

## Contents of Part 7

	<b>Page</b>
7.1 INTRODUCTION .....	7-1
7.2 ACID SULFATE SOILS CODE.....	7-2
7.3 AVIATION AFFECTED AREA CODE .....	7-5
7.4 BITING INSECTS CODE.....	7-10
7.5 BUSHFIRE HAZARD MANAGEMENT CODE .....	7-11
7.6 COASTAL MANAGEMENT CODE.....	7-15
7.7 CULTURAL HERITAGE AND CHARACTER AREAS CODE.....	7-16
7.8 EXTRACTIVE RESOURCE AREAS CODE.....	7-21
7.9 FLOOD MANAGEMENT CODE .....	7-25
7.10 HABITAT AND BIODIVERSITY CODE .....	7-27
7.11 NATURAL WATERWAYS AND WETLANDS CODE.....	7-33
7.12 STEEP SLOPE / STABILITY CODE.....	7-35
7.13 VISUAL MANAGEMENT CODE.....	7-37
7.14 WATER RESOURCE CATCHMENT CODE.....	7-42

## Maps in Part 7

	<b>Page</b>
Map 7.1 Acid Sulfate Soils.....	7-4
Map 7.2 Maleny VOR Facility .....	7-9
Map 7.3 High Bushfire Hazard Areas .....	7-14
Map 7.4 Extractive Resource Areas and Separation Areas.....	7-24
Map 7.5 Significant Vegetation .....	7-29
Map 7.6 Habitat and Protected Vegetation.....	7-30
Map 7.7 Habitat Areas.....	7-31
Map 7.8 Habitat Corridors and Links.....	7-32
Map 7.9 Significant Views.....	7-41

## Tables in Part 7

	<b>Page</b>
Table 7.1 Heritage Places of Non-indigenous Cultural Significance .....	7-18
Table 7.2 Heritage Places of Indigenous Cultural Significance .....	7-20
Table 7.3 Character Areas .....	7-20
Table 7.4 Landscape Values .....	7-39
Table 7.5 Significant Views .....	7-40

## Figures in Part 7

	<b>Page</b>
Figure 7.1 Caloundra Aerodrome OLS .....	7-7
Figure 7.2 Caloundra Aerodrome ANEF .....	7-7
Figure 7.3 Caloundra Aerodrome Alternative Site OLS Concept.....	7-8
Figure 7.4 Caloundra Aerodrome Alternative Site ANEF Concept .....	7-8

## Part 7 Overlay Codes

### 7.1 Introduction

#### 7.1.1 Purpose

- (1) This Part provides Overlay Codes which regulate assessable development where occurring on land subject to an overlay identified on the Planning Area Overlay Maps in Part 4 (Development in Planning Areas) or where otherwise provided for by this Part for land in a Master Planned Area.
- (2) Applicable Overlay Codes relevant to the assessment of development on land subject to a Structure Plan and the circumstances of their applicability are described in **Section 7.1.2 (Master Planned Area Subject Only to Certain Overlay Codes in Specified Circumstances)**.
- (3) Applicable Overlay Codes relevant to the assessment of development on land not subject to a Structure Plan are identified in the respective Overlay Development Assessment Tables contained in section 4.2.4 of **Part 4 (Development in Planning Areas)**.

#### 7.1.2 Structure

- (1) Each Overlay Code provides:
  - (a) an Introduction explaining the nature of the overlay subject to the code;
  - (b) Overall Outcomes which constitute the purpose of the code;
  - (c) where applicable, Assessment Guidance: Explanation of Key Terms which provides definitions of terms used in the code;
  - (d) Specific Outcomes; and
  - (e) Probable Solutions.

#### 7.1.3 Master Planned Areas Subject Only to Part 7 (Overlay Codes) in Specified Circumstances

- (1) The Planning Scheme identifies certain land as being subject to a Structure Plan. Land subject to a Structure Plan is identified in **Table 4.1.2 (Master Planned Areas)** and shown on the Planning Area Precinct Maps in **Part 4 (Development in Planning Areas)**.
- (2) The Structure Plan Area Code forming part of a Structure Plan identifies compliance with certain Overlay Codes as being a probable solution for achieving compliance with particular elements of the Structure Plan Area Code.
- (3) **Table 7.1 (Applicability of Overlay Codes to Master Planned Areas)** identifies in further detail the circumstances in which the Overlay codes contained in this Part apply to development in a Master Planned Area.

**Table 7.1 Applicability of Overlay Codes to Master Planned Areas**

Overlay Code	Circumstances where applicable to Master Planned Area
Acid Sulfate Soils Code	If development involves:- <ol style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> of soil or sediment from at or below 5 metres AHD; or</li> <li>(b) filling of land involving 500m<sup>3</sup> or more of material with an average depth of 0.5 metres or greater where the natural ground level is at or below 5 metres AHD.</li> </ol>
Aviation Affected Area Code	Not applicable
Biting Insects Code	Not applicable

<b>Overlay Code</b>	<b>Circumstances where applicable to Master Planned Area</b>
Bushfire Hazard Management Code	If development involves erection of a building or structure in an ecologically important area.
Coastal Management Code	Not applicable
Cultural Heritage and Character Areas Code	Not applicable
Extractive Resource Areas Code	Not applicable
Flood Management Code	If development involves excavation or filling works, reconfiguring a lot or erection of a building or structure on flood prone land.
Habitat and Biodiversity Code	Not applicable
Natural Waterways and Wetlands Code	Not applicable
Steep Slope/Stability Code	Not applicable
Natural Waterways and Wetlands Code	Not applicable
Visual Management Code	Not applicable
Water Resource Catchment Code	Not applicable

## 7.2 Acid Sulfate Soils Code

### 7.2.1 Introduction

- (1) The Introduction to the Acid Sulfate Soils Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Acid Sulfate Soils Code.

*Acid Sulfate Soils exist predominantly in coastal areas of Caloundra City with elevations generally below 5 metres AHD. When such lands are disturbed or drained toxic quantities of acid, aluminium, iron and heavy metals may contaminate land and adjacent waterways. This can lead to severe impacts on vegetation and aquatic species and accelerated structural failure of building foundations, pipes, road surfaces and other infrastructure.*

### 7.2.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Acid Sulfate Soils Code.
- (2) The overall outcome sought for the Acid Sulfate Soils Code is the following:
- (a) the generation or release of acid and metal contaminants from acid sulfate soils does not have significant adverse effects on the natural and built environment and human health.

### 7.2.3 Assessment Guidance: Explanation of Key Terms

**“acid sulfate soils (ASS)”** means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual ASS) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (potential ASS).

Note:

The term “acid sulfate soil” generally includes both actual and potential ASS. Actual and potential ASS are often found in the same soil profile, with actual ASS generally overlying potential acid sulfate soil horizons.

**“actual acid sulfate soils (AASS)”** means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of soil materials that are rich in iron sulfides, primarily pyrite. This oxidation produces hydrogen ions in excess of the sediment’s capacity to neutralise the acidity, resulting in soils of pH 4 or less. These soils can usually be identified by the presence of jarosite.

**“potential acid sulfate soils (PASS)”** means soil or sediment containing iron sulfides or sulfidic material that have not been exposed to air and oxidised. The field pH of these soils in their undisturbed state is pH 4 or more, and may be neutral or slightly alkaline.

### 7.2.4 Specific Outcomes

Specific Outcomes		Probable Solutions	
<b>O1</b>	(a) works do not disturb acid sulfate soils; or (b) works are managed to avoid or minimise the release of acid and metal contaminants <sup>1</sup> .	<b>SI.1</b>	The disturbance of ASS is avoided by:  (a) not excavating or otherwise removing soil or sediment identified as containing ASS; (b) not permanently or temporarily extracting groundwater that results in the aeration of

<sup>1</sup> The Overlays Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving Specific Outcome O1.

Specific Outcomes	Probable Solutions
	<p>previously saturated ASS;</p> <p>(c) not undertaking filling that results in:</p> <p>(i) actual ASS being moved below the watertable; and</p> <p>(ii) previously saturated ASS being aerated.</p> <p><b>OR</b></p> <p><b>SI.2</b> The disturbance of ASS avoids the release of acid and metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p>

Map 7.1                      Acid Sulfate Soils



## 7.3 Aviation Affected Area Code

### 7.3.1 Introduction

- (1) The Introduction to the Aviation Affected Area Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Aviation Affected Area Code.

*Caloundra City contains a number of important or potentially important aviation facilities including the Caloundra Aerodrome, the proposed alternative site for the Caloundra Aerodrome and the VOR (VHF omnidirectional range) facility on the Maleny Plateau.*

*The Caloundra Aerodrome is a major component of the City's transport infrastructure and an important contributor to the local economy.*

*The VOR facility is an important part of the air navigation network along the Queensland coast.*

*In order to maintain the operational characteristics of existing and potential future facilities, and minimise land use conflict with surrounding activities, it is necessary to manage the type and design of development occurring within the immediate vicinity of these facilities.*

### 7.3.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Aviation Affected Area Code.
- (2) The overall outcomes sought for the Aviation Affected Area Code are the following:
- aircraft safety in operational airspace is maintained;
  - the functioning of aviation facilities is maintained;
  - land uses not directly associated with the aerodrome are protected from noise levels that may cause harm or undue interference;
  - the effects of aircraft accidents that may occur near runways in association with takeoff or landing are minimised.

### 7.3.3 Assessment Guidance: Explanation of Key Terms

**“Australian noise exposure forecast (ANEF)”** means a forecast measure of the noise, expressed in ANEF units, to which a community surrounding an aerodrome would be exposed to at a stated future year.

**“obstacle limitation surface (OLS)”** means a series of planes associated with each runway of an aerodrome that define the desirable limits to which objects may project into the airspace surrounding the aerodrome.

