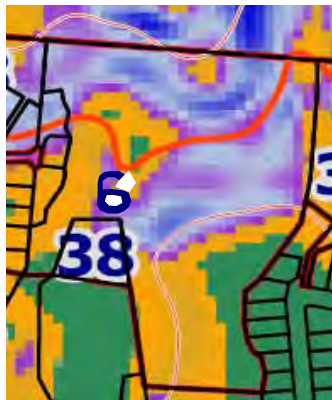
Hillslopes Category

Cairns Plan and Draft:	Hillslopes Category 1 (Urban)
Proposed by SOS:	Hillslopes Category 2 (Urban)
Comment:	Hillslope # 36 is highly visible from Edge Hill and Whitfield areas. Area more suited to National Park than L.D. Residential.



Vegetation Conservation Value

Cairns Plan and Draft:	Varies
Proposed by SOS:	Vegetation Category 1
Comment:	Cairns City Council to recheck the Vegetation Category to this area. Recent site observation indicates this hillslope should be redesignated Vegetation Category 1 as is of equal quality as adjacent vegetation in Whitfield National Park.

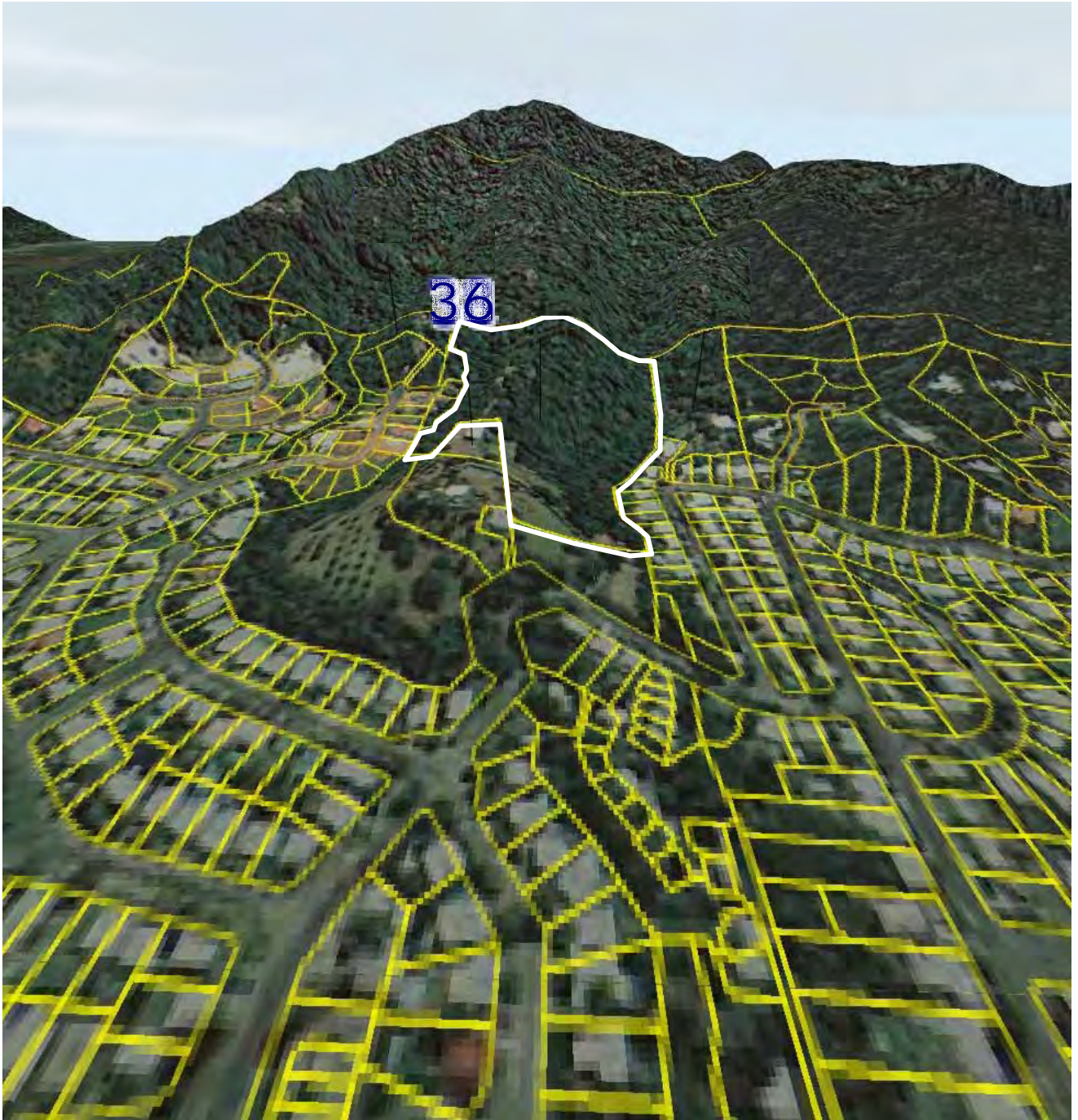


Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.
 Hillslopes DCP A2.9 states no excavation or filling occurs on land with a gradient that exceeds 1:3

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) and 2.2.5 (Scenery).



Hillslope # 36 is a highly visible hillslope from Whitfield and EdgeHill areas and is an integral part of the remaining hillslope scenic amenity.

5.19 Cairns North – Hillslope #'s 37 - 45

Lot on Plan No 1RP710767, 5RP731481, 1RP724847, 6RP731479, 7RP731480, 8RP731479 and adjacent lots marked on Planning area map below.



Planning Area

Cairns Plan:	Conservation
Proposed by SOS:	Conservation
Comment	<i>Planning Conservation designation proposed in the Cairns Plan and Amendment 2007 supported.</i>



Hillslopes Category

Cairns Plan and Draft:	Hillslopes Category 1 (Urban)
