
Maroochy Plan 2000

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Maroochy Shire Council

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Repealed Integrated Planning Act 1997

MAROOCHY PLAN 2000

Adoption

The Sunshine Coast Council adopted this planning scheme [incorporating Maroochy Plan 2000 Amendment No. 20] on 19 October 2011.

Commencement

This planning scheme [incorporating Maroochy Plan 2000 Amendment No. 20] took effect on 24 October 2011.

State Planning Policies

In accordance with section 18(5)(b)(i) of Schedule 1 of the repealed Integrated Planning Act 1997, The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately reflected in the planning scheme:-

- (1) State Planning Policy 1/92: *Development and the Conservation of Agricultural Land.*
- (2) State Planning Policy 1/02: *Development in the Vicinity of Certain Airports and Aviation Facilities.*
- (3) State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils.*
- (4) State Planning Policy 1/03: *Mitigating the Adverse Affects of Flood, Bushfire and Landslide.*

List of Amendments

AMENDMENT NO.	TITLE	ADOPTION DATE	COMMENCEMENT DATE
1	Planning Scheme Policy No. DC1 - Water Supply Infrastructure and Sewerage Infrastructure	9 August 2000	12 August 2000
2	Supplementary Table of Development Assessment, Planning Area No. 1 – Maroochydore, Precinct 3 – Sunshine Plaza	n/a	31 August 2001 ¹
3	Round 1 Amendments	24 April 2002	7 May 2002
4	Development Contributions (DC) Policies	24 September 2003	3 December 2003
5	Retail and Commercial Centres Hierarchy	22 December 2004	21 January 2005
6	Development Contributions (DC) Policies – ‘Unit Charge’ and ‘Fees and Charges’ provisions	22 December 2004	9 February 2005
7	New Development Contributions (DC) Policies – DCA, DC2, DC3, DC4, DC5 and DC6 DC4, DC5 and DC6	22 June 2005	1 July 2005
8	Planning Scheme Policy DC1 - Water Supply and Sewerage Infrastructure	27 July 2005	30 July 2005
9	Round 2 Amendments (Planning Scheme Policies)	28 September 2005	21 August 2006
10	Round 2 Amendments (Volumes 1 to 4), Short Term Amendments and Minor Amendments (Peregian South)	26 July 2006	21 August 2006
11	Development Contributions (DC) Policies – Indexation Amendments	22 November 2006	1 December 2006
12	Development Contribution (DC) Policies – DCA, DC1, DC2, DC3, DC4, DC5 and DC6	10 October 2007	1 November 2007
14	Planning Scheme Policies Nos. 5, 6, 7 and 9	24 October 2007	21 April 2008
15 & 16	Planning Scheme Policies 4, 5, 6, 12, 13 & 14	21 August 2008	30 September 2008
17	Development Contribution (DC) Policies – DCA, DC1, DC2, DC3, DC4, DC5 and DC6	19 June 2008	30 June 2008
13	Sippy Downs Towns Centre Master Plan New Planning Scheme Policy No. 11	4 December 2008	9 February 2009
21	Planning Scheme Policy 5 Operational Works – Water and Sewer component	29 October 2009	11 November 2009
Order No.3.	Amendment relating to 9 Nye Avenue, Buderim Lot 1 on RP108407.	26 November 2009 (Order in Council)	27 November 2009 (Date notice published in Gazette)
15 & 16	New Erosion and Sediment Control Code, Revised Standards for Bushfire Prone Areas, new standards for Car Parking in Centre	6 October 2010	25 October 2010

¹ This notation refers to a preliminary approval overriding the planning scheme pursuant to a Court Order dated 6 February 2001. The preliminary approval took effect on 6 February 2001.

AMENDMENT NO.	TITLE	ADOPTION DATE	COMMENCEMENT DATE
	Precincts and Other Amendments		
Palmview Structure Plan Consequential Amendment	Amendments to Chancellor Park South (Precinct Class=Precinct Class Master Planned Community) and removes Sippy Downs Canelands (Precinct Class=Sustainable Canelands) and replaces maps in Maroochy Planning Scheme 2000.	1 November 2010	5 November 2010
Maroochydore Structure Plan	Numerous changes across Volumes 1 to 3 to reflect the adoption of the Maroochydore Principal Activity Centre Structure Plan. Inclusion of Volume 5 – Structure Plans, including the Maroochydore Principal Activity Centre Structure Plan. In the Appendices, the Maroochydore Principal Activity Centre Structure Plan has been adopted as Planning Scheme Policy No.15.	15 December 2010	17 December 2010
22 Yandina East Industrial	Changes precinct class on certain land in Yandina East from Sustainable Cane Lands to Business and Industry. Introduce a new Local Area Code 7.6 - Yandina East Industrial. Changes to Volume 1 – 4.	24 January 2011	31 January 2011
Administrative Amendments	Clarifies and corrects assessment requirements applying to certain uses within the recently adopted amendments of Amendment 15-16 and Maroochydore PAC Structure Plan clarifies other provisions in Plan.	27 April 2011	25 May 2011
23 Community Residence	Numerous changes to Volume 1 to make “community residence” self-assessable in certain precincts and inclusion of new Community Residence Code in Volume 4.	2 August 2011	8 August 2011
20 Forest Glen	Changes to Volumes 1, 2, 3 & 4 to include certain land in Forest Glen within the Business & Industry, Special Purpose, Local Centre & Neighbourhood Residential Precincts. Introduces a new Local Area Code 7.4 - Forest Glen.	19 October 2011	24 October 2011

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		complied with	
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services, • panel beating, • vehicle detailing, • spray painting, • engine reconditioning or repair, • wood working/ manufacture involving the use of power tools, • furniture manufacture, • metal working, • welding; • dance studio/classes; or • martial arts coaching. 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business
Local utility	None ¹²	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Shopping complex	Where being on Lots 1 and 3 RP 63929, Lots 2 and 4 RP 66436 and Lot 9 RP 814216 and in the Buderim Village Centre Precinct (in Planning Area No. 6) and being in accordance with the Consent Order dated 8 September 1999	None	<ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7: A1.2, A1.3 and A2.1)
Local Centre			
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Fast food store • Medical centre • Office • Restaurant • Shop • Veterinary clinic 	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> a) in premises requiring building work (which is not minor building work) to accommodate the use, and b) building height is not more than 8.5 metres 	Where self assessable: <ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.1, A1.3 and

¹² Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
		and not more than 2 storeys, and c) if for the purposes of a fast food store, the site is not in the Blackall Range Planning Area	A2.1) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Local Centres and General Stores • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • Car park • Telecommunications facility (Medium Impact) 	None	All	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			(The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: • any form of vehicle repair/ services, • panel beating, • vehicle detailing, • spray painting, • engine reconditioning or repair, • wood working/ manufacture involving the use of power tools, • furniture manufacture, • metal working, • welding; • dance studio/classes; or • martial arts coaching.	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Home-Based Business
Local utility	None ¹⁰	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Local Centres and General Stores • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

¹⁰ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any of the following: <ul style="list-style-type: none"> • General industry • Landscape supplies • Light industry • Major utility • Rural service industry • Sales or hire yard • Service station • Storage yard • Vehicle depot • Vehicle repair workshop • Warehouse 	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) • Code for Service Stations and Car Washing Stations (if a service station - A3, A4, A5 and A6) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas • Code for the Development and Use of Rural service Industries (if a Rural service industry) • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes,