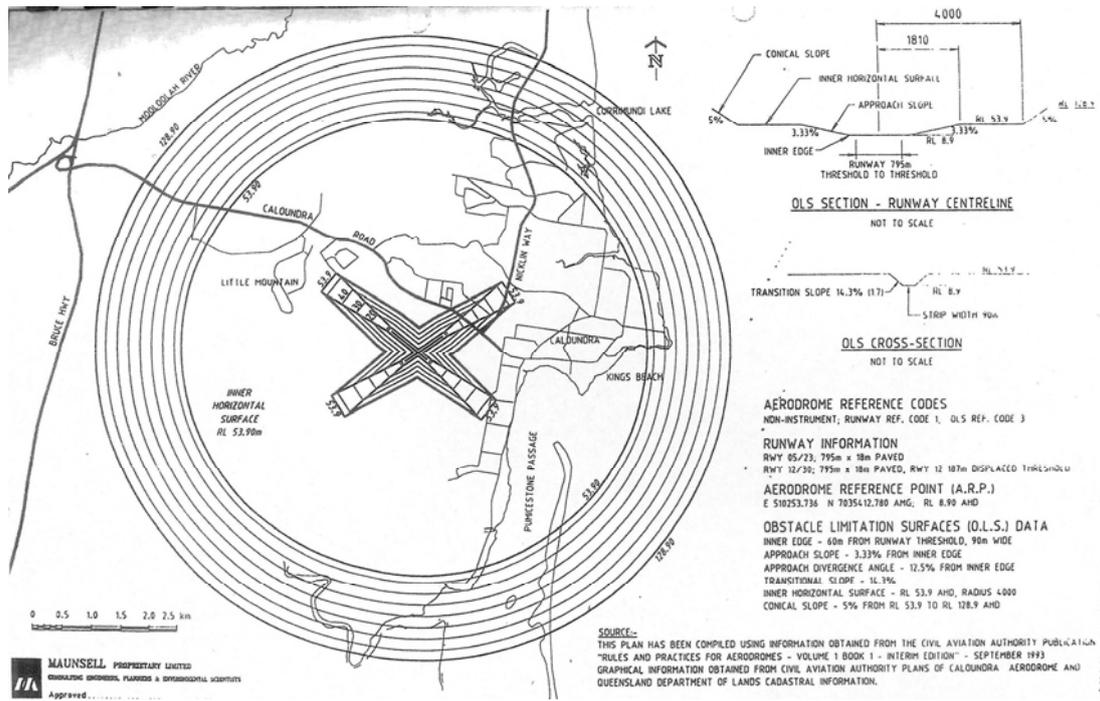
### 7.3.4 Specific Outcomes

Specific Outcomes <sup>1</sup>		Probable Solutions	
<b>Obstructions and Hazards</b>			
<b>OI</b>	(a) Permanent or temporary physical obstructions do not adversely affect operational airspace;	<b>SI.1</b>	Buildings or structures do not project above the applicable OLS as shown on <b>Figure 7.1 (Caloundra Aerodrome OLS)</b> and <b>Figure 7.3 (Caloundra Aerodrome Alternative Site OLS Concept)</b> .
	(b) Emissions do not significantly affect air turbulence, visibility, or engine operation in operational airspace;		
	(c) Wildlife, particularly flying vertebrates, such	<b>SI.2</b>	Street lighting and outdoor security lighting

<sup>1</sup> The Overlays Planning Scheme Policy provides for achieving certain Specific Outcomes of this Code.

Specific Outcomes <sup>1</sup>	Probable Solutions								
<p>as birds and bats, are not attracted into operational airspace in significant numbers;</p> <p>(d) External lighting does not cause significant interference by:</p> <p>(i) distracting or temporarily interfering with a pilot's vision; or</p> <p>(ii) confusing a pilot because of similarities to approach or runway lighting;</p> <p>(e) Permanent or temporary physical obstructions do not enter an aviation facility's sensitive area;</p> <p>(f) Electrical or electromagnetic fields or reflective surfaces do not adversely affect the functioning of aviation facilities; and</p> <p>(g) Incompatible uses are not introduced into aerodrome noise sensitive areas.</p>	<p>(other than for domestic premises) complies with <i>Civil Aviation Safety Regulations Part 139 Manual of Standards, Chapter 9.21 (Lighting in the Vicinity of Aerodromes)</i>.</p> <p><b>SI.3</b></p> <p>Development and land use practices do not release emissions with depleted oxygen content, gas plumes, or particulate emissions exceeding 4.3m/sec e.g. dust or smoke except for planned cane fire, forestry, plantation and national park fire management (fuel reduction burns).</p> <p><b>SI.4</b></p> <p>Development involving the following uses is located outside the ANEF contour specified below and as shown on <b>Figure 7.2 (Caloundra Aerodrome ANEF)</b> and <b>Figure 7.4 (Caloundra Aerodrome Alternative Site / ANEF Concept)</b>:</p> <table border="0" data-bbox="927 768 1415 882"> <tr> <td>Community Use Class</td> <td>20 ANEF</td> </tr> <tr> <td>Residential Use Class</td> <td>20 ANEF</td> </tr> <tr> <td>Business and Commercial Use Class</td> <td>25 ANEF</td> </tr> <tr> <td>Industrial Use Class</td> <td>30 ANEF</td> </tr> </table> <p><b>SI.5</b></p> <p>Where located inside the specified ANEF contour, development incorporates noise attenuation measures in accordance with <i>Australian Standard AS 2021 – 2000, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>.</p>	Community Use Class	20 ANEF	Residential Use Class	20 ANEF	Business and Commercial Use Class	25 ANEF	Industrial Use Class	30 ANEF
Community Use Class	20 ANEF								
Residential Use Class	20 ANEF								
Business and Commercial Use Class	25 ANEF								
Industrial Use Class	30 ANEF								
<b>Maleny VOR Facility</b>									
<p><b>O2</b></p> <p>(a) Permanent or temporary physical obstructions do not enter the Maleny VOR aviation facility's sensitive area as shown on <b>Map 7.2 (Maleny VOR Facility)</b>; and</p> <p>(b) Electrical or electromagnetic fields or reflective surfaces do not adversely affect the functioning of the Maleny VOR aviation facility's sensitive area as shown on <b>Map 7.2 (Maleny VOR Facility)</b>.</p>	<p><b>S2.1</b></p> <p>Works or uses are not located within the sensitive area of the Maleny VOR facility (as depicted on <b>Map 7.2 (Maleny VOR Facility)</b>) that:</p> <p>(a) involves any buildings, structures or other works within 150 metres of the facility; or</p> <p>(b) between 150 and 300 metres of the facility involves any:</p> <p>(i) overhead lines;</p> <p>(ii) fences exceeding 2.5 metres in height; or</p> <p>(iii) metallic structures exceeding 5 metres in height; or</p> <p>(iv) trees and open lattice towers exceeding 10 metres in height; or</p> <p>(v) wooden structures exceeding 13 metres in height;</p> <p>(c) between 300 and 1000 metres of the facility involves any:</p> <p>(i) fences exceeding 5 metres in height; or</p> <p>(ii) metallic structures exceeding 10 metres in height; or</p> <p>(iii) overhead lines exceeding 16 metres in height; or</p> <p>(iv) trees and open lattice towers exceeding 20 metres in height; or</p> <p>(v) wooden structures exceeding 26 metres in height.</p>								

**Figure 7.1 Caloundra Aerodrome OLS**



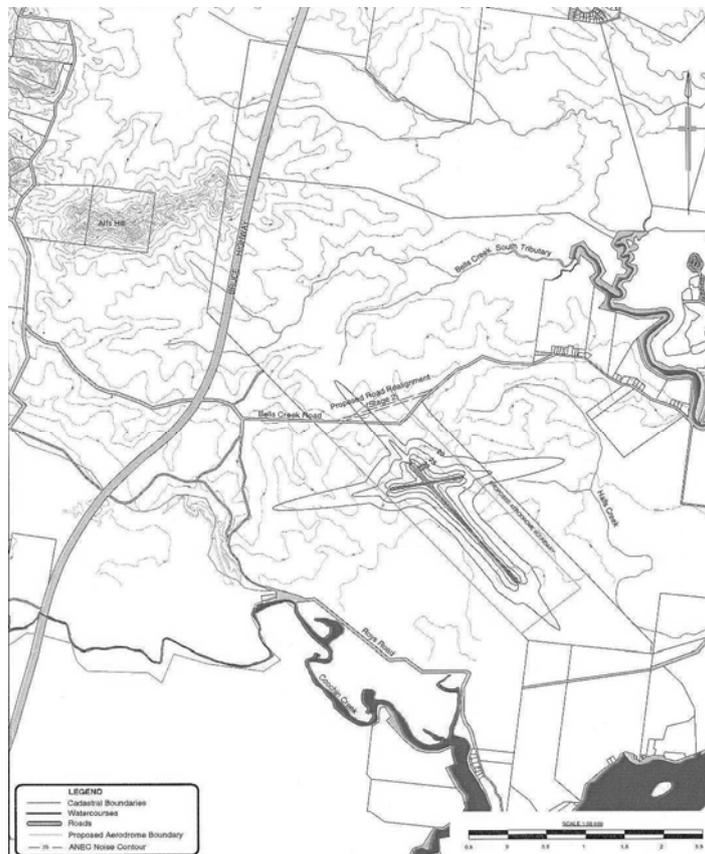
**Figure 7.2 Caloundra Aerodrome ANEF**



**Figure 7.3 Caloundra Aerodrome Alternative Site OLS Concept**



**Figure 7.4 Caloundra Aerodrome Alternative Site ANEF Concept**



**Map 7.2 Maleny VOR Facility**



## 7.4 Biting Insects Code

### 7.4.1 Introduction

- (1) The Introduction to the Biting Insects Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Biting Insects Code.

*Mosquitos and biting midges have the potential to impact on the quality of life and in some circumstances the health of residents and visitors to Caloundra City. Limiting development in areas most affected by biting insects and requiring incorporation of appropriate design elements can prevent or minimise the nuisance caused.*

### 7.4.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Biting Insects Code.
- (2) The overall outcomes sought for the Biting Insects Code are the following:
- (a) residential and community uses within 15 kilometres of Pumicestone Passage are regulated;
  - (b) mosquito breeding sites (and therefore populations) are not increased by development through the appropriate identification and management of mosquito affected areas and avoiding the creation of additional breeding sites;
  - (c) the risk to public health from biting insects and insect-borne arboviruses is minimised; and
  - (d) the amenity and comfort of affected persons are improved.

### 7.4.3 Specific Outcomes

Specific Outcomes <sup>1</sup>		Probable Solutions	
<b>Siting and Design</b>			
<b>O1</b>	Development is sited and designed to minimise the risk to public health, from insect-borne arboviruses, and nuisance caused by biting insects.	<b>S1.1</b>	No probable solution prescribed.
<b>On-site Works</b>			
<b>O2</b>	Development does not intensify the presence of, or expand, breeding sites for mosquito larvae.	<b>S2.1</b>	No probable solution prescribed.
<b>Design and use of Wetlands and Waterways</b>			
<b>O3</b>	New waterbodies or stormwater treatment wetlands/detention basins are designed to minimise the potential breeding opportunities of biting insects.	<b>S3.1</b>	No probable solution prescribed.
<b>Biting Insect Control Measures</b>			
<b>O4</b>	Mosquito control measures are designed and implemented in a manner that does not: <ol style="list-style-type: none"> <li>(a) affect the ecological integrity of natural wetlands or waterways; or</li> <li>(b) cause a risk to public health and safety.</li> </ol>	<b>S4.1</b>	No probable solution prescribed.
<b>Infrastructure Contributions</b>			
<b>O5</b>	Suitable biting insect control measures are provided where development occurs within 15 kilometres of mosquito breeding areas in the Pumicestone Passage.	<b>S5.1</b>	Infrastructure contributions are made in accordance with <b>Planning Scheme Policy No. 11.20 (Infrastructure Contributions for Biting Insects Control Infrastructure) 2004</b> .