Proposed by SOS:	Hillslopes Category 2 (Urban)
Comment	Revise Hillslope Category to afford greater visual protection. Slopes directly in viewpath of Collins Avenue and airport arrival road (eg visitor's first impression of Cairns). Area where sign located a base of hill to be designated Category 2 also to increase hillslope visual amenity.

5.20 Flying Leap Area – Hillslope #'s 46 & 47
 Lot 13 NR5512 & Lot 22SP147762



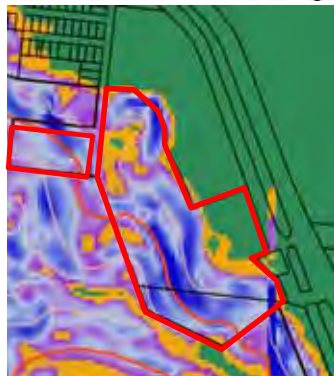
Planning Area

Cairns Plan:	Open Space
Proposed by SOS:	Conservation
Comment	Highly visible hillslope visible from Captain Cook Highway and when arriving to Cairns from airport road (eg visitors first impression of Cairns). <i>Open space designation will not adequately protect the visual amenity of this steep highly visible slope which requires rehabilitation.</i>



Hillslopes Category

Cairns Plan and Draft:	Nil
Proposed by SOS:	Hillslopes Category 2 (Urban)
Comment	Hillslope requires protection in regards to visual amenity due to prominent location. <i>Cairns Plan Amendment 2007 proposes to redesignate lot above 10m to Hillslopes Category 1. Due to prominence of this hillslope from the highway SOS propose this be reviewed to Category 2</i>



Terrain Mapping

Majority of site (areas indicated in blue tones) have slopes greater than 1:3.

Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology) , 2.2.4 (Risk) , 2.2.5 (Scenery), 2.3.5 (Urban Pattern) and 2.3.6 (Infrastructure), WTCRCMP (Scenic amenity)..