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Business and Industry			
Agriculture	On a site having an area of at least 4 hectares	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry (A1, A3,A4, A5.1, A5.2, A5.3 and A6.1) • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Caretaker's residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Caretaker's Residence • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>(The Purpose and Elements 1 and 2)</p> <ul style="list-style-type: none"> • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Community meeting hall	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which require building work (other than minor building work) to accommodate the use and which have a height of not more than 8.5 metres and 2 storeys	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> • any form of vehicle repair/ services; • panel beating; • vehicle detailing; • spray painting; 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> • Code for Home-Based Business

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
	<ul style="list-style-type: none"> • engine reconditioning or repair; • wood working/ manufacture involving the use of power tools; • furniture manufacture; • metal working; • welding; • dance studio/classes; or martial arts coaching 		
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Any of the following: <ul style="list-style-type: none"> • Car washing station • Telecommunications facility (Medium Impact) 	None	All	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Telecommunications Facilities (if a telecommunications facility) • Code for Service Stations and Car Washing Stations (if a car washing station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Any of the following: <ul style="list-style-type: none"> • Funeral parlour • Garden centre • Landscape supplies • Light industry • Rural service industry • Sales or hire yard • Service station • Storage yard • Vehicle depot • Vehicle repair workshop • Warehouse 	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) • Code for Service Stations and Car Washing Stations (A3, A4, A5 and A6 - if a service station) • Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Industries in Urban Areas • Code for the Development and Use of Rural Service Industries (if a Rural service industry) • Code for Service Stations and Car Washing Stations (if a service station) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9

Table 4.7 Table of Development Assessment in Special Purpose and Master Planned Community Precincts ³⁴

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Special Purpose			
Caretaker's residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Caretaker's Residence • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

³ The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

⁴ Material change of use not referred to in this table is (subject to the provisions of the) impact assessable (refer section 4.1(2) of this Volume).

⁵ Self assessable development that does not comply with the applicable Acceptable Measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Local utility	None ⁷	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Forest Glen Local Planning Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

⁷ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Any other purpose	<p>Where:</p> <p>(a) specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts:</p> <ul style="list-style-type: none"> • Planning Area No. 2 - Nambour Hospital (21) • Planning Area No. 9 - Sunshine Coast Airport (4) - Airport Periphery (8) - Mudjimba Community Land (14) - Marcoola Conservation (18); • Planning Area No.21 - Forest Glen Retirement Village (21); or <p>(b) if in any other Precinct, none⁸</p>	<p>Where:</p> <p>specified as code assessable in (a) Supplementary Table of Development Assessment referred to in Column 1; or (b) for the purpose stated in the name of the particular Precinct and involving other than minor building work (if not in a Precinct to which a Supplementary Table of Development Assessment applies)</p>	<ul style="list-style-type: none"> • Codes specified as applicable in the supplementary table of development assessment for the particular Precinct <p>OR</p> <ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 and 21) • Code for Extractive Industry (if an Extractive industry) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Master Planned Community			
Agriculture	None	Where other than turf farming	<ul style="list-style-type: none"> • Code for Agriculture and Animal Husbandry • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a

⁸ Development for the purpose stated in the name of the particular precinct is exempt if involving no building work or only minor building work (refer section 2.5 of this Volume)

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Community residence	Where: <ul style="list-style-type: none"> (a) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with; and <ul style="list-style-type: none"> (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17); or where in an existing detached house: <ul style="list-style-type: none"> • Community Residence Code Where code assessable: <ul style="list-style-type: none"> • Community Residence Code • Code for the Development of Detached Houses and Display Homes (Elements 1-4, 6-10 and 12-17)
Any of the following: <ul style="list-style-type: none"> • Detached house • Display home 	Where: <ul style="list-style-type: none"> not a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; and (d) One per lot where in the following precincts (or parts of precincts): <ul style="list-style-type: none"> • Image Flat (Precinct 28 in 	Where: <ul style="list-style-type: none"> a Removal house; and no more than one Detached house per lot; and (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹²	Circumstances under which material change of use is code assessable	Applicable Codes ¹³
			<p>is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Planning Area 9 – North Shore, Precinct (18) Marcoola Conservation (Precinct Class = Special Purpose)			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	None	<ul style="list-style-type: none"> • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)
Planning Area 21 – Forest Glen Retirement Village 21 (Precinct Class = Special Purposes)			
<ul style="list-style-type: none"> • Retirement Village • Residential Care Facility 	None	Where in premises: Having a building height of not more than 12m and not more than 3 storeys	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 21) • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.1) • Heritage Conservation Code (the purpose and Elements 1 and 2)

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5.2 Table of Development Assessment for Building Work

Table 5.1 Self-Assessable and Assessable Building Work¹⁴

This Table relates to building work where **not** associated with a material change of use

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
Building work associated with any of the following <ul style="list-style-type: none"> • Community Residence • Detached house • Display home 	Where: <ul style="list-style-type: none"> (a) not a Removal house; and (b)(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Where: <ul style="list-style-type: none"> (a) a Removal house; and (b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor 	Other than referred to in Columns 1 or 2	Where self assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17) Where code assessable: <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes
Building work associated with any other purpose	Other than as referred to in Column 3 ¹⁷	None	Where exceeding the maximum height provided for in the particular Precinct	<ul style="list-style-type: none"> • The use specific code that would apply to a material change of use for the purpose associated with the building work • Blackall Range Local Area Code (if in the Blackall Range Planning Area)

¹⁴ In part 3 of chapter 1 of the Act, "building work" is defined as:

"(a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or

(b) excavating or filling -

(i) for, or incidental to, the activities mentioned in paragraph (a) ;or

(ii) that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land; or

(c) supporting (whether vertically or laterally) land for activities mentioned in paragraph (a)".

¹⁵ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

¹⁶ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹⁷ Applicants should note that building work may still be assessable under the Building Code of Australia and Standard Building Regulations.

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable ¹⁵	Code Assessable	Impact Assessable	Applicable Codes ¹⁶
				<ul style="list-style-type: none"> • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

5.3 Table of Development Assessment for Operational Work

Table 5.2 Self-Assessable and Assessable Operational Work¹⁸

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ¹⁹	Code Assessment	Impact Assessment	Applicable Codes ²⁰
Excavation or Filling (whether or not associated with a material change of use)			
Where (a) in a Rural Precinct or the Sustainable Rural Residential Precinct and: (i) involving less than 150m ³ of material if on a lot of 6000m ² or more; or (ii) involving less than 50m ³ of material if on a lot of less than 6000m ² ; or (b) involving less than 50m ³ of material in any other Precinct	Other than as referred to in Column 1	None	Where self assessable: <ul style="list-style-type: none"> Operational Works Code (Element 4, A1.1-1.5 and A3.1-3.3) Erosion and Sediment Control Code (A1.1(b)) Where code assessable: <ul style="list-style-type: none"> Operational Works Code (The Purpose and Elements 4 and 5) Code for Integrated Water Management Code for Transport, Traffic and Parking Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Forest Glen Local Area Code (if in Planning Area 21, Precinct 9, 18, 19, 20 or 21) Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this Volume – Element 3) Code for Erosion and Sediment Control
Placing an advertising device on premises²¹ (whether or not associated with a material change of use)			
Where:	Where:	All third party signs	Where self assessable:

¹⁸ In part 3 of chapter 1 of the Act, “operational work” means:(a)extracting gravel, rock, sand or soil from the place where it occurs naturally; or planting trees or managing, felling and removing standing timber for an ongoing forestry business (whether in a native forest or a plantation); or excavating or filling that materially affects premises or their use; or placing an advertising device on premises; or undertaking work (other than destroying or removing vegetation) in, on, over or under premises that materially affects premises or their use; but does not include building, drainage or plumbing work”.