<sup>1</sup> The Overlays Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.



## 7.5 Bushfire Hazard Management Code<sup>1</sup>

### 7.5.1 Introduction

- (1) The Introduction to the Bushfire Hazard Management Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Bushfire Hazard Management Code.

*Bushfire is a significant hazard for urban, rural residential and rural communities and can cause extensive damage to property, injury and loss of life. The use of appropriate measures in locating and designing development can mitigate or reduce these risks.*

### 7.5.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Bushfire Hazard Management Code.
- (2) The overall outcomes sought for the Bushfire Hazard Management Code are the following:
- (a) development activities occurring in areas subject to bushfire hazards are regulated;
  - (b) the risk of loss of life and property due to bushfire is minimised;
  - (c) damage to property due to bushfire is minimised;
  - (d) the cost of providing emergency services is reduced; and
  - (e) development is designed to assist emergency services in responding to any bushfire threat.

### 7.5.3 Specific Outcomes

Specific Outcomes <sup>2</sup>		Probable Solutions	
<b>Intensity of Development</b>			
<b>O1</b>	Development in bushfire hazard areas: <ul style="list-style-type: none"> <li>(a) does not materially intensify the use of land; or</li> <li>(b) provides for the highest intensity of use in parts of a site which are least bushfire prone and limits the intensity of use elsewhere.</li> </ul>	<b>S1.1</b>	Development does not increase the number of lots within a bushfire hazard area.
		<b>S1.2</b>	Development does not result in a concentration of people on any part of a site which is a bushfire hazard area (e.g. educational establishment, hospital, retirement community, rural holiday accommodation).
<b>Building Siting and Design</b>			
<b>O2</b>	Buildings in bushfire hazard areas are sited or able to be sited: <ul style="list-style-type: none"> <li>(a) in cleared areas where the environmental impacts of vegetation clearing can be managed acceptably;</li> <li>(b) on land which is least prone to bushfire risk having regard to aspect, elevation, slope and vegetation; and</li> <li>(c) to incorporate adequate and effective design measures which minimise bushfire risk.</li> </ul>	<b>S2.1</b>	Buildings are sited: <ul style="list-style-type: none"> <li>(a) in an existing cleared area able to accommodate the building(s) with a 20 metre firebreak;</li> <li>(b) away from the tops of ridgelines; and</li> <li>(c) in locations other than on north to west facing vegetated slopes.</li> </ul>
		<b>S2.2</b>	In the Rural Precinct, a minimum cleared area of 20 metre width serving as a firebreak is provided around all buildings.
<b>O3</b>	Where large tracts of remnant vegetation adjoin urban development or are protected as part of the development process, any fence installed	<b>S3.1</b>	No timber or other combustible fences are installed along the boundaries of the remnant vegetation.

<sup>1</sup> The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Lands identified as being High Bushfire Hazard Areas on Map 7.3 (High Bushfire Hazard Areas) are "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 1993 (Section 55) and the BCA.

<sup>2</sup> The Overlays Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes <sup>2</sup>	Probable Solutions
<p>along the boundaries of the remnant vegetation is not constructed of materials which are readily combustible.</p>	
<b>Access and Road Design</b>	
<p><b>O4</b> Development in bushfire hazard areas incorporates road layouts which provide:</p> <ul style="list-style-type: none"> <li>(a) safe and efficient movement systems away from any encroaching fire; and</li> <li>(b) alternative safe access routes should access in one direction be blocked in the event of a fire.</li> </ul>	<p><b>S4.1</b> Road layout provides for “through-roads” and avoids culs-de-sac and “dead end” roads.</p> <p><b>OR</b></p> <p>Where the use of a single entry road is unavoidable because of topographical constraints, a fire-trail with a minimum width of 20 metres is incorporated to allow for safe access in an alternative direction to the road.</p> <div data-bbox="1002 658 1361 976" data-label="Diagram"> </div> <p><b>Acceptable design</b> – Ring road system provides a fire break and access for fire fighters while reducing the need for further vegetation clearing to reduce bushfire hazard.</p> <div data-bbox="1002 1122 1361 1440" data-label="Diagram"> </div> <p><b>Unacceptable design</b> with higher risk – Hazardous ridge top development has no breaks and obstructs fire fighters.</p>
<b>Firebreaks</b>	
<p><b>O5</b> Development in bushfire hazard areas incorporates firebreaks provided by:</p> <ul style="list-style-type: none"> <li>(a) roadways situated around the outside of the development site; or</li> <li>(b) fire breaking trails: <ul style="list-style-type: none"> <li>(i) situated around or through individual lots;</li> <li>(ii) situated between the development site and surrounding vegetated areas;</li> <li>(iii) having sufficient width to both serve as an effective fire break and allow continuous access for firefighting vehicles; and</li> <li>(iv) being in secure tenure and maintained.</li> </ul> </li> </ul>	<p><b>S5.1</b> Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>(a) a minimum 20 metre wide cleared road reserve located between the development site and surrounding vegetated lands; or</li> <li>(b) fire breaking trails or access easements between the development site and surrounding vegetated lands where such trails: <ul style="list-style-type: none"> <li>(i) have a minimum cleared width of 6 metres;</li> <li>(ii) have a minimum formed width of 4 metres;</li> <li>(iii) have a maximum gradient of 1 in 4;</li> <li>(iv) are constructed and maintained to prevent erosion and provide</li> </ul> </li> </ul>

Specific Outcomes <sup>2</sup>	Probable Solutions
	continuous access for firefighting vehicles; (v) allow for vehicle access at least every 200 metres; and (vi) provide passing or turning areas at least every 400 metres.
<b>Firefighting Water Supply</b>	
<p><b>O6</b> Development in bushfire hazard areas provides sufficient water supply for firefighting purposes, including:</p> <p>(a) connection to a reticulated water supply scheme if available, with conveniently located hydrants; or</p> <p>(b) where a reticulated supply is not available, the provision of a dam, lake, water tank or swimming pool having sufficient capacity for water pumping in times of bushfire.</p>	<p><b>S6.1</b> Premises are connected to the Council's reticulated water supply.</p> <p><b>OR</b></p> <p>On-site water storage of 5,000 litres per dwelling unit is provided by either:</p> <p>(a) a separate tank with standard rural fire brigade fittings; or</p> <p>(b) a reserve section in the main water supply tank provided with standard rural fire brigade fittings; or</p> <p>(c) a swimming pool or dam provided immediately upon completion of building construction.</p> <p><i>Note:</i></p> <p><i>Water supply capacity for fire fighting purposes is in addition to water supply capacity required for household use.</i></p>
<b>Landscaping</b>	
<p><b>O7</b> Landscaping species do not exacerbate potential bushfire hazard.</p>	<p><b>S7.1</b> Landscaping comprises non-fire stimulant species identified in <b>Table 11.A (Preferred Plant Species)</b> of the <b>Landscaping Code</b>.</p>



Map 7.3 High Bushfire Hazard Areas  
(Amended 5 November 2010)



## 7.6 Coastal Management Code<sup>1</sup>

### 7.6.1 Introduction

- (1) The Introduction to the Coastal Management Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Coastal Management Code.

*The coastal fringe of Caloundra City is a dynamic environment requiring careful planning and management. The Council has obligations under the State Coastal Management Plan to protect coastal resources and processes and to manage the risks associated with development in the coastal zone.*

### 7.6.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Coastal Management Code.
- (2) The overall outcomes sought for the Coastal Management Code are the following:
- (a) development takes into account rises in sea level associated with climate change;
  - (b) erosion prone areas (EPAs) are protected from development;
  - (c) physical coastal processes are generally allowed to occur naturally; and
  - (d) people's lives and property are protected from physical coastal processes.

### 7.6.3 Assessment Guidance: Explanation of Key Terms

**“erosion prone area” (EPA)** means an area of land, identified on a plan prepared by the Beach Protection Authority pursuant to the Beach Protection Act 1968, that in the opinion of the Authority may be subject to erosion or encroachment by tidal waters. Erosion Prone Areas include land identified in this Planning Scheme as being subject to the Coastal Management Code.

### 7.6.4 Specific Outcomes

Specific Outcomes <sup>2</sup>		Probable Solutions	
<b>Erosion Prone Areas</b>			
<b>O1</b>	Development ensures that natural erosion and accretion processes within the coastal zone are protected.	<b>S1.1</b>	Development is not located on land identified on a Planning Area Overlay Map as being subject to the Coastal Management Overlay.
<b>Potential Sea Level Rise</b>			
<b>O2</b>	Development is designed and located to address potential sea level rise associated with climate change.	<b>S2.1</b>	No probable solution prescribed.
<b>Storm Surge</b>			
<b>O3</b>	Development takes into account risk to life and property from storm tides, cyclone effects and related inundation.	<b>S3.1</b>	No probable solution prescribed.
<b>Public Access and Use Values</b>			
<b>O4</b>	Development provides for safe public access and use of the foreshore environs for open space and recreational purposes and emergency evacuation.	<b>S4.1</b>	No probable solution prescribed.

<sup>1</sup> Beach Protection Authority (BPA) policies seek to retain dunes as a source of sand to replenish eroded beaches, and to act as a buffer between the land and sea. The Council may seek the advice of the Beach Protection Authority in relation to assessing development proposals within Erosion Prone Areas. Applicants are encouraged to seek the advice of the Beach Protection Authority in relation to preparing development proposals within Erosion Prone Areas.

<sup>2</sup> The Development Design Planning Scheme Policy and Overlays Planning Scheme Policy provide guidance for achieving certain Specific Outcomes in this Code.



## 7.7 Cultural Heritage and Character Areas Code

### 7.7.1 Introduction

- (1) The Introduction to the Cultural Heritage and Character Areas Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Cultural Heritage and Character Areas Code.

*Across Caloundra City there are various places and areas which have indigenous and non-indigenous cultural heritage significance. The Council has a responsibility for ensuring that these places (together with their context and surroundings) are appropriately conserved and managed in recognition of their contribution to character and identity.*

### 7.7.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Cultural Heritage and Character Areas Code.
- (2) The overall outcomes sought for the Cultural Heritage and Character Areas Code are the following:
- (a) places that have heritage significance, whether non-indigenous or indigenous, are conserved, enhanced and managed; and
  - (b) the building character in character areas is retained.

### 7.7.3 Specific Outcomes

#### (1) Specific Outcomes for Heritage Places of Non-indigenous Cultural Significance

Specific Outcomes <sup>1</sup>	Probable Solutions
<b>Sites Containing Places of Non-indigenous Cultural Significance</b>	
<b>O1</b> Development on a site containing a heritage place of non-indigenous cultural significance, as listed in <b>Table 7.1 (Heritage Places of Non-Indigenous Cultural Heritage Significance)</b> , respects, protects and promotes the heritage values of that place.	<b>S1.1</b> No probable solution prescribed.
<b>Sites Adjoining Places of Non-indigenous Cultural Significance</b>	
<b>O2</b> Buildings and structures are of a scale, design, finish and colour which respects the heritage place.	<b>S2.1</b> No probable solution prescribed.
<b>O3</b> Development is visually subservient to the heritage place.	<b>S3.1</b> Development is: <ul style="list-style-type: none"> <li>(a) set back from the street a distance equal to or greater than the heritage place;</li> <li>(b) of a lower or equal height to the heritage place; and</li> <li>(c) compatible with any landscaping elements of the heritage place identified as having cultural significance.</li> </ul>
<b>O4</b> Fencing, landscaping and advertising devices are designed and sited so as not to detract from the heritage place.	<b>S4.1</b> No probable solution prescribed.
<b>O5</b> Development adjoining a site containing a heritage place of non-indigenous cultural significance is designed and sited so as not to	<b>S5.1</b> No probable solution prescribed.

<sup>1</sup> The Overlays Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this code.

Specific Outcomes <sup>1</sup>	Probable Solutions
impair or obscure views of the heritage place.	

**(2) Specific Outcomes for Heritage Places of Indigenous Cultural Significance**

Specific Outcomes	Probable Solutions
<b>O6</b> Development does not impair the culturally significant attributes of a heritage place of indigenous cultural significance, whether listed in <b>Table 7.2 (Heritage Places of Indigenous Cultural Significance)</b> or otherwise identified by indigenous people for whom the place is significant.	<b>S6.1</b> No probable solution prescribed.

**(3) Specific Outcomes for Character Areas**

Specific Outcomes	Probable Solutions
<b>O7</b> Development in Character Areas as listed in <b>Table 7.3 (Character Areas)</b> ensures that the contribution of character buildings to the character of the locality is maintained.	<p><b>S7.1</b> Existing character buildings are retained.</p> <p><b>S7.2</b> Modifications to character buildings do not interfere with the integrity of the facade and streetscape character of the locality, and incorporate traditional materials and design elements consistent with those in other character buildings in that location.</p> <p><i>Note:</i></p> <p><i>Where an existing building is proposed to be incorporated into a site's redevelopment in accordance with Probable Solutions S7.1 and S7.2, the Council may grant the following retention incentives:</i></p> <ul style="list-style-type: none"> <li>(a) <i>an increase in site cover allowance of up to 10%;</i></li> <li>(b) <i>the reposition of the existing building within the site to better facilitate development of the balance area, provided that:</i> <ul style="list-style-type: none"> <li>(i) <i>the character building is not moved towards the street alignment so as to be more than 2 metres forward of a building on an adjoining lot;</i></li> <li>(ii) <i>the character building is not located closer than 2 metres to a side boundary of a site;</i></li> <li>(iii) <i>the character building is not located closer than 3 metres to a rear boundary; and</i></li> </ul> </li> <li>(c) <i>a reduction in car parking of up to 20% of the spaces required by the <b>Parking and Access Code</b>.</i></li> </ul> <p><b>S7.3</b> Existing native or exotic vegetation which adds to or enhances the character (that is not declared or environmental weeds) is retained.</p> <p><b>S7.4</b> Landscape features such as rock outcrops and old stone walls are incorporated into any new landscape design.</p> <p><b>S7.5</b> New front fences are compatible with the existing character building having regard to:</p>

Specific Outcomes		Probable Solutions	
		(a) height;	
		(b) transparency; and	
		(c) materials.	
<b>O8</b>	Development on vacant sites in Character Areas as listed in <b>Table 7.3 (Character Areas)</b> is compatible with those elements that comprise the inherent character of the area having regard to:	<b>S8.1</b>	No probable solution prescribed.
	(a) scale and form;		
	(b) materials;		
	(c) setting; and		
	(d) architectural themes and styles.		

**Table 7.1 Heritage Places of Non-indigenous Cultural Significance**

Heritage Place	Address	Plan Description	Planning Area
School of Arts Hall	7 Anzac Ave, Beerburrum	Lot 207 B5404	Beerburrum Township
Former Beerburrum Bakery	6 Anzac Ave, Beerburrum	Lot 105 B5404	Beerburrum Township
Anzac Avenue Memorial Trees	Anzac Ave, Beerburrum	Road Reserve	Beerburrum Township
Beerwah Hotel	53 Beerwah Parade, Beerwah	Lot 21 SP115614	Beerwah Township
Beerwah Railway Station	Simpson St, Beerwah	Lot 111 CP827063	Beerwah Township
Norfolk Pines along Esplanade	Moffat Beach	Lot 20 RP8432	Caloundra Eastern Beaches
Norfolk Pines along Esplanade	Victoria Tce, Shelly Beach	Lot 9 SP100298 Lot 570 CG5004	Caloundra Eastern Beaches
Norfolk Pines along Esplanade	Esplanade Headland, Kings Beach	Lot 570 CG5004 Lot 571 CG5004 Lot 706 CG3575	Caloundra Eastern Beaches Caloundra Central
Caloundra Cemetery	Queen St, Moffat Beach	Lot 1 C27619	Caloundra Eastern Beaches
SS Dicky Wreck	Dicky Beach, Caloundra	Lot 580 CG5004	Caloundra Eastern Beaches
Queen of Colonies Monument	Queen of Colonies Pde, Moffat Beach	Lot 1 RP58314	Caloundra Eastern Beaches
Landsborough Monument	Landsborough Pde, Golden Beach	Lot 132 RP62808	Caloundra South
The Landsborough Tree	34 Landsborough Pde, Golden Beach	Lot 1 RP138246 and road reserve	Caloundra South
Military Jetty	Pumicestone Esplanade, Diamond Head Golden Beach	Lot 576 CG5004	Caloundra South
Norfolk Pines along Esplanade	Esplanade Golden Beach, Golden Beach	Lot 497 CG3091 Lot 547 CG3961 Lot 573 CG5004 Lot 574 CG5004	Caloundra South
Kings Beach Bathing Pavilion	The Esplanade, Kings Beach	Lot 263 SP139384	Central Caloundra
Norfolk Pines along Esplanade	Esplanade Bulcock Beach, Caloundra	Lot 572 CG5004	Central Caloundra
The former Caloundra Lighthouse	Canberra Tce, Kings Beach	Lot 1 RP135230	Central Caloundra
Glass House Mountains Railway Station	Railway Parade, Glass House	Lot 92 CP827060	Glass House Mountains Township & Pumicestone
Uniting Church	16 Maleny St, Landsborough	Lot 5 RP3388	Landsborough Township
Former Landsborough Shire Chambers	Maleny St, Landsborough	Lot 1 RP 76609	Landsborough Township
Landsborough Court House	Caloundra St, Landsborough	Lot 4 CG4024	Landsborough Township
Former Police Station	40 Maleny St, Landsborough	Lot 1 L25822	Landsborough Township
Landsborough School of Arts Memorial Hall	485 Old Landsborough Rd, Landsborough	Lots 1 & 2 RP3389	Landsborough Township
Mellum Club Hotel	32 Cribb St, Landsborough	Lot 6 RP858465	Landsborough Township
Leeding House	10 Maleny St, Landsborough	Lot 3 RP145504	Landsborough Township
Dyer House	26 Maleny St, Landsborough	Lot 1 RP3388 and Lot 2 RP59974	Landsborough Township
The Palms	Gympie Street North, Landsborough	Lot 7 & 8 RP8412 and Lot 9 SP121131	Landsborough Township
Former Shire Office	51 Landsborough Maleny Rd, Landsborough	Lot 16 RP8412	Landsborough Township
Landsborough Railway Station and Air Raid Shelter	Cribb St, Landsborough	Lot 121 CP827064	Landsborough Township
Peace Memorial Park	Maleny St, Landsborough	Lot 2 CG4144	Landsborough Township
Former Landsborough Post Office	Beerwah St, Landsborough	Lot 7 RP145460	Landsborough Township

Heritage Place	Address	Plan Description	Planning Area
Former Jewellers Shop	Cnr Old Landsborough and Maleny Roads, Landsborough	Lot 12 L2588	Landsborough Township
Former Butcher Shop	26 Cribb St, Landsborough	Lot 9 RP183302	Landsborough Township
Former Bakery	28 Cribb St, Landsborough	Lot 1 RP47512	Landsborough Township
Witta Cemetery	Witta Rd, Witta	Lot 188 C8229	Maleny Plateau
Good Shepherd Lutheran Church	Witta Rd, Maleny	Lot 3 RP201124	Maleny Plateau
Mountain View Homestead	193 Mountain View Rd, Maleny	Lot 1 RP175188	Maleny Plateau
Nothlings House	Curramore Rd, Witta	Lot 4 RP163542	Maleny Plateau
Bergann Farm House	Bergann Rd, Witta	Lot 2 RP188056	Maleny Plateau
Mary Cairncross Scenic Reserve	Mountain View Rd, Maleny	Lot 1 RP58369	Maleny Plateau
Woolston Wood	Off Mary Cairncross Dve, Maleny	Lot 290 MCH3977	Maleny Plateau
Porters Wood	Obi Lane, North Maleny Rd, Maleny	Lot 1 RP26369	Maleny Plateau
Old Witta School Community Centre	Witta Rd, Witta	Lot 4 MCH 3566	Maleny Plateau
Former Baptist Church and Hall	76 Maple St, Maleny	Lot 1 RP44543	Maleny Township
Former Bakery	30 Maple St, Maleny	Lot 9 RP26393	Maleny Township
The Butchers Shop	11 Maple St, Maleny	Lot 1 RP78932	Maleny Township
Former Anglican Church of St George	15 Bunya St, Maleny	Lot 7 RP26376	Maleny Township
Presbyterian Church	12 Cedar St, Maleny	Lot 3 RP44551	Maleny Township
Soldiers Memorial Hall	1 Bunya St, Maleny	Lot 2 RP177306	Maleny Township
Former Masonic Hall	Beech St, Maleny	Lot 61 RP26395	Maleny Township
Maleny Lodge Guest House	58 Maple St, Maleny	Lot 1 RP82646	Maleny Township
Yarunga	10 Cedar St, Maleny	Lot 1 RP179881	Maleny Township
Dunlop Graves	Maleny State School Bunya St, Maleny	Lot 248 MCH2290	Maleny Township
Elaman Creek Recreational Reserve	Maleny – Kenilworth Rd, Conondale	Lot 264 M371054	Mary River – Conondale
Mooloolah Railway Shelter	Bray Rd, Mooloolah	Lot 3 RP224789	Mooloolah Township
Mooloolah Cemetery	Glasshouse Mountains Rd, Glenview	Lot 741 CG4177	Mooloolah Valley
Ewen Maddock House Site	Mooloolah Connection Rd, Mooloolah	Lot 105 C311616	Mooloolah Valley
Dularcha Railway Tunnel	Tunnel Ridge Rd, Mooloolah	Lot 453 CG2136	Mooloolah Valley
Former Beerwah Forest Station and Arboretum	Roys Rd, Beerwah	Lot 561 FTY 1655	Pumicestone
Site of Coochin Homestead	2719 Old Gympie Rd, Beerwah	Lot 2 RP157080	Pumicestone
Beerburrum Scientific Area No 1	Beerburrum State Forest Beerwah	Lot 561FTY1655	Pumicestone
Bribie Is World War 2 Fortifications	North end of Island, Bribie Island	Lot 105 NPW702	Pumicestone
Campbellville Settlement and Cemetery	Roys Road Coochin Creek, Bribie Pumicestone Passage	Lot 561 FTY1655	Pumicestone
Cowiebank site	Tripcony Bight, Pumicestone Passage	Lot 2 RP93905	Pumicestone
Beerburrum Cemetery	Via Beerburrum Rd, Beerburrum	Lot 204 CG1244	Pumicestone
Beerburrum Forestry Station barracks	Red Rd, Beerburrum	Lot 611 FTY1687	Pumicestone
Bankfoot House	Old Gympie Rd, Glass House	Lot 1 RP105818	Pumicestone
Flinders Monument	Flinders Park Tibrogargan Reserve, Glass House	Road Reserve	Pumicestone
Grigor Graves	Old Gympie Rd near Coonowrin Creek, Glass House	Lot 1 & 2 RP208094	Pumicestone
Peachester Cemetery	Cemetery Rd, Peachester (Crohamhurst)	Lot 6 CG 114	Stanley River
Peachester Uniting Church	956 Peachester Rd, Peachester	Lot 1 RP40185	Stanley River
Inigo Jones farm site	Crohamhurst Rd, Crohamhurst Peachester	Lot 753 FTY908	Stanley River
Peachester Hall	Peachester Rd, Peachester	Lot 7 CP851932	Stanley River
Site of Peach Trees Settlement	Peachester Rd, Peachester	Lot 100 SP129482	Stanley River
Crohamhurst Observatory	131 Crohamhurst Rd, Crohamhurst Peachester	Lot 576 CP883202	Stanley River

**Table 7.2 Heritage Places of Indigenous Cultural Significance**

<b>Heritage Place</b>	<b>Address</b>	<b>Plan Description</b>	<b>Planning Area</b>
To be Included			

**Table 7.3 Character Areas**

<b>Character Area</b>	<b>Location</b>	<b>Planning Area</b>
Landsborough – Cribb Street	Cribb Street, Landsborough	Landsborough Township
Landsborough – Eastern Residential Area	Caloundra Street, Landsborough	Landsborough Township



## 7.8 Extractive Resource Areas Code

### 7.8.1 Introduction

- (1) The Introduction to the Extractive Resource Area Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Extractive Resource Areas Code.

*Extractive resources are finite and site specific. Growth in south-east Queensland has seen increased pressure on these resources as:*

- (a) the volume of the resources is depleted through use;*
- (b) available resources are alienated from use as a consequence of incompatible development on or near the resources; and*
- (c) those resources which were previously economically unviable become more attractive as volumes of cheaper resources decline.*

*In order to maintain the viability of extractive resources into the future, it is important to protect potential resource areas, existing extractive industry operations and identified haulage routes from sterilisation by incompatible development activities.*

### 7.8.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Extractive Resource Areas Code.
- (2) The overall outcomes sought for the Extractive Resource Areas Code are the following:
  - (a) development occurring on or near extractive resource areas and associated haulage routes keeps the resource available for feasible extraction by avoiding significant conflicts with such extraction; and
  - (b) the potential impacts of extractive industries on sensitive uses contained within extractive resources areas are minimised.

### 7.8.3 Assessment Guidance: Explanation of Key Terms

**“extractive resource area”** means an area identified on [Map 7.4 \(Extractive Resource Areas and Separation Areas\)](#):

- (a) with existing use rights for extractive industry; or*
- (b) which is a known or suspected potential resource as identified by the Queensland Department of Natural Resources, Mines and Energy.*

**“extractive resource separation area”** means an area:

- (a) identified on [Map 7.4](#) as an extractive resource separation area; or*
- (b) an area within 1,000 metres from a hardrock resource where blasting, crushing or screening is involved or 200 metres from a sand or gravel resource or other resource which does not involve blasting or crushing. The separation distance from the extractive resource is to be measured from the known limit of the extractive resource area.*

**“haulage route”** means a road identified on a Planning Area Overlay Map as a primary route for the conveyance of extractive materials from the extraction site to a State-controlled road.

“haulage route buffer” means an area of 50 metres width on each side of a haulage route, measured from the road reserve boundary.

## 7.8.4 Specific Outcomes

Specific Outcomes <sup>1</sup>	Probable Solutions
<b>Development in Extractive Resource Areas</b>	
<p><b>O1</b> Development does not prevent or constrain the current or future viability and efficient winning or processing of extractive resources within area identified on the Planning Area Overlay Maps as being subject to the Extractive Resource Area Overlay.</p>	<p><b>SI.1</b> Land use activities in Extractive Resource Areas (shown on <a href="#">Map 7.4</a>) are limited to:</p> <ul style="list-style-type: none"> <li>(a) agriculture;</li> <li>(b) animal keeping;</li> <li>(c) animal husbandry – low impact;</li> <li>(d) caretaker’s residence;</li> <li>(e) community residence (on an existing lot)</li> <li>(f) detached house (on an existing lot);</li> <li>(g) native forest harvesting; and</li> <li>(h) rural produce stall.</li> </ul> <p><b>SI.2</b> Land use activities in Extractive Resource Separation Areas are limited to:</p> <ul style="list-style-type: none"> <li>(a) agriculture;</li> <li>(b) animal keeping;</li> <li>(c) animal husbandry – low impact;</li> <li>(d) caretaker’s residence;</li> <li>(e) community residence (on an existing lot)</li> <li>(f) detached house (on an existing lot);</li> <li>(g) native forest harvesting;</li> <li>(h) rural produce stall;</li> <li>(i) aquaculture;</li> <li>(j) home based business;</li> <li>(k) rural service industry; and</li> <li>(l) stable.</li> </ul> <p><b>SI.3</b> For other areas identified on a Planning Area Overlay Map as subject to the Extractive Resource Area Overlay, land use activities are limited to:</p> <ul style="list-style-type: none"> <li>(a) agriculture;</li> <li>(b) animal keeping;</li> <li>(c) animal husbandry – low impact;</li> <li>(d) caretaker’s residence;</li> <li>(e) community residence (on an existing lot)</li> <li>(f) detached house (on an existing lot);</li> <li>(g) native forest harvesting;</li> <li>(h) rural produce stall;</li> <li>(i) aquaculture;</li> <li>(j) home based business;</li> <li>(k) rural service industry; and</li> <li>(l) stable.</li> </ul> <p><b>SI.4</b> Reconfiguring a lot in an area identified on a Planning Area Overlay Map as subject to the Extractive Resource Areas Overlay does not involve the creation of any additional lots.</p>

<sup>1</sup> The Overlays Planning Scheme Policy and Development Design Planning Scheme Policy provides guidance for achieving certain Specific Outcomes in this code.

Specific Outcomes <sup>1</sup>		Probable Solutions	
<b>Development adjoining Haulage Routes and Within Haulage Route Buffers</b>			
<b>O2</b>	<p>Development proposals within Haulage Route Buffers ensures that:</p> <ul style="list-style-type: none"> <li>(a) transport operations are able to occur in an efficient manner;</li> <li>(b) a suitable level of amenity is enjoyed by residents and other users of land within Haulage Route Buffers; and</li> <li>(c) access from the development to the haulage route is safe and efficient.</li> </ul>	<b>S2.1</b>	<p>Development for:</p> <ul style="list-style-type: none"> <li>(a) residential uses;</li> <li>(b) community uses;</li> <li>(c) reconfiguring a lot to increase the number of lots for residential or community purposes; or</li> <li>(d) other incompatible uses with amenity issues;</li> </ul> <p>incorporates measures that overcome potential adverse impacts and land use conflicts, such as:</p> <ul style="list-style-type: none"> <li>(a) landscape buffer strips;</li> <li>(b) mounding and screening; and</li> <li>(c) the maintenance of adequate separation distances.</li> </ul>
		<b>S2.2</b>	<p>Development complies with the probable solutions S1.1, S2.1, S2.2, S2.3 and S3.1 of the <b>Nuisance Code</b>.</p>
		<b>S2.3</b>	<p>No probable solution is prescribed in relation to traffic safety and efficiency for access to the haulage route.</p>



Map 7.4 Extractive Resource Areas and Separation Areas  
(Amended 5 November 2010)



## 7.9 Flood Management Code

### 7.9.1 Introduction

- (1) The Introduction to the Flood Management Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Flood Management Code.

*Protecting the flood storage capacity of Caloundra City's floodplains and the flood conveyance capacity of Caloundra City's rivers, streams and canals during significant flood events is critical to minimising property damage and personal health risks associated with flood hazard. The Council has a responsibility to ensure that new development avoids or otherwise lessens the adverse impacts of flooding.*

### 7.9.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Flood Management Code.
- (2) The overall outcomes sought for the Flood Management Code are the following:
- (a) floodplains and the flood conveyance capacity of waterways are protected;
  - (b) the siting and level of development and associated works avoid or otherwise lessen the adverse impacts of flooding;
  - (c) development accommodates the impacts of predicted sea level rise and changing flood intensity arising from climate change;
  - (d) the risk of loss of life, injury or damage to property and infrastructure arising from flooding is reduced as far as practicable.

### 7.9.3 Specific Outcomes

Specific Outcomes <sup>10</sup>		Probable Solutions	
<b>Development in Areas subject to Flooding</b>			
<b>O1</b>	Development is undertaken such that: <ol style="list-style-type: none"> <li>(a) development does not occur in areas subject to flooding, except in the limited and specific circumstances provided for by a Structure Plan;</li> <li>(b) there is no afflux in flood levels when the completed development scenario (including cumulative potential) is compared with the pre-development scenario (i.e. no increase in peak water level);</li> <li>(c) there is no loss of flood storage volume;</li> <li>(d) natural hydrological systems are protected;</li> <li>(e) natural landforms and drainage lines are maintained to protect the hydraulic performance of waterways; and</li> <li>(f) there is no detrimental impact on flood evacuation routes or to counter disaster procedures or systems<sup>11</sup>.</li> </ol>	<b>SI.1</b>	In a Master Planned Area, excavation or filling works and development for urban purposes other than the limited infrastructure specified on the structure plan maps does not occur on flood prone land as specified by the Structure Plan.
		<b>SI.2</b>	In an area other than a Master Planned Area, excavation or filling works and development for urban purposes other than the limited infrastructure specified on the planning scheme maps, does not occur on land:- <ol style="list-style-type: none"> <li>(a) identified on a Planning Area Overlay Map as being subject to the <b>Flood Management Overlay</b>; or</li> <li>(b) otherwise determined to be subject to flooding in a 1:100 year ARI flood event.</li> </ol>
<b>Development Levels and Access</b>			
<b>O2</b>	New lots are located at a suitable height above flood levels to protect development from the risk of flooding.	<b>S2.1</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites.

<sup>10</sup> The Development Design Planning Scheme Policy provides guidance for achieving certain specific outcomes of this Code.

<sup>11</sup> The Overlays Planning Scheme Policy provides guidance for achieving Specific Outcome O1.

Specific Outcomes <sup>10</sup>		Probable Solutions	
			<p>Note:</p> <p>Section 9.9 (Reconfiguring a Lot Code) sets out the minimum lot size and flood free building site requirements.</p>
<b>O3</b>	Access to building sites within lots is at an elevation that is safely accessible and trafficable during a 100 year ARI flood event.	<b>S3.1</b>	No probable solution prescribed.
<b>O4</b>	Development floor levels are provided at an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S4.1</b>	Floor levels for essential community uses (e.g. hospitals and emergency services) are a minimum of 1 metre above the 100 year ARI flood level or 1 metre above the highest recorded flood level in areas where no design flood levels have been previously determined.
		<b>S4.2</b>	<p>Floor levels for residential, business and commercial, and industrial buildings are a minimum of:</p> <p>(a) 500 millimetres above the 100 year ARI flood level; or</p> <p>(b) 600 millimetres above the highest recorded flood level in areas where no design flood levels have previously been determined.</p>
<b>Public Infrastructure</b>			
<b>O5</b>	Public infrastructure is located with due regard to flood risks associated with public safety, function and economic loss.	<b>S5.1</b>	Mechanical and electrical works (e.g. pump stations, electricity substations) are located 500 millimetres above the 100 year ARI flood level.
		<b>S5.2</b>	Roads required as evacuation routes are designed and constructed to be safely accessible and trafficable during a 100 year ARI flood event.
		<b>S5.3</b>	Road drainage design (kerb and channelling and cross-drainage) complies with Section 5-28 and 5-29 of the <i>Queensland Urban Drainage Manual</i> .



## 7.10 Habitat and Biodiversity Code

### 7.10.1 Introduction

- (1) The Introduction to the Habitat and Biodiversity Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Habitat and Biodiversity Code.

*Caloundra City contains large areas of significant vegetation and habitats for diverse fauna populations. The wide diversity of ecosystems support threatened and non-threatened flora and fauna species. Council recognises that the protection, linking and enhancement of habitats are important to the long term sustainability of ecosystems and ecological processes, and to Caloundra City's character, identity and economic vitality.*

### 7.10.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Habitat and Biodiversity Code.
- (2) The overall outcomes sought for the Habitat and Biodiversity Code are the following:
- (a) Caloundra City's ecosystems and ecological processes, their habitats biological diversity and potential for continuing evolutionary adaptation are retained, protected, maintained, rehabilitated and linked;
  - (b) Caloundra City's native aquatic and terrestrial flora and fauna populations are retained, protected from threats and disturbances, maintained and progressively regenerated to levels that are self-supporting and self-regenerating; and
  - (c) degraded ecosystems are rehabilitated and threatened species' habitats and ecosystems are restored.

### 7.10.3 Specific Outcomes

Specific Outcomes <sup>1</sup>		Probable Solutions	
O1	Significant vegetation, habitats and biodiversity are protected to ensure their survival and ongoing contribution to Caloundra City's biological diversity.	S1.1	Significant vegetation, habitats and biodiversity identified on <b>Map 7.5 (Significant Vegetation)</b> or <b>Map 7.6 (Habitat and Protected Vegetation)</b> is retained.
		S1.2	Significant flora and fauna species as identified in Table 10.12 (Significant Flora Species in Caloundra City) and Table 10.13 (Significant Fauna Species in Caloundra City) of the <b>Environmental Assessment and Management Planning Scheme Policy</b> are protected and/or habitats linked and enhanced.
O2	Significant vegetation habitats and biodiversity are protected from the indirect impacts of development (edge effects) and where necessary buffered and restored.	S2.1	Significant vegetation identified as habitat areas, corridors and links on <b>Map 7.7 (Habitat Areas)</b> as Core Habitat Areas or Broad Mosaic Areas or on <b>Map 7.8 (Habitat Corridors and Links)</b> as Major Corridors or Special Remnants is retained in manageable configurations which retain viability and reduce edge effects.
		S2.2	Retained vegetation, habitats and biodiversity are buffered to protect nature conservation values with fire management measures, controlled

<sup>1</sup> The Overlays Planning Scheme Policy, Environmental Assessment and Management Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving the Specific Outcomes of this Code.

Specific Outcomes <sup>1</sup>	Probable Solutions
	<p data-bbox="938 230 1434 286">maintenance access and fencing provided to adjacent development.</p> <p data-bbox="842 315 1434 427"><b>S2.3</b> “Softer” elements of development such as landscaping and passive recreation areas are sited to provide additional buffering and linking of retained vegetation, habitats and biodiversity.</p> <p data-bbox="842 456 1434 566"><b>S2.4</b> Roads through or adjacent to retained vegetation and habitats which are used by native fauna at risk from vehicles, incorporate traffic calming devices.</p>
<p data-bbox="236 571 828 683"><b>O3</b> The habitat linkages and functional values of riparian areas and other existing and potential ecological corridors are maintained, protected and improved.</p>	<p data-bbox="842 571 1434 741"><b>S3.1</b> Corridors and environmental links broadly indicated on <b>Map 7.8 (Habitat Corridors and Links)</b><sup>2</sup>, are retained, protected and buffered from development, and where degraded, rehabilitated to facilitate enhanced wildlife movement.</p> <p data-bbox="842 745 1434 880"><b>S3.2</b> Other ecological corridors and links identified by more detailed investigations are retained and enhanced to protect native species’ natural movement patterns.</p>
<p data-bbox="236 884 828 913"><b>O4</b> Works associated with development avoids:</p> <ul style="list-style-type: none"> <li data-bbox="331 943 828 1025">(a) fragmentation of significant vegetation or habitat areas for significant flora and fauna species and other wildlife;</li> <li data-bbox="331 1030 828 1059">(b) creating barriers to faunal movement; and</li> <li data-bbox="331 1064 828 1115">(c) creating adverse effects on individual flora and fauna populations.</li> </ul>	<p data-bbox="842 884 1434 996"><b>S4.1</b> Roads, driveways, fences, buildings, structures, dams, sewer lines, park facilities and other infrastructure do not traverse significant vegetation.</p> <p data-bbox="842 1025 1434 1249"><b>S4.2</b> Development within or adjacent to significant vegetation or habitat incorporates fences which allow for protected faunal movement, avoids use of species with recognised weed potential (refer to <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>) and controls unrestricted access of domestic cats and dogs.</p>
<p data-bbox="236 1254 828 1337"><b>O5</b> Landscaping adjoining or supplementing significant vegetation, habitat areas or corridor links:</p> <ul style="list-style-type: none"> <li data-bbox="331 1366 828 1449">(a) complements, enhances and where possible links the significant vegetation or habitat areas; and</li> <li data-bbox="331 1453 828 1505">(b) causes no degradation of adjacent habitat or ecosystems.</li> </ul>	<p data-bbox="842 1254 1434 1283"><b>S5.1</b> Site landscaping includes the following elements:</p> <ul style="list-style-type: none"> <li data-bbox="938 1312 1434 1341">(a) native plants of local provenance;</li> <li data-bbox="938 1346 1434 1375">(b) known food and habitat trees and shrubs;</li> <li data-bbox="938 1379 1434 1431">(c) replication of adjacent healthy remnant habitats, including understorey vegetation;</li> <li data-bbox="938 1435 1434 1487">(d) enhancement of links between existing habitats; and</li> <li data-bbox="938 1491 1434 1574">(e) no declared noxious plants or invasive plants likely to displace native flora species or degrade fauna habitats.</li> </ul> <p data-bbox="842 1603 1434 1709"><b>S5.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>.</p>
<p data-bbox="236 1713 828 1825"><b>O6</b> Significant vegetation habitats and biodiversity associated with waterways and wetlands are not adversely impacted by changes in hydrological regime.</p>	<p data-bbox="842 1713 1434 1850"><b>S6.1</b> Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on waterway and wetland habitats and biodiversity.</p>

<sup>2</sup> Significant vegetation, habitats and biodiversity are broadly indicated on Map 7.5 (Significant Vegetation), Map 7.6 (Habitat and Protected Vegetation), Map 7.7 (Habitat Areas) and Map 7.8 (Habitat Corridors and Links). To the extent there is any discrepancy between the maps and the definitions of significant vegetation, habitat and biodiversity, the definitions take precedence over the maps.

Map 7.5                      Significant Vegetation  
(Amended 5 November 2010)



Map 7.6 Habitat and Protected Vegetation  
(Amended 5 November 2010)



Map 7.7 Habitat Areas  
(Amended 5 November 2010)



Map 7.8 Habitat Corridors and Links  
(Amended 5 November 2010)



## 7.11 Natural Waterways and Wetlands Code

### 7.11.1 Introduction

- (1) The Introduction to the Natural Waterways and Wetlands Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Natural Waterways and Wetlands Code.

*Natural waterways and wetlands are significant environmental features valued by the community for their functions as natural flood storage /conveyance areas, fish nursery areas and habitat for fauna and flora. The Pumicestone Passage Wetland within Caloundra City forms an important component of the Moreton Bay Marine Park, recognised under national and international treaties and agreements.*

### 7.11.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Natural Waterways and Wetlands Code.
- (2) The overall outcomes sought for the Natural Waterways and Wetlands Code are the following:
- (a) the Moreton Bay Marine Park, RAMSAR Wetland (Pumicestone Passage), Fish Habitat Areas (under the Queensland Fisheries Act 1994) and all of Caloundra City's natural waterways and wetlands are protected to preserve their important contribution to ecological processes, fisheries, shore line and bank stabilisation, hydraulic and flood carrying capacity, open space, recreational, environmental, scientific, commercial and cultural value;
  - (b) natural ecological and hydrological conditions and processes are protected from development;
  - (c) viable linkages between wetlands, their associated ecosystems and other natural areas, and in particular, links from the coast to Caloundra City's hinterland areas are maintained, created or enhanced; and
  - (d) ecological characteristics and environmental values of wetland areas and natural waterways and their associated ecosystems are protected by appropriate and sustainable water regimes and water quality objectives.

### 7.11.3 Specific Outcomes

Specific Outcome <sup>1</sup>		Probable Solutions	
<i>Development Design and Layout</i>			
<b>O1</b>	Development retains, enhances and maintains the environmental values of waterways and wetlands by providing adequate setbacks and buffers.	<b>SI.1</b>	Built structures, filling and excavation work, public use infrastructure and new lot boundaries are not located on land identified on a Planning Area Overlay Map as being subject to the <b>Natural Waterways and Wetlands Overlay</b> .
		<b>SI.2</b>	Natural buffer areas are maintained to waterways and wetlands, with a minimum width of:  FOR A WATERWAY  (a) 100 metres from the high or outer bank where the waterway supports significant vegetation; or (b) otherwise, 40 metres from the high or outer bank.

<sup>1</sup> The Overlays Planning Scheme Policy, the Development Design Planning Scheme Policy (addressing water quality matters) and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving certain specific outcomes in this code.

Specific Outcome <sup>1</sup>	Probable Solutions
	<p>FOR A WETLAND</p> <p>(a) 100 metres from the highest astronomical tide, where the wetland is a tidal wetland; or</p> <p>(b) 100 metres from the maximum water level identifiable by distinctive vegetation, where the wetland is a freshwater wetland.</p> <p><b>S1.3</b> Site layout does not impact upon the natural drainage systems associated with the primary waterway or wetland.</p>
<b>Bank Stability, Channel Integrity and In-stream Habitat</b>	
<p><b>O2</b> Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.</p>	<p><b>S2.1</b> No direct interference or modification of waterway or wetland channels, banks or riparian and in-stream habitat occurs.</p>
<b>Water Quality and Water Cycle Management</b>	
<p><b>O3</b> Development ensures that water quality levels are protected, maintained or improved by incorporating water-sensitive urban design.</p>	<p><b>S3.1</b> Water quality levels for stormwater, on-site wastewater and any site run-off meet the standards set in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC &amp; ARMCANZ) 2000</i>.</p> <p><b>S3.2</b> Discharge of stormwater to a waterway or wetland occurs only where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter, excess nutrients, oil and grease.</p> <p><b>S3.3</b> Development is carried out so that it will not lead to an increased nutrient load or nutrient enrichment (particularly nitrogen and phosphorus).</p> <p><b>S3.4</b> Stormwater and on-site wastewater do not contaminate surface and ground water flows.</p>
<p><b>O4</b> Development retains the existing hydrological regime (surface and ground water cycle and flow) to protect significant vegetation and habitats.</p>	<p><b>S4.1</b> Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.</p>
<p><b>O5</b> Construction and operational management of development mitigates adverse impacts on waterways and wetlands.</p>	<p><b>S5.1</b> No probable solution prescribed.</p>

## 7.12 Steep Slope / Stability Code

### 7.12.1 Introduction

- (1) The Introduction to the Steep Slope / Stability Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Steep Slope/ Stability Code.

*The physical condition, environmental values and visual appeal of steep land can be impacted by inappropriate development and development practices. In order to maintain the values associated with steep land and avoid property damage caused by landslip, it is necessary to manage the type and design of development in these areas.*

### 7.12.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Steep Slope/Stability Code.
- (2) The overall outcomes sought for the Steep Slope/Stability Code are the following:
- (a) development occurring on steep slopes or unstable land is provided with physically suitable sites;
  - (b) the potential for erosion and land slippage is minimised or avoided; and
  - (c) the undesirable effects necessitated by development on steep or unstable land such as cut and fill, retaining walls and steep driveways are minimised or avoided.

### 7.12.3 Specific Outcomes

Specific Outcomes <sup>1</sup>		Probable Solutions	
<b>Site Suitability (Stability)</b>			
<b>O1</b>	Development is responsive to the constraints imposed by potentially unstable land, occurring only where land is: <ul style="list-style-type: none"> <li>(a) geologically stable;</li> <li>(b) unlikely to affect or be affected by surrounding unstable land; and</li> <li>(c) unlikely to place surrounding development in danger if land subsidence occurred.</li> </ul>	<b>S1.1</b>	Building structures are not located on land identified on a Planning Area Overlay Map as being subject to the <b>Steep Slope/Stability Overlay</b> .
<b>Site Suitability (Slope)</b>			
<b>O2</b>	Development on steeply sloping land is responsive to the constraints imposed by slope.	<b>S2.1</b>	Building or operational work is undertaken on land with a slope not exceeding 1 in 4 (with at least 50% of the site having a slope not exceeding 1 in 6).
		<b>S2.2</b>	Reconfiguring a lot provides for lot sizes and development footprints which respond to steeply sloping land (containing slopes of 1:5 greater).
			<i>Note:</i> Section 9.9 (Reconfiguring a Lot Code) sets out the minimum lot size and development footprint requirements for steeply sloping land.
<b>Site Access</b>			
<b>O3</b>	Development on steeply sloping land provides	<b>S3.1</b>	Road access is not steeper than 1 in 5.

<sup>1</sup> The Overlays Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes in this Code.

<b>Specific Outcomes<sup>1</sup></b>		<b>Probable Solutions</b>	
	safe and efficient access for vehicles and pedestrians.	<b>S3.2</b>	Driveways are not steeper than 1 in 5 for more than 20 metres or one-quarter of their length and not steeper than 1 in 4 in any location.
		<b>S3.3</b>	Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways.
<b>Building Siting and Design</b>			
<b>O4</b>	The siting and design of development on steeply sloping land minimises impacts on the natural landform and landscape character.	<b>S4.1</b>	Development avoids cut and fill by using elevated construction and stepped (split level) building forms.  <b>OR</b>  Development involves cut and fill which does not:  (a) involve a total change of more than 1.5 metres relative to natural ground level at any point; (b) occur within 1.5 metres of any site boundary; and (c) necessitate construction of retaining walls exceeding 1.2 metres in height.
		<b>S4.2</b>	Cut and fill batters are stabilised and protected from erosion by measures such as grassing, dense landscaping, retaining walls or other suitable stabilisation/protective methods.

## 7.13 Visual Management Code

### 7.13.1 Introduction

- (1) The Introduction to the Visual Management Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Visual Management Code.

*Scenic quality and distinctive landscape elements make important contributions to the character and identity of Caloundra City. The retention of significant views, scenic routes and inter-urban greenspace breaks is critical to maintaining Caloundra City's high scenic amenity and landscape character.*

### 7.13.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Visual Management Code.
- (2) The overall outcome sought for the Visual Management Code is the following:
- (a) landscape elements and values which contribute to the distinctive character and identity of Caloundra City (in particular, significant views, scenic routes and inter-urban greenspace) are protected.

### 7.13.3 Specific Outcomes

Specific Outcomes <sup>1</sup>		Probable Solutions	
<b>Development Adjoining or Near Scenic Routes.</b>			
<b>O1</b>	Development does not detract from the visual amenity of Caloundra City's Scenic Routes.	<b>S1.1</b>	Development adjoining a Scenic Route as identified on a Planning Area Overlay Map is of a scale and architectural style and incorporates materials, colours, landscaping and signage in accordance with the development principles contained in <a href="#">Table 7.4 (Landscape Values)</a> .
<b>Development Impact on Significant Views.</b>			
<b>O2</b>	Impact assessable development does not impact adversely on Caloundra City's significant views.	<b>S2.1</b>	Development protects or enhances the significant views referred to in <a href="#">Table 7.5 (Significant Views)</a> and shown on <a href="#">Map 7.9 (Significant Views)</a> .
<b>Development in Rural Townships</b>			
<b>O3</b>	Impact assessable development does not degrade or blur the "sense of place" and landscape/scenic character of Caloundra City's rural townships.	<b>S3.1</b>	Urban development does not infringe on the natural landscape "edges" of Caloundra City's townships: <ul style="list-style-type: none"> <li>(a) as delineated by the boundaries of the following Planning Area Precinct Maps:               <ul style="list-style-type: none"> <li>(i) Beerburrum Township;</li> <li>(ii) Glass House Mountains Township;</li> <li>(iii) Beerwah Township;</li> <li>(iv) Landsborough Township;</li> <li>(v) Mooloolah Township;</li> <li>(vi) Maleny Township;</li> </ul> </li> <li>(b) as delineated by the inset map of the Stanley River – Peachester Planning Area Precinct Map for Peachester Township; and</li> </ul>

<sup>1</sup> The Overlays Planning Scheme Policy provides guidance for achieving certain Specific Outcomes of this code.

Specific Outcomes <sup>1</sup>	Probable Solutions
	(c) as delineated by the inset map of the Mary River – Conondale Planning Area Precinct Map for Conondale Township.

**Table 7.4 Landscape Values**

Landscape Character Type and broad values <sup>1</sup>	Landscape Setting or District (and Planning Areas)	Landscape Values to be Protected	Development Principles
FORESTED MOUNTAIN (Foothills and Escarpment which are the frame for various landscape settings within Caloundra)	Mary River (Mary River)	<ul style="list-style-type: none"> <li>High tourist route scenic values.</li> <li>Pattern of open fields and forested backdrop.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive development of built form in relation to scenery maintains values; lot size, setbacks, roads, tree retention and building scale to be “rural” in character.</li> </ul>
	(Maleny Plateau)		
	Stanley River	<ul style="list-style-type: none"> <li>Visual setting and special backdrop for Glass House Mountains.</li> </ul>	<ul style="list-style-type: none"> <li>Scale of built form does not conflict with the landscape scale.</li> <li>No buildings taller than 3 storeys within view corridors to Glass House Mountains.</li> <li>No development which causes visual scarring.</li> </ul>
	Glass House Mountains (Pumicestone)		
SCENIC RURAL (Plateau and Valley Floor, with characteristic forested mountain backdrop contrasting with low-key rural activities)	Mary River (Mary River)	<ul style="list-style-type: none"> <li>Broad expansive view of low key rural activity.</li> <li>Pattern of open fields with forested backdrop.</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive development of built form in relation to scenery maintains values.</li> <li>Lot size, setbacks, roads, tree retention and building scale are rural in character.</li> </ul>
	(Maleny Plateau)		
	Stanley River (Stanley River – Peachester)	<ul style="list-style-type: none"> <li>Rolling rural landscape with patchwork of rural, forest and township landscape.</li> <li>Lack of discordant elements such as out-of-character urban or rural built form.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain shelterbelts, restrict visual barriers (solid tall fences etc.) and restrict discordant development (large, “industrial” agri-business buildings, quarries etc.) to areas out of main viewsheds for scenic drives; control signage and limit scale of buildings and maintain rural character.</li> </ul>
HINTERLAND TOWNSHIPS (Peachester, Conondale, Maleny set within generally rural landscapes)	(Stanley River – Peachester)	<ul style="list-style-type: none"> <li>Relatively low impact urban development interspersed with the visual relief of rural scenery.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain “village” scale of buildings; control signage and reinforce “mainstreet” emphasis on streetscape improvements (non-urban); maintain vistas to hills/escarpments.</li> <li>Distinct bands of vegetation and visible waterbodies are maintained and enhanced to reinforce watercourses.</li> <li>Retain/enhance clear distinction between edge of township and natural/rural setting (in contrast to the coastal strip).</li> </ul>
	(Mary River – Conondale)		
	(Maleny Township)		
COASTAL PLAIN (Partitioned by waterways with fringing vegetation, punctuated by the Glass House Mountains, which make a unique scenic contribution to Caloundra’s character)	Mooloolah (Mooloolah Valley)	<ul style="list-style-type: none"> <li>Flat plain punctuated by coastal hills, rivers and creek.</li> <li>Land use pattern of forests, pine plantations, sugar cane, horticulture and residential areas.</li> <li>View corridors from main roads to Glass House Mountains.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain view corridors to Glass House Mountains from Wickham Point, Pumicestone Passage, Caloundra Bar, highway and plateau lookouts.</li> <li>Maintain and enhance fringing native vegetation along watercourses as part of the Caloundra City Greenspace and Habitat Network.</li> </ul>
	Glass House Mountains (Pumicestone, Kawana Waters, Caloundra West, Caloundra South)		

<sup>1</sup> Map DEO 4 shows the different Landscape Character Types

Landscape Character Type and broad values <sup>1</sup>	Landscape Setting or District (and Planning Areas)	Landscape Values to be Protected	Development Principles
GLASS HOUSE / PUMICESTONE (With character derived from their size, railway and old main road location and nearby Glass House Mountains)	(Mooloolah, Landsborough, Beerwah, Glass House Mountains and Beerburrum Townships)	<ul style="list-style-type: none"> <li>Views to the Glass House Mountains from the townships.</li> <li>Historical/cultural values of township settings and some specific elements.</li> </ul>	<ul style="list-style-type: none"> <li>Visibility to be maintained – no tall structures to obscure or detract from views; however some may enhance or frame views.</li> <li>As for Hinterland Townships above.</li> </ul>
COASTAL URBAN (Generally low-rise residential development between the coast and its rural hinterland)	Kawana / Central Caloundra (Kawana Waters)	<ul style="list-style-type: none"> <li>Suburban neighbourhoods with occasional views of forested mountains or coastal hills/headlands.</li> </ul>	<ul style="list-style-type: none"> <li>Development applications subject to assessment of probable impacts on views and landscape values.</li> </ul>
	Caloundra / Headland (Caloundra Eastern Beaches, Central Caloundra, Caloundra West)	<ul style="list-style-type: none"> <li>Patches of vegetation providing visual relief.</li> <li>Perceived relationship to nearby beaches.</li> </ul>	<ul style="list-style-type: none"> <li>Patches of vegetation to provide visual relief and reference points.</li> <li>Pedestrian/cycle and visual access to coastline.</li> </ul>
COASTAL (Open beaches, bays, headlands and adjacent esplanade – significant and highly scenic developed coastline with key remnant beach and foreshore features)	Kawana / Central Caloundra (Kawana Waters, Caloundra Eastern Beaches)	<ul style="list-style-type: none"> <li>Distinctive beach locations.</li> <li>Locally prominent headlands.</li> <li>Esplanades developed for parkland recreation.</li> <li>Special interfaces between land and sea.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain a green break at Currimundi and Tooway Lakes and provide a greenspace link to Mooloolah River National Park.</li> <li>Development applications subject to impact assessment demonstrate acceptable impacts on views and landscape values.</li> </ul>
	Caloundra / Headland (Central Caloundra)	(Dicky Beach, Kings Beach, Wickham Point, Golden Beach, Moffat Beach and Moffat Head, Shelly Beach and Caloundra Head).	<ul style="list-style-type: none"> <li>Reinforce “traditional” coastal holiday destination character by specific landscape and urban design elements.</li> </ul>
SANDY PASSAGE (Northern Pumicestone Passage)	Bribie Island (Caloundra South, Pumicestone)	<ul style="list-style-type: none"> <li>High natural values due to rarity of natural landform and low incidence of development.</li> <li>Rare, highly “natural” sandy passage with distinctive low flat wooded landscape and mangrove estuary.</li> </ul>	<ul style="list-style-type: none"> <li>Any development to be screened from Passage views.</li> </ul>

**Table 7.5 Significant Views**

Planning Area	Significant View
Central Caloundra	<ul style="list-style-type: none"> <li>Views of Glass House Mountains from Bulcock Beach, Wickham Point and the higher parts of Regent and Queen Streets (near Maltman Street); and</li> <li>View of Pumicestone Passage and Bribie Island from Bulcock Beach and within the Town Centre.</li> </ul>
Caloundra Eastern Beaches	<ul style="list-style-type: none"> <li>Views of Moffat Beach and Tooway Lake, and the northern beaches from Moffat Head;</li> <li>Views to Moffat Head from Dicky Beach and Shelly Beach;</li> <li>Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head;</li> <li>Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade; and</li> <li>Views to Point Cartwright from Moffat Head and Dicky Beach.</li> </ul>
Caloundra West / Caloundra South	<ul style="list-style-type: none"> <li>Views from Caloundra Road and Little Mountain to Pumicestone Passage, Moreton Bay and Islands.</li> </ul>
Maleny Plateau	<ul style="list-style-type: none"> <li>Views from Mary Cairncross Scenic Reserve; and</li> <li>Views eastwards and southwards from Blackall Range escarpment, including views from McCarthy’s lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout.</li> <li>Views from Howell’s Knob Lookout;</li> <li>Views towards Lake Baroon Pocket Dam; and</li> <li>Views from the Obi Lookout.</li> </ul>
Pumicestone	<ul style="list-style-type: none"> <li>Views of Glass House Mountains from Pumicestone Passage.</li> </ul>

**Map 7.9                      Significant Views**  
(Amended 5 November 2010)



## 7.14 Water Resource Catchment Code

### 7.14.1 Introduction

- (1) The Introduction to the Water Resource Catchment Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Water Resource Catchment Code.

*Clean water is fundamental to community wellbeing. The water resources on which Caloundra City and adjoining Local Governments depend need to be protected from development which may adversely impact (either directly or indirectly) upon the health and viability of these communities.*

### 7.14.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Water Resource Catchment Code.
- (2) The overall outcomes sought for the Water Resource Catchment Code are the following:
- (a) water quality and natural systems in water resource catchments are protected and enhanced.

### 7.14.3 Assessment Guidance: Explanation of Key Terms

**“water resource catchment area”** means an area identified on a Planning Area Overlay Map as subject to the Water Resource Catchment Overlay.

### 7.14.4 Specific Outcomes

Specific Outcomes <sup>1</sup>	Probable Solutions
<b>High Risk Land Use Activities in Water Resource Catchments</b>	
<p><b>O1</b> High risk land use activities including:</p> <p>(a) animal husbandry – high impact;                      (b) animal keeping;                      (c) aquaculture;                      (d) cemetery;                      (e) camping ground;                      (f) industrial uses (except in the Industry Precinct Class); or                      (g) stables.</p> <p>are not established within a Water Resource Catchment Area.</p>	<p><b>S1.1</b> No probable solution prescribed.</p>
<b>Setback of Development from Lake Full Supply Levels</b>	
<p><b>O2</b> Development on land adjoining the full supply level of a water resource lake provides an effective buffer between the use and the lake to filter run-off.</p>	<p><b>S2.1</b> Buildings and effluent disposal areas are set back a minimum of 200 metres from the full supply level of a water resource lake with other components of development set back a minimum of 100 metres.</p>
<b>Protection of Catchment Environmental Values</b>	
<p><b>O3</b> Development which adjoins or incorporates waterways or wetlands provides for their retention and enhancement of their natural environmental values.</p>	<p><b>S3.1</b> Development provides for the protection of all significant vegetation and the revegetation of all waterways and wetlands.</p>

<sup>1</sup> The Overlays Planning Scheme Policy, the Development Design Planning Scheme Policy (addressing water quality matters) and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving certain outcomes in the Code.

<b>Specific Outcomes<sup>1</sup></b>		<b>Probable Solutions</b>	
<b>On-Site Waste and Waste Water Disposal</b>			
<b>O4</b>	On-site wastes are treated to a standard that ensures no adverse impacts upon surface or ground water within a Water Resource Catchment Area.	<b>S4.1</b>	Development connects to the Council's reticulated sewerage network (where available or planned to be made available by the Council);  <b>OR</b>  Development installs an on-site effluent disposal system.
		<b>S4.2</b>	All waste water treatment facilities are maintained and managed in a manner which ensures their ongoing, efficient operation in accordance with design specifications.
		<b>S4.3</b>	Development involving concentrated use areas (e.g. washdown areas) is provided with site drainage which ensures that all run-off is directed to treatment areas which effectively reduce the levels of sedimentation and pollutants to within limits that allow standards of receiving waters to be maintained at levels required by the State <i>Environment Protection (Water) Policy 1997</i> .
		<b>S4.4</b>	All solid waste is removed and disposed of in an approved waste disposal area outside the Water Resource Catchment Area.
		<p>Note:</p> <p><i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>	
<b>Use and Storage of Chemicals</b>			
<b>O5</b>	The use and storage of chemicals does not adversely impact on the water quality of the Water Resource Catchment Area.	<b>S5.1</b>	All chemicals used in the construction or operation of development are bio degradable.
<b>Flora, Fauna and Pest Management</b>			
<b>O6</b>	Development does not create a weed or pest management problem for the Water Resource Catchment Area.	<b>S6.1</b>	Development does not introduce any non native flora, fauna or pest species.
<b>O7</b>	Development does not adversely impact on the aquatic habitat within the water courses or water storage area within the water resource catchment area.	<b>S7.1</b>	No probable solution prescribed.
<b>Water Quality and Water Cycle Management</b>			
<b>O8</b>	Development does not adversely affect water quality or hydrology in the water resource catchment area.	<b>S8.1</b>	Discharge of stormwater into waterways, wetlands, ground or surface water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter and excess nutrients.