5.21 Forest Gardens North – Hillslope # 59
Lot 502 SP129122



Planning Area

Cairns Plan and Draft: Rural 1
Proposed by SOS: **Conservation**
Comment: This is an outlying spur of Mt Sheridan 30m to 130m AHD with gradients mostly 1 in 2, and 1 in 3 on the easternmost extension to the Bruce Highway.

This land is conspicuous from Bayview Heights, Woree, Bentley Park and from the Bruce Highway and Sunlander train.

Hillslopes Category

Cairns Plan and Draft: Hillslopes Category 1 (Urban)
Proposed by SOS: **Hillslopes Category 2 (Urban)**
Comment: Hillslope with high scenic value due to its prominent location. Acts as green belt visually breaking areas of urban sprawl.

Terrain Mapping

Site is visually prominent and contains steep slopes.

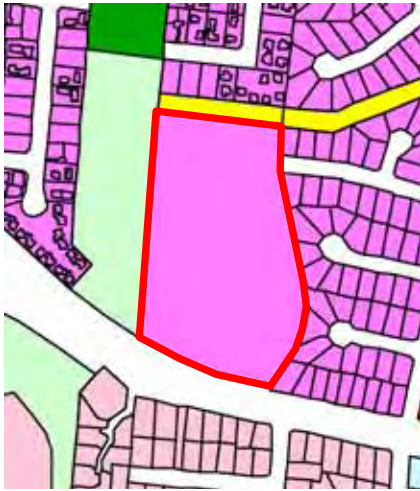
Desired Environmental Outcomes

The current designations conflict with Desired Environmental Outcomes 2.2.1 (Ecology), 2.2.5 (Scenery).



Photograph 21 - View of Hillslope # 59 from Bruce Highway

5.22 Reservoir Road – Conservation Vegetation Area # 60
100 – 106 Reservoir Road (approx)



Planning Area

Cairns Plan & Draft:	Residential 2
<i>Proposed by SOS:</i>	Conservation
Comment	The residential 2 designation allows the total removal of all vegetation on the lot. This is in conflict with the Vegetation Category 1 designation which requires retention of vegetation..



Vegetation Conservation Value

Cairns Plan & Draft:	Vegetation Category 1
<i>Proposed by SOS:</i>	Vegetation Category 1
Comment	Maintain existing Category 1 designation.

Desired Environmental Outcomes

The current R2 designation conflictS with Desired Environmental Outcomes 2.2.1 (Ecology) and 2.2.5 (Scenery).

5.26 False Cape- Hillslope # 61



Planning Area

Cairns Plan & Draft:	Rural 1
Proposed by SOS:	Conservation
Comment	The rural 1 designation is inconsistent with surrounding Conservation Designation. Refer Save Our Slopes report 'Submission on the Public Environment Report Reef Cove Resort, Cairns' dated January 2005 - Revision 3

 Rural 1



Special Facilities

Cairns Plan & Draft:	Designated Special Facilities
Proposed by SOS:	Remove Special Facilities Zoning
Comment	Removal of the existing Special Facilities designation will limit further development that is in conflict with Cairns Plan Desired Environmental Outcomes

Desired Environmental Outcomes

The current R1 designation conflicts with Desired Environmental Outcomes 2.2.1 (Ecology), 2.2.4 (Risk) and 2.2.5 (Scenery).

Geotechnical Stability

As council have advised they have no legal recourse to request additional reports on geotechnical stability of the current approved lots in stage 1 from the land owner, it is proposed that the Cairns Regional Council write to the State Government requesting additional geotechnical reports be carried out on the stability of slopes above the lots as they have the ability to request further reports. This will reduce Cairns Regional Councils liability should there be future accidents on site.

6 Riparian Corridors

SOS understand the original Cairns Plan wording has been reinstated. SOS support this revision.

Note : Hillslopes south of Woree and north of Ellis Beach were not included in this report due to time constraints . SOS encourages CRC and area Councillors to further investigate conflicts with DEO's as this report is not conclusive.