¹⁹ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

²⁰ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

²¹ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
(a) Identification signs: <ul style="list-style-type: none"> • Freestanding signs • Flush wall signs (other than high rise building signs) • Awning fascia sign • Under awning sign • Created awning sign • Projecting wall signs; or (b) Other signs: <ul style="list-style-type: none"> • Statutory signs • Illuminated signs 	(a) Identification signs: <ul style="list-style-type: none"> • High rise building sign • Above awning sign • Roof signs; or (b) Other signs: <ul style="list-style-type: none"> • Moving sign • 3D Replica signs, object or shape • any other sign not defined 		<ul style="list-style-type: none"> • Code for the Siting and Design of Advertisements (Element 1: A1.1–A1.5, and A2.1; Element 2: A1.1, A1.5(a, b and c) and A1.6; Element 3: A1.1, A1.2, A2.1–A2.3, A4.1, A4.2, A5.1–A5.5, A11.1–A11.3, A12.1–A12.3 and A13) • Where code assessable: • Code for the Siting and Design of Advertisements • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21) • Heritage Conservation Code (The Purpose and Elements 1 and 2)
Landscaping (whether or not associated with a material change of use)			
None ²²	Where: <ul style="list-style-type: none"> (a) associated with the material change of use of premises where such a change of use is assessable development, other than for the purposes of a Detached house, Community Residence, Display home or Home based business, or (b) associated with the Reconfiguring of a lot. 	None	<ul style="list-style-type: none"> • Code for Landscaping Design • Code for Integrated Water Management • Operational Works Code • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2) • Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area)

²²Landscaping work is otherwise exempt under this table (refer section 4.1(2) of this Volume).

²³Note that street lighting being operational works associated with a reconfiguration of a lot is made assessable under the 'Engineering Works' heading (refer item (c) in column 2 in that section of the table).

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable¹⁹	Code Assessment	Impact Assessment	Applicable Codes²⁰
			<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21)
Outdoor Lighting²³ (whether or not associated with a material change of use)			
<p>Where:</p> <p>(a) on a tennis court used for domestic purposes only in a Residential, Rural or Master Planned Community Precinct or</p> <p>(b) on Integrated tourist facility, Commercial, Industrial, Recreational or Community premises:</p> <p>(i) within a car parking area, or</p> <p>(ii) any other part of the premises where the site adjoins a Residential or Sustainable Rural Residential Precinct, or</p> <p>(iii) for Outdoor recreation</p>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	<ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (if a domestic tennis court - Element 11: A1.1) • Code for Industries in Urban Areas (if on other than residential premises - Element 4:A5.1) • Code for Erosion and Sediment Control
Engineering Works (whether or not associated with a material change of use)			
Where a driveway or driveway crossover for a Detached house or Display home.	<p>Where:</p> <p>(a) in relation to a Telecommunications facility (Medium Impact); or(b) within any road reserve (other than a driveway or driveway crossover for a Detached house or Display home,); or</p> <p>(c)associated with the Reconfiguring of a Lot; or</p> <p>(d) associated with an assessable material change of use (other than a driveway or driveway crossover for a Detached house or Display home); or</p> <p>(e) for Prescribed Tidal Work ⁶⁷ associated with a Detached House or Display Home.</p>	None	<p>Where self assessable:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Element 12: Vehicle Parking and Access) <p>Where Code Assessable Engineering Works other than Prescribed Tidal Work associated with a Detached House or Display Home:</p> <ul style="list-style-type: none"> • Operational Works Code • Code for Integrated Water Management • Code for Transport, Traffic and Parking • Code for Telecommunication Facilities (if a telecommunications facility (medium impact) • Code for Erosion and Sediment Control <p>Where code assessable for Prescribed Tidal Work associated with a Detached House or Display Home:</p> <ul style="list-style-type: none"> • Code for the Development of Detached Houses and Display Homes (Element 18) • Forest Glen Local Area Code (if in Planning Area 21, Precincts 9, 18, 19, 20 or 21)

⁶⁷Prescribed Tidal Work is defined by sections 14 and 15 of the Coastal Protection and Management Regulation 2003.

5.4 Table of Development Assessment for Lot Reconfiguration

(1) The Rural Precinct classes are:

- Sustainable Cane Lands;
- Sustainable Horticultural Lands;
- Sustainable Pastoral Lands;
- Water Resource Catchment Areas; and
- General Rural Lands.

(2) The Residential Precinct classes are:

- Hillslope Residential Precincts;
- Neighbourhood Residential Precincts;
- Mixed Housing Precincts;
- Multi-storey Residential Precincts and
- Sustainable Rural Residential Precincts.

(3) The Centre Precinct classes are:

- Town Centre Core;
- Town Centre Frame;
- Village Centre; and
- Local Centre.

(4) The Industrial Precinct classes are:

- Core Industry; and
- Business and Industry.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
		(Precinct 9); - South-Western Gateway (Precinct 10); - South-Eastern Gateway (Precinct 10); - Jubilee Drive Area (Precinct 12); • In Planning Area No. 16 (Yandina): - Old Gympie Road (Precinct 6); - Yandina North (Precinct 7); • In Planning Area No. 15 (Woombye): - Tanton's Road (Precinct 5); • In Planning Area No. 17 (Eumundi): - Eumundi North (Precinct 3); - Eumundi West (Precinct 4); - Eumundi East (Precinct 5); • In Planning Area No. 18 (Kenilworth): - Kenilworth North (Precinct 3) OR (b) If creating a lot through volumetric subdivision, where not associated with an existing or approved building	
Centre Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A or 1B) • Forest Glen Local Area Code (if in Planning Area 21, Precinct 18) • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable²⁵	Code Assessment	Impact Assessment	Applicable Codes²⁶
			areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3) • Code for Erosion and Sediment Control
Industrial Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Forest Glen Local Area Code (if in Planning Area 21, Precinct 9) • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control • Yandina East Industrial Local Area Code if in Planning Area 24, Precinct 9
Master Planned Community Precincts			
None	Where in accordance with a plan of development approved by Council prior to the date of the Planning Scheme coming into effect, in the following precincts:	Where any of the following apply: Creating one or more additional lots ³² ; Creating a lot through	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and

³² That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
	<ul style="list-style-type: none"> Image Flat (Precinct 28 in Planning Area No. 2), Seaside (Precinct 9 in Planning Area No. 10), Twin Waters Residential (Precinct 15 in Planning Area No. 9) Column Hyatt Resort (Precinct 8 in Planning Area No. 10). <p>Where in accordance with a local area structure plan or a development plan approved by Council, in the in the following precincts (or parts of precincts):</p> <ul style="list-style-type: none"> Peregian South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, Chancellor Park South (Precinct 8 in Planing Area No. 3), in the portion of the precinct east of Bellflower Road. Where creating a lake or canal 	<p>volumetric subdivision, where not associated with an existing or approved building</p>	<p>Parking</p> <ul style="list-style-type: none"> Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2) Code for Erosion and Sediment Control
Special Purpose Precincts			
None	None	All	<ul style="list-style-type: none"> Code for Reconfiguring Lots Code for Integrated Water Management Operational Works Code Code for Transport, Traffic and Parking Blackall Range Local Area Code (if in the Blackall Range Planning Area) Forest Glen Local Area Code (if in Planning Area 21, Precinct 19 or 21) Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ²⁵	Code Assessment	Impact Assessment	Applicable Codes ²⁶
			shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

3.21 Planning Area No. 21 Eudlo Creek Valley

Note: (Ministerial Advice – Amendment No. 20)

Whilst the “Maroochy Plan” is deemed compliant with “State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide”, the Queensland Floods Commission of Inquiry (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland.

The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to the State Planning Policy which may have implications for the “Maroochy Plan 2000”.

Consequently the provisions of the “Maroochy Plan 2000” with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Sunshine Coast Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this neighbourhood plan area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.

3.21.1 Location and Role

This Planning Area comprises the rural lands within the catchment area of Eudlo Creek, including the village of Eudlo, in the southern part of the Shire's coastal hinterland and Forest Glen, at the junction of Maroochydore Road and Nambour Connection Road.

This Planning Area is intended to provide for:

- Eudlo to remain a small country town, serving as the hub of a supportive and co-operative local rural community,
- the protection of good quality agricultural land as identified on the Strategic Plan map,
- the protection of the area's significant environmental values including those of Eudlo Creek, the Eudlo Creek National Park, and the Eudlo Creek Conservation Park,
- Forest Glen to develop to include a business and industry node located on the eastern side of the Bruce Highway and a local convenience centre to service the workers in the area and the surrounding local community,
- on-going ecologically sustainable rural residential development and use at appropriate locations,
- appropriately located, sited, designed and operated tourist and extractive industry uses, and
- general rural activities elsewhere in the area.

3.21.2 Vision Statement

(1) It is intended that:

the valley maintain a predominantly rural landscape, accommodating a range of rural activities, rural residential development, conservation parks, extractive industry, the small country township of Eudlo, low-key

tourist facilities, and a business and industry node at Forest Glen.

(2) This will be achieved by:

- (a) the continued use of land for rural activities, with no encroachment by urban residential development;
- (b) Eudlo retaining its role as a small country town providing a limited but convenient range of goods and services to its small resident population and immediate rural hinterland community, with Rosebed Street remaining the commercial and community focus;
- (c) the urban boundaries of Eudlo remaining predominantly in their current form consistent with the maintenance of the town's rural setting and discrete character, with limited infill development occurring on isolated lots within the town where new dwellings will complement the traditional building form;
- (d) allowing for development at Forest Glen that:
 - is limited to defined areas that are free from high biodiversity value, slope, bushfire hazard and flood constraints;
 - ensures high quality built form and landscaping outcomes, recognising the high visibility from the Bruce Highway and other major roads;
 - ensures best practise sustainability in design and operation;
 - manages and enhances the local transport network, including pedestrian and bicycle paths and roads;
 - ensures development is connected to reticulated water supply and sewerage service networks and is provided with appropriate telecommunications infrastructure;
 - ensures that the potential impacts of development on the local community and environment are appropriately managed;
 - provides for limited local convenience centre facilities, without significantly increasing its gross floor area;
 - recognises the existence of the Sunshine Coast Grammar School whilst protecting the onsite environmental values;
 - recognises the potential for Forest Glen Retirement Village Precinct to be developed for a residential care facility and / or retirement village.
- (e) maintaining the setting of the Bruce Highway generally as a densely vegetated scenic corridor;
- (f) retaining and reinforcing areas of remnant native vegetation, especially in the designated conservation parks, along Eudlo Creek and along the area's other major drainage lines and ridgelines;
- (g) providing for further sustainable rural residential development on suitable lands to the east of the highway at Mons and Rosemount;

- (h) allowing for the consolidation of existing areas of low-key land extensive tourist facilities at suitably accessible sites; and
- (i) allowing for the on-going working of the identified extractive resources in the area in ways which are environmentally responsible.

3.21.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting a range of sustainable agricultural and other rural activities, and providing an attractive setting for the township of Eudlo, the business and industry node at Forest Glen, the tourist facilities at Tanawah and the Bruce Highway.

(2) Settlement Pattern

- (a) (i) At Eudlo, the overwhelming desire of community is to retain the township at about its current population, physical size and service capacity. Apart from some open space and youth facility requirements, the community wishes to remain small, and accepts that people will need to travel outside the area to obtain higher order goods and services.

(ii) The strong edges to the town provided by the railway line and Eudlo Creek are intended to be maintained.

(iii) It is also desired to retain such important small country town characteristics as:

- small-scale services and facilities concentrated along the main street,
- a low-density, low-rise built form,
- a strongly rural setting, and
- extensive vegetation surrounding the town centre.

- (b) East of the Highway, further rural residential development and development for a residential care facility and / or retirement village in Precinct 21 should be sensitive to and in keeping with the locality's high natural environmental values, particularly the dense lush vegetation and the steep topography.

- (c) (i) Development is intended to be set back, attractive and well landscaped when viewed from the Bruce Highway and other major roads.

(ii) Business and industry uses are intended in areas free from high biodiversity value, high scenic amenity value, slope, landslip, bushfire hazard and flood constraints.

(iii) The local centre is to serve workers in the area and the local community.

(iv) Further development of the Sunshine Coast Grammar School may only occur on land free from flooding constraints and high biodiversity values. It is not intended for the school to obtain access via Gardenia Place.

(v) It is not intended that there be further urban development west of the Bruce Highway due to flooding and access constraints.

(vi) Due to significant biodiversity values and flooding constraints, urban development is not intended in rural precincts that surround Forest Glen, despite their location within the urban footprint.

- (d) At the outskirts of Palmwoods, land either side of Nicklin Road immediately south of the Woombye-Montville Road already accommodates a small number of transport/storage/ distribution industries. The location is very central to the Sunshine Coast and does not require access through Palmwoods to get to the Highway.

(e) Elsewhere along the highway and the Nambour Connection Road, low-key, land extensive tourist facilities have been developed. The continuation or redevelopment of existing facilities and some further development of similar activities is supported where suitable access can be obtained, the facilities reflect and strengthen the Shire's desired character, a low intensity, land extensive form of development is proposed, and the premises provide for a well landscaped, high quality road frontage treatment.

(f) Any intense animal industries are intended to be located away from urban areas, on sites where any significant adverse environmental impacts can be effectively managed.

(g) The Forest Glen Retirement Village precinct provides the opportunity for a modern integrated residential care facility and / or retirement village which preserves the on-site environmental values.

(3) Environmental Values

(a) The existing highly natural character of most of this Planning Area is intended to be conserved. The conservation parks are to be protected, while the riparian vegetation along Eudlo Creek is to be maintained, enhanced and, where necessary, restored.

(b) The remnant vegetation mosaic through this Planning Area provides an ecological connection with the Mooloola Range in the adjoining Caloundra City to the south. This linkage should be retained and strengthened, especially through revegetation along waterways and major drainage lines.

(c) Development should avoid treed ridgelines or ensure buildings and other structures remain below the vegetation canopy where on steeper (and especially more visible) lands. Roadside and major natural drainage line vegetation should be retained as much as possible.

(d) The extraction of sand and gravel resources should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.

(e) An acceptable quality of water entering Eudlo Creek is sought by Council, given that Eudlo Creek is an important tributary to the Maroochy River. This may require development proposals to demonstrate effective land management practices for both construction and operational activities, retention and enhancement of vegetation within the riparian corridor or provision of a vegetated buffer where currently lacking, increased erosion and sediment control measures, and control of stormwater runoff.

- (f) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.
- (g) The existing mature native vegetation within and adjacent to the Mons Road and Parsons Road reserves shall be preserved to provide a natural visual entrance to Buderim and maintain a buffer to land uses on adjoining sites.

3.21.4 Statements of Desired Precinct Character

(1) Eudlo Village Centre (Precinct Class = Local Centre)

Description

Eudlo is situated in the south of the Shire between the towns of Mooloolah and Palmwoods. It lies beside Eudlo Creek in a secluded valley at the intersection of the North Coast Railway and the Old Gympie Road.

Eudlo is a small country town and its proximity to Palmwoods and Mooloolah limit the range of services Eudlo is able to support. Eudlo provides only convenience level goods and local services to its small resident population and immediate rural hinterland community.

Intent

Because Eudlo is small, the location of community and commercial services and facilities needs to be carefully considered. It is necessary to ensure that future development does not fragment the existing structure of the township.

Accordingly, new commercial and community services are to be concentrated in the existing village centre, along Rosebed Street, as a community focal point. Within the village centre, infill development and redevelopment should be small-scale and designed, sited and built to respect and enhance the attractive aspects of the town's existing character. Rosebed Street is intended to remain a wide, open, traditional country town "main street".

The Rosebed Street/Corlis Avenue/Highlands Road intersection is recognised as the township's central node. The provision of entry/exit statements, (which can act as traffic calming devices) at the south end of Rosebed Street, the east end of Corlis Avenue and the intersection of Anzac and McGilchrights Roads, is desirable. The road under the rail line at the north end of Rosebed Street acts as a natural traffic calming device and its retention is supported.

It is intended to achieve a relaxed and friendly village centre by providing places for socialising and enhancing the visual quality and amenity of the main street. This is expected to include:

- improving the railway station entry;
- improving visitors' facilities such as upgrading the existing park to provide BBQs and public toilets;
- retaining the large gum tree and tennis court in the park;

- retaining buildings and places having cultural heritage and townscape significance;
- retaining the timber bridge at the north end of Rosebed Street as an entry/exit statement to the township's centre, and
- providing a hitching rail.

The retention of vistas from Rosebed Street:

- to the south of tall trees with treed hills forming a distant backdrop; and
- to the north of the Eudlo Creek treeline and timber bridge with nearby hills forming a backdrop panorama, is also desired.

Improvements to the town's environment would result from a reduction in air pollution levels from the sawmill and replacement of the camphor laurels over time.

The visual and physical linkages between the separate open space components of the Eudlo Creek tree line, the railway reserve and the existing small park and tennis court will be enhanced to provide Eudlo with a linked system of open space. This will include the possible acquisition of additional public open space in town and the improvement of the Council-owned park adjoining the tennis court and rail line.

A pedestrian crossing is required on Anzac Road and a bikeway should be constructed to run along Highlands Road, linking the town centre area with the showgrounds and youth centre.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Local Centre precinct class.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site Area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 2 storeys (but not more than 8.5 metres)

(2) Eudlo Village Residential (Precinct Class = Neighbourhood Residential)

Description

Eudlo is a small country town in a rural/forested setting. The residential precinct accommodates housing to the north and east of the township's centre. Residential development is characterised as low density detached housing on large suburban lots, with a number of vacant lots. The extent of the township is defined by Eudlo Creek and the North Coast railway line.

Intent

The urban boundaries of Eudlo will remain in their current form consistent with the maintenance of the town's discrete character. Low-lying flood prone land and the lack of reticulated water and sewerage will continue to limit further development of Eudlo.

This precinct is intended to be characterised by low density, mainly "tin and timber" houses on traditional suburban-sized lots. Less traditional housing forms may be acceptable on sites not fronting Rosebed Street or Corlis Avenue. Limited infill development is expected occur on vacant and some redeveloped lots within the town where new dwellings will complement the traditional building form.

The natural vegetation and rural landscape framing the town will continue to be an important feature contributing to the town's discrete character.

The timber plank road bridge over the rail line at the south end of Eudlo, along the Palmwoods-Mooloolah Road, will be retained as an entry/exit statement to the town. Entry/exit statements acting as traffic calming devices should be provided at the Acrobat Creek crossing of Rosebed Street, the east end of Corlis Avenue and the intersection of Anzac Road and McGilchrights Road.

The road under the rail line at the north end of Rosebed Street will be retained as a natural traffic calming device.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class.

Preferred Maximum Density

- Traditional and Hillslope Housing

(3) Eudlo Hinterland (Precinct Class = Sustainable Horticultural Lands)

Description

This precinct contains the gently sloping side-slopes and alluvial floodplain of Eudlo Creek surrounding the township of Eudlo to the east, west and south. The lands are predominantly under pastures, with some part-time/hobby farming. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map.

Some fragmentation of land holdings has occurred.

Eudlo Creek crosses the precinct from west to east. The creek's floodplain has been extensively cleared, with a thin linear strip of waterway corridor vegetation typically remaining. The Strategic Plan recognises that the creek has extractive resources. The creek eventually flows into the

environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land in this precinct is intended to be used predominantly for horticultural production. The precinct adjoins urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new urban development in the adjoining precincts.

No further significant fragmentation of land holdings is intended in this precinct.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Horticultural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(4) Eudlo National Park (Precinct Class = Special Purpose)

Description

This precinct comprises the Eudlo Creek National Park on the Palmwoods-Mooloolah Road halfway between the townships of Palmwoods and Eudlo.

Intent

The National Park should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's cultural resources and values;
- presents the area's cultural and natural resources and their values;
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the precinct will be nature conservation. Management will be specifically aimed at protecting species diversity, populations of wildlife (particularly species listed as rare or threatened), rare or threatened bio-regional ecosystems and habitat values.

The National Park's management objectives will be best achieved by the exclusion of most forms of development from this precinct. Low intensity nature-based recreation, educational and scientific uses may be favourably considered, along with uses connected with fire management and ecosystem monitoring.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes precinct class, in this case a National Park.

(5) Eudlo Uplands (Precinct Class = General Rural Lands)

Description

This precinct contains distinctive ridgelines which separate the townships of Eudlo and Palmwoods. Houses have been established along the roads running along the ridges and are set in a disturbed forest landscape. Some part-time tree cropping is carried out.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas.

Intent

While much of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented and too steep to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

The preservation and longer term restoration of the remnant vegetation mosaic is intended to strengthen the ecological linkage between the Blackall Range and areas to the south and east.

Urban or rural residential development is not intended on land in this precinct.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(6) Blackall Range Southern Foothills (Precinct Class = General Rural Lands)

Description

This precinct contains mostly steep and some geologically unstable lands which has been extensively cleared for low

productivity pastures and forestry in the past. Low density rural living uses predominate.

The precinct contains significant, if somewhat fragmented, areas of remnant and regrowth forest, including rainforest and blackbutt areas. Thickets of lantana dominate the landscape and will require active management if the former environmental values of the native escarpment vegetation communities are to be realised.

The area provides a "green" backdrop in views across the creek valleys from the settled areas to the east and includes the headwaters of Eudlo Creek.

Intent

The land in this precinct is too steep and geologically constrained to allow for commercial rural production.

It is intended to allow for a range of rural activities within this precinct which are consistent with the geological constraints and environmental values of the area. Any development of new premises should provide for the premises to be sensitively integrated into their rural setting and to take into proper account the issue of land instability.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek and major drainage lines.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(7) Southern Coastal Uplands (Precinct Class = General Rural Lands)

Description

This precinct comprises a complex mosaic of residual farms (mainly growing pineapples and smaller tree crops), small hobby farm lots and copses of native plant communities, along the precinct's south-western boundary.

The Bruce Highway passes through the eastern end of the precinct at Forest Glen.

Intent

While much of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

The preservation and longer term restoration of the remnant vegetation mosaic is intended to strengthen the ecological linkage between the Blackall Range and areas to the south and east.

It is intended that the form and function of the floodplain is protected and potential risks to development from flooding are reduced by limiting development to those parts of the precinct that are above the Q100 flood.

Urban or rural residential development is not intended on land in this precinct.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally rural/forested setting. No individual property access should be obtained from the Highway.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(8)Woombye-Palmwoods East (Precinct Class = General Rural Lands)

Description

This precinct comprises a complex mosaic of residual farms (mainly growing pineapples and smaller tree crops), small hobby farm lots, areas of remnant native plant communities, and regional tourist attractions (principally the "Big Pineapple") and supporting uses.

The precinct extends south-west from the Bruce Highway along the Eudlo Creek floodplain to the town of Palmwoods and the Eudlo Creek National Park, and includes the eastern end of the Nambour Connection Road.

Some areas of "good quality agricultural land" and extractive resources along Eudlo Creek have been identified as indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the precinct.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would strengthen the broad corridor linkage between the Blackall Range area in the west and the coastal lowland areas around the Maroochy River in the east. This represents a broad-scale connectivity for fauna movement and representation of the different vegetation communities across the Shire.

Eudlo Creek crosses the precinct from south-west to north-east. The creek's floodplain has been extensively cleared, with a thin linear strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. The precinct adjoins urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new urban development in the adjoining precincts.

It is intended to allow for opportunities to consolidate tourist attractions at the north-eastern part of the precinct to be realised where they can prove to be compatible with a rural/rural residential setting, do not require urban services and infrastructure, have proper regard to the area's natural environmental values and are unlikely to cause environmental harm or nuisance.

Any development of premises within the vicinity of the Bruce Highway and the Nambour Connection Road should set any buildings and structures well back from the roads and maintain the road's generally forested/rural setting. Where vehicle access is to be sought from the Highway or road, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of the proposed development and use with extractive industry activities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area and which avoids or minimises potential land use conflicts.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

The following uses may also be considered consistent with the desired character of this precinct where appropriately sited and designed:

- Bed and breakfast
- Caravan park
- Outdoor recreation.

(9) Forest Glen Business and Industry (Precinct Class = Business and Industry)

Description

This precinct is located either side of the Bruce Highway at the intersection with Mons Road, with the majority of the land being west of the Highway and accessed via Chevallum Road. It offers a range of industrial lot sizes and good proximity to a local convenience centre.

Most of the precinct is undeveloped land. The established activities are currently located either side of, and in close proximity to, the Bruce Highway. The main industrial uses are express freight services and depots, rural supplies covering farm sheds, a tractor and mower sales outlet, timber and carpentry yards and workshops and automotive yards and repair outlets.

The express freight services are located here because it is the central point on the Bruce Highway to the whole Sunshine Coast. The freight line haul services between Brisbane and the parts of the State to the north pass through Forest Glen, creating an important regional freight transport hub.

The precinct's significant attributes are:

- a location abutting the Bruce Highway, the major arterial road through the Sunshine Coast between Brisbane and the State's northern coastal areas,
- a location central to the Sunshine Coast Region,
- a range of industrial lot sizes from small, to medium, to large,
- the availability of flat land (but in some areas subject to drainage and flooding), and
- close proximity to a local convenience centre.

Intent

This precinct is intended to accommodate:

- business and industry uses which have sub-regional and regional markets (covering the Sunshine Coast) rather than predominantly district or local markets,

- major freight and transport depots which could form a regional transport hub for line haul operation freight transfers to smaller express freight operations for distribution on the Sunshine Coast,
- construction industry depots accommodating large machinery and haulage trucks,
- medium to large scale storage, distribution and transport depots for rural produce,
- medium to large scale automotive, truck and farm machinery sales, services and repairs outlets,
- a range of rural equipment suppliers, rural services agencies and rural equipment hirers for the surrounding rural districts,
- a range of medium to large scale service trades outlets servicing the construction, transport and rural industries, including rural processing and manufacturing establishments.

Development in this precinct is intended to:

- demonstrate best practise sustainability in design and operation;
- improve visual amenity, particularly when viewed from the Bruce Highway and other major roads;
- minimise impacts on biodiversity and waterways;
- minimise impacts from natural hazards in areas constrained by landslip, flood constraints and bushfire hazard;
- provide safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement;
- make provision and dedicate land for a link road between Mons Road and Sunshine Coast Grammar School in the general road layout as show in Figure 3.21.4 (a) with east west connections off the link road servicing business and industrial development;
- minimise the impacts from industrial uses and heavy vehicle traffic on adjoining and surrounding sensitive uses including the Sunshine Coast Grammar School and future retirement village on the eastern side of the new link road;
- site and design buildings to reduce the acoustic, visual and environmental impacts such as odour, noise and light spill on site and to adjoining sensitive landuse;
- provide landscape buffering to adjoining sensitive uses and attractive landscape treatments to the new link road between Mons Road and Sunshine Coast Grammar School;
- connect to the reticulated water supply and sewerage service network; and
- provide on site telecommunications infrastructure and services.

It is not intended that this precinct provide for shops, showrooms or a supermarket.

It is not intended for any development to have direct access to Parsons Road or Mons Road, between Owen Creek Road and Parsons Road.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry precinct class.

The following uses may also be considered consistent with the intent and desired character of this precinct where appropriately sited and designed:

- Special uses (in the form of depots, sub-stations and the like).

(10) Mons North (Precinct Class = Rural Residential)

Description

This precinct comprises an area which is developing for rural residential purposes on the south-western foothills to the Buderim Plateau to the north and west of the Bruce Highway. The southern part of the precinct also includes a range of tourist facilities sited along the Old Bruce Highway.

The area comprises a semi-natural bushland setting characterised by rolling to hilly terrain dissected by numerous ridgelines, creeks and drainage lines. The landscape includes a significant mosaic of vegetated ridgeline areas and fragmented remnant forests, and a scattering of pasture and cropping lands, with the majority of development focussed on the existing road system

The landscape serves as habitat for a wide range of fauna species as well as a broad corridor for fauna moving east and south from the Blackall Range to Caloundra City. Remnant groupings of native plant communities include several rare and threatened plant species.

Retention and enhancement of this habitat vegetation would assist to maintain the area's scenic amenity and improve the setting for important adjacent rainforest remnants of Buderim Forest Park. It would also reinforce the precinct's scenic landscape value as a bushland backdrop to the Bruce Highway.

Intent

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area's environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

The precinct is intended to provide for semi-rural living in a bushland setting which is easily accessible to commercial, community services and other urban facilities at Buderim and Sippy Downs.

The northern and western edges of the precinct are adjacent to existing and preferred cane farming and industrial lands. As a result, there is a potential for land use conflicts to arise.

It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in development which creates additional lots or new premises on land adjoining productive rural or industrial land.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity.

A limited range of rural activities, and a consolidation of outdoor recreation facilities (along the Old Bruce Highway at Tanawha) may be considered in the precinct, where they are developed and operated:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest and blackbutt areas and rare and threatened species are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated areas are progressively restored;

Amenity and Character

- rural residential amenity is maintained,
- the area's scenic and natural forested character is respected,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to the highway and Mons Road screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

Hazard Management

- adequate measures are incorporated in the layout, design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on land which slopes more than 20% or otherwise on lands prone to erosion or instability, is limited to that established as sustainable in geotechnical assessments,
- habitable areas, waste disposal sites, accessways and the like are sited on flood free and stable land,
- earthworks are minimised and run-off and sediment controls prevent unacceptable off-site movement of sediment and contaminants,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- direct property access to the Highway and other major roads is minimised and new roads contribute to achieving a safe and efficient road network which is set respectfully in the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable water supply including adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

(11) Kiels Mountain East **(Precinct Class = General Rural Lands)**

Description

This precinct includes the eastern part of the Kiels Mountain ridgeline and lower lying lands along the floodplain of Eudlo Creek, north of Maroochydore Road. It comprises a mixture of forested and cleared lands with some residual farming and extractive industry use.

Some pockets of "good quality agricultural land" and extractive resources along Eudlo Creek have been identified as indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the precinct.

Eudlo Creek's floodplain has been extensively cleared, with a narrow but significant strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land holdings within the precinct are probably too extensively fragmented and steep to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. The precinct adjoins rural residential areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new development on land in this precinct or in the adjoining precincts.

Any development of premises within the vicinity of the Bruce Highway and Maroochydore Road should set any buildings and structures well back from the roads and maintain the roads' generally forested/rural setting. Where vehicle access is to be sought from the Highway or road, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area and which avoids or minimises potential land use conflicts.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated.

(12) Kiels Mountain South (Precinct Class = Rural Residential)

Description

This precinct comprises a developing rural residential community on the foothills to Kiels Mountain, set above the Eudlo Creek floodplain. Kiels Mountain provides a steep, densely vegetated backdrop to the precinct.

The precinct is contained by Kiels Mountain Road, the Bruce Highway and preferred cane and other rural lands associated with Eudlo Creek. The precinct is highly visible from the Bruce Highway.

The area comprises an attractive, hilly semi-rural setting characterised by open landscapes along the roads, cleared land on the lower slopes (generally in use for pastures and small cropping) and dense vegetation on the upper ridges. The precinct is documented as the largest, most eastern extent of Blackbutt forest in the Shire. It also represents an important geological and cultural heritage feature making up the landscape character in the Shire.

Retention or enhancement of the remnant forest would help maintain the environmental values of the desired regional environmental linkage between the Blackall Range to the west and the Maroochy River to the east.

Intent

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area's environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

It is intended that the character and amenity associated with the precinct's semi-rural lowlands and forested upper slopes be retained and reinforced. Commercial and community services are expected to be provided in nearby urban precincts.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity.

A limited range of rural activities may be considered in the precinct, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest and blackbutt areas and rare and threatened species are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated communities are progressively restored;

Amenity and Character

- semi-rural and rural residential amenity is maintained,
- the area's scenic and natural forested character is respected for its landscape and cultural heritage values,
- development remains subordinate to the natural landscape and unobtrusive when viewed from the Highway, other major roads and prominent public vantage points,
- landscape treatment to Kiels Mountain Road and the Highway screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands with slopes of more than 20% or otherwise prone to erosion and landslip is limited to that established as sustainable by competent geotechnical and engineering assessments,
- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- no direct property access is provided to the Highway, and any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable water supply with adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

(13) Eudlo East Canelands ***(Precinct Class = Sustainable Cane Lands)***

Description

This precinct contains coastal lowlands within the floodplain of Eudlo Creek, to the east of the Bruce Highway between Kunda Park and Forest Glen. These lowlands are predominantly under sugar cane production. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map. Little fragmentation of land holdings has occurred.

The Strategic Plan recognises extractive resources along Eudlo Creek. The creek's floodplain has been extensively cleared, with a narrow but significant strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The land in this precinct is intended to be used predominantly for cane and other agricultural production. The precinct adjoins rural residential and urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new rural residential or urban development in the adjoining precincts.

No further significant fragmentation of land holdings is intended in this precinct.

Any new development should provide for the protection of the environmental values of Eudlo Creek and significant waterway corridor vegetation communities in the precinct. This is intended to include providing for acceptably high standards of water draining from farmlands, prevention or minimisation of sedimentation and erosion, maintenance of sustainable vegetation corridors along the creek and major drainage lines, and protection of areas of ecologically significant vegetation communities from disturbance or other adverse impacts.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Cane Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(14) Diddillibah ***(Precinct Class = Rural Residential)***

Description

This precinct comprises a small rural residential hamlet having a semi-formal rural character created through hedges and avenue planting. The precinct is located west of Eudlo Creek Conservation Park on the south-eastern ridge line spur extending from Kiels Mountain. This Conservation Park forms part of the core conservation area of the Maroochy River system and comprises a mosaic of mangrove, melaleuca and coastal heath.

The precinct adjoins existing and preferred cane lands to the north, south and east, and the Conservation Park and Eudlo Creek to the east. Development and use of land along these boundaries requires careful management.

The western part of the precinct contains the largest, most eastern area of Blackbutt forest in the Shire. Together with waterway corridor eucalypt and rainforest communities located in adjoining areas, this area contributes to the ecological diversity of an increasingly urbanised part of the Shire.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The intent for the area is that it remain as a rural residential hamlet managed to protect the outlook and views to the coastal plains and to reinforce the area's traditional semi-formal, semi-rural amenity and character. As part of maintaining the precinct's hamlet character, it is intended to encourage the creation of a central character focus and planted gateways. Commercial and community facilities at Maroochydore are expected to serve the residents in this precinct.

Development is intended to be sustainable in terms of the environmental values and physical capacities of the area. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion;
- management of declared and other environmental weeds; and
- protecting or improving the quality of water in or entering Eudlo Creek and the Conservation Park.

It is intended that potential land use conflicts with surrounding rural and natural conservation areas be avoided or minimised through the incorporation of adequate buffering measures in development which creates additional lots or new premises on land adjoining productive rural land or land with significant environmental values.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on water quality and landscape values and rural residential amenity.

A limited range of rural activities may be considered in the precinct, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices for water quality protection and sustainable land management.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment

through environmentally sensitive design and construction techniques,

- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- scattered remnants of blackbutt forest are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes and along ridgelines, roadways and waterways,
- the ecological integrity of nearby declared Fish Habitat Area is protected, and
- fragmented vegetation along waterways and other areas are progressively restored;

Amenity and Character

- rural residential amenity and hamlet character is maintained,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to Diddillibah Road screens development and retains the bushland character currently experienced along this scenic route,
- the distinctive character of the precinct's avenues is protected;

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands prone to erosion, acid sulphate soils and drainage problems, is limited to that established as sustainable by competent geotechnical and engineering assessments,
- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable on-site water supply with adequate reserves for fire fighting purposes which does not place a demand on the Town Water Supply Scheme,
- power and telecommunication services are provided to premises, preferably underground.

(15) Eudlo Creek East (Precinct Class = Special Purpose)

Description

This precinct includes the Eudlo Creek Conservation Park at the mouth of the creek where it enters the Marooch River.

This park protects extensive areas of mangrove, melaleuca and coastal heath. The precinct also includes creek-side public open space on the eastern side of the creek mouth.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The Conservation Park and other parkland should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's cultural resources and values;
- presents the area's cultural and natural resources and their values;
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the precinct will be nature conservation. Management will be specifically aimed at protecting species diversity, populations of wildlife (particularly species listed as rare or threatened), rare or threatened bio-regional ecosystems and habitat values.

The Conservation Park's management objectives will be best achieved by the exclusion of most forms of development from this precinct. Low intensity nature-based recreation, educational and scientific uses may be favourably considered, along with uses connected with fire management and ecosystem monitoring.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

The public parkland is intended to be developed to allow for informal recreational use and public access to the creek. Suitably sited and designed picnic, car parking, and walking and cycling facilities would be appropriate.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes precinct class, in this case a Conservation Park and public open space.

(16) Maroochy River Resort (Precinct Class = Master Planned Community)

Intent

This precinct comprises the approved Maroochy River Resort and the site of proposed future development for residential and sporting purposes. The current and future approvals are intended to guide development and use of premises in this precinct.

Future approvals which are compatible with the existing approvals may provide for further development. Any such development is intended to be carried out to be sustainable by respecting the environmental and landscape values of the area and ensuring the availability of development infrastructure

with sufficient capacity to accommodate any additional demand.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this precinct are those subject to current approvals and those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community precinct class.

Landscape and Built Form

Building form, height, siting and setbacks, together with landscaping, are to be in accordance with current approvals for land in the precinct.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Preferred Maximum Density

Development in accordance with current approvals for land in the precinct.

(17) Sippy Creek Plains West (Precinct Class = General Rural Lands)

Description

This precinct contains mostly gently undulating lands with a significant mosaic of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping. Small areas of "good quality agricultural land" (suited to sugar cane growing) have been identified in the southern part of the precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred extensively along Wilsons, Ilkley, Cunning, Foleys and Palm Creek Roads.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. These areas are known to be visited by many rainforest birds and koalas. The preservation and longer term restoration of this vegetation mosaic would strengthen the corridor linkage between the Blackall Range and areas to the south and east in the adjoining Caloundra City.

The area's vegetation forms an important part of the southern gateway to the Shire.

This precinct adjoins the Maroochy Shire Bushland Botanic Gardens.

Intent

While most of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure.

It is Council's intent to undertake investigations of the area to the south-east of this precinct for future regional level industrial uses as identified on the Strategic Plan.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally forested/rural setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of rainforest and blackbutt areas, the Bushland Botanical Gardens, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class.

The following uses may also be considered consistent with the desired character of this precinct where appropriately sited and designed:

- Bed and breakfast
- Garden centre
- Landscape supplies
- Outdoor recreation

(18) Forest Glen Local Centre (Precinct Class = Local Centre)

Description

Forest Glen Local Centre is situated on the eastern side of the Bruce Highway, north of Mons Road. It is highly visible to passing highway traffic.

The local centre comprises predominantly small scale shops oriented to Mons Road with on-street parking to the front. The scale of the shops servicing the local community and businesses by providing a range of goods such as bakery, fruit and vegetables, newsagency, butcher, takeaway, bottle shop, small grocer, pharmacy. It is intended to retain the local scale and general range of shopping with a total gross floor area of all uses combined being approximately 3500 square metres. In the interests of safety some off-street parking is also appropriate although this should be situated to the rear and vehicular access to Mons Road should be limited.

The small surrounding community and function of Forest Glen as a convenient stop to passing highway traffic limit the range of services that it can support. Forest Glen local centre provides convenience level goods and local services to workers in the area and the local community.

Intent

This precinct is intended to provide local convenience centre facilities, serving workers in the area and the local community.

In this precinct it is intended that:

- tenancies maintain a fine grain pattern, with no single retail use having a gross floor area greater than 450 square metres;

- the centre is limited to serve only a local convenience function, with a maximum gross floor area of 3500 square metres;
- development has a high quality built form that enhances the visual amenity and pedestrian environment through appropriate setbacks and landscaping;
- access and facilities for pedestrians, cyclists, public transport and vehicles is improved;
- there is a network of safe and convenient pedestrian and cycle paths, linking to existing networks, public transport and local shops to minimise private car usage;
- development connects to reticulated water supply and sewerage service systems; and
- development provides on site telecommunications infrastructure and services.

It is not intended that this precinct provide for a full line supermarket or showrooms.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Local Centre precinct class. Shops are expected to predominate.

(19) Forest Glen School (Precinct Class = Special Purpose)

Description

This precinct consists of land occupied by the Sunshine Coast Grammar School, which caters for children from prep to year 12. It also accommodates a child care centre.

The precinct has significant biodiversity values and some areas affected by the high hazard of the Q100 flood, landslip and bushfire hazard.

All access to the precinct is via one location on Mons Road.

Intent

It is intended that this precinct provides for the continued operation of the Sunshine Coast Grammar School in a manner which meets the educational needs of its students while:

- protecting areas of significant biodiversity values by containing development within existing cleared areas;
- progressively restoring areas of significant biodiversity values;
- protecting the form and function of the floodplain and reducing potential risks to development from flooding by limiting development to those parts of the precinct that are above the Q100 flood;
- minimising impacts from natural hazards in areas constrained by landslip, flood constrains and bushfire hazard;
- ensuring development does not detract from the safe and efficient operation of the local road network;
- improving access for pedestrian, cyclists, public transport and vehicles through provision of a second access to the school, by way of a north-south road, connecting to Mons Road, forming a four-way intersection at Owen Creek Road, prior to any growth in student population (based on 2008 enrolments)

- connecting new development to the reticulated water supply and sewerage service system; and
- providing on site telecommunications infrastructure and services.

It is not intended that vehicular or pedestrian access is provided to the school from Gardenia Place.

Preferred and Acceptable Uses

Preferred use within the Precinct is an educational establishment.

Other appropriately sited and designed community facilities may also be considered where they have a nexus with the school or whose co-location with the school is consistent with the intent and desired character of this Precinct.

**(20) Forest Glen Neighbourhood Residential
(Precinct Class = Neighbourhood Residential)**

Description

Forest Glen neighbourhood residential is located in a largely rural setting but within close proximity to Kunda Park Industrial Precinct and adjacent Maroochydore Road, Parsons Road and Vise Road. The residential precinct is intended to accommodate traditional suburban housing lots.

Intent

This precinct is