

The Veris logo consists of the word "veris" in a lowercase, sans-serif font, colored red. It is enclosed within a red rectangular border that is slightly tilted, with the top-left corner being sharper than the others.

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# 26-28 James Street Cairns North



# Introduction

26-28 James Street Cairns north has potential for mixed use redevelopment on a prominent corner location in Cairns north.

Veris can assist the buyer in:

- Site feasibility
- Detail & Level Survey of site for design purposes
- Identification Survey of parcel boundaries
- Urban Design
- Development assessment & approvals – material change of use and subdivision
- Infrastructure surveying (if required)
- Surveying of buildings and land in a Building Format Plan (if required)
- Cadastral survey of new lots
- Post approval management
- Infrastructure contributions calculations

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PROPERTY DETAILS

<b>Real Property Description</b>	2RP717062, 4RP717062, 6RP727062
<b>Address</b>	26-28 James Street Cairns North
<b>Local Government Authority</b>	Cairns City Council
<b>Area</b>	206 m <sup>2</sup> + 206 m <sup>2</sup> + 35 m <sup>2</sup> = 447 m <sup>2</sup>
<b>Tenure</b>	Freehold

# Local Planning Authority Controls

<b>Planning Scheme</b>	Cairns Plan 2016
<b>Planning Scheme Zoning</b>	Low Medium Density Residential
<b>Planning Scheme Zone Intent</b>	The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents
<b>Maximum building height</b>	Buildings and structures are not more than 8.5 metres and 2 storeys in height.
<b>Planning Scheme Overlays</b>	
– Acid Sulphate Soil	Yes – Land at or below 5m AHD
– Airport Environs	Yes – OLS 46 AHD
– Bushfire Hazard	No
– Coastal Processes	No
– Natural Areas	No
– Places of Local Significance	No
– Neighborhood Character	Yes (Cairns North)
– Flood Hazard	Yes (Sub-precinct Zone 2)
– Transport Network (Road)	Yes – Access Road & State controlled road
– Transport Network (Pedestrian and Cycle)	Yes - Future Principal route
– Hillslopes	No
– Landslide Hazard	No
– Landscape Values	No



## State Planning Controls

<b>MIW Regional Planning Designation</b>	Urban footprint
<b>State Assessment and Referral Agency Triggers</b>	
– <b>Remnant Vegetation</b>	No
– <b>Main Roads / Rail Proximity</b>	Yes – adjoining a State Controlled Road (James Street) & Railway Corridor. Referrals triggered for most applications.
– <b>Coastal Protection</b>	Yes- within a coastal area- erosion prone area & high tide inundation area, however it is not within a coastal management district where a referral would be triggered.
– <b>Wetland Protection</b>	No

# Development Parameters

<b>Consistent Uses*</b>	<p>Subdivision (Reconfiguration of a Lot), Child Care Centre, Club, Community residence, Dual Occupancy, Dwelling House, Home based business, Multiple Dwelling, Park, Retirement Facility, Sales office.</p> <p><i>*The Florist has existing use rights – normally any shop use would require an Impact Assessable (public advertising &amp; assessed against the entire planning scheme) application to Council on this site.</i></p>
<b>Proposed Highest &amp; Best Use</b>	Reconfiguration of a Lot & Dwelling Houses with potential for commercial use
<b>Level of Assessment</b>	Code (no public advertising) & Impact (public advertising - for any commercial uses)
<b>Applicable Codes</b>	<p>Low Density Zone code          Acid sulphate soils overlay code          Airport environs overlay code          Neighborhood Character overlay code          Flood &amp; Inundation Hazard overlay code          Transport network overlay code          Reconfiguration a lot code          Parking &amp; Access Code          Environmental performance code          Excavation and filling code          Infrastructure works code          Landscaping code</p>
<b>Site Coverage</b>	<p>40%</p> <p>Or</p> <p>Where for a Dwelling house or Dual occupancy, the site coverage is not more than 50%</p>
<b>Lot Size</b>	Minimum 450m <sup>2</sup> or 350m <sup>2</sup> (where compliant with the small residential lot provisions of this code) and 12 metres in width
<b>Open Space / Recreation</b>	NA
<b>Setbacks</b>	<p>The setback of buildings and structures:</p> <p>(a) maintains the amenity of adjoining premises and the residential character of the area;</p> <p>(b) achieves separation from neighbouring buildings and frontages.</p>
<b>Car Parking</b>	<ul style="list-style-type: none"> <li>• 2 car parking space per dwelling house</li> <li>• 1 space per 25m<sup>2</sup> GFA and outdoor dining area</li> </ul>
<b>Within Priority Infrastructure Area</b>	Yes
<b>Sewer &amp; Water</b>	The site adjoins potable water pipe (blue in below) and sewer pipe (red in below):



### Development Yield

### Development Scenario \*:

- Existing built form demolished;
- Existing 3 lots reconfigured (application made to Council) to create 2 lots for dwelling houses (with shared party wall easement) and one small corner lot for commercial purposes (café or similar) generally facing Law Street'
- All lots are accessed via a rear easement off Law Street;
- New built form built to property edge facing James Street;
- Justification for commercial use being the existing use (florist) which should also include infrastructure charge credits;
- Building designs will also be required given the small lots proposed and commercial use;
- Lot layout out generally shown below (blue - reconfigured lots, and pink - rear access easement):



*\*Subject to further analysis of site constraints and input from engineering consultants, and Council approval. Please note this will also be an impact assessable application due to the commercial lot facing Law Street with potential objections from surrounds. Proposed lots are also much smaller than anticipated by Council's planning scheme and may not be supported.*



# Introducing Veris

A business united in excellence, Veris combines national strength with local expertise to ensure exceptional project outcomes. With offices across Australia and a proven track record in both the public and private sectors, Veris is a market leader in town planning, urban design, surveying and spatial solutions.

Veris generates value for stakeholders through a union of strategic thinking and expertise. We thrive on challenge, delivering project services and advice that don't just solve problems but take developments to the next level. Our leaders draw on their knowledge to deliver truly unique project solutions and enduring client relationships.

Our business has grown with a single vision – to deliver market-leading planning, design, surveying and spatial solutions. Wherever a client operates, Veris is there with the knowledge, expertise and experience to form partnerships that truly build better environments.

Our formula is tried, tested and it works; we call it the Veris Advantage. Best summarised by four key attributes, it is our guarantee of the standard clients can expect when partnering with Veris.

- **Response** – we are agile in our work; we meet the needs of our clients instinctively.
- **Innovation** – we seek out the new and unexplored; we deliver project solutions with an edge.
- **Collaboration** – we listen and work together with our clients; we thrive in partnership.
- **Experience** – we have in-depth project experience; we deliver optimal outcomes through the expertise of our people.

## Quality Management and Safety Systems

Committed to the safe delivery of industry leading service, Veris operates under strict management systems that are certified to the highest international standards. Our Quality Management System is certified to Australian/New Zealand Standard ISO 9001:2016, which governs all business processes and ensures the highest standard of delivery to every client.

The safety of our people and a commitment to zero harm are values upheld to the highest level throughout our business and on every project; reflecting this, we hold Australian/New Zealand Standard 4801:2001 (Occupational Health and Safety Management) certification. Veris is also dedicated to safeguarding the environment and ensuring that the solutions we provide completely reflect this commitment. In light of this, we hold ISO 14001 (Environmental Management Systems) certification.



# Veris Capabilities

## Property Surveying

Whether a client requires the definition of complex boundaries, status of land ownership, or a subdivision of a land parcel, Veris has the depth of knowledge and technical skills to deliver.

Working with highly experienced local surveyors, the best tools and cutting-edge equipment, Veris can tackle even the most challenging or remote environments. Our people pride themselves on delivering spatial solutions that are a step ahead.

Veris cadastral surveyors are registered with the Surveyors Board of each State and Territory in which we operate. They have expertise across a broad range of sectors including residential, agribusiness, industrial, mining, tourism, commercial/retail and education.

Veris surveying services include:

- Cadastral surveys
- Greenfield estate surveys
- Urban renewal
- Infrastructure corridor assessments
- Strata surveys
- Volumetric surveys
- Lease surveys
- Site context surveys
- Land tenure strategy and strata consulting





## **Town Planning**

With an in-depth understanding of planning and regulatory processes, Veris goes beyond simply assisting clients to navigate the planning landscape, we challenge and influence the process itself to deliver innovative success.

We combine our in-house resources with carefully chosen specialists to create powerful partnerships; working in collaboration with our clients, communities and authorities we achieve exceptional, commercially sound strategic project outcomes.

Our town planning solutions include:

- Site identification and evaluation
- Due diligence assessment and reporting
- Statutory and strategic planning
- Planning approvals and stakeholder management

## **Urban Design**

Veris recognises the importance of place-making: today, the creation of urban spaces that people can truly connect with is more vital than ever. We take the time to understand the unique social, economic, physical and environmental angles of every project as part of our integrated design process.

An inclusive, open-ended approach allows our team the freedom to explore a vast range of possible outcomes. The result is liveable, sustainable communities that connect meaningfully with their environment.

Creating special places to live, work and play is our mantra, and we can help you unlock the true potential of your project.

Our urban design services include:

- Site analysis and opportunities assessment
- Due diligence and yield assessment
- Visioning and project positioning
- Master planning, structure planning and planning for growth
- Design guidelines and urban framework planning
- Urban regeneration and infill strategies
- Place-making
- Graphics, visualisation and project marketing materials
- Consulting and negotiation support

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## Office Locations

### Queensland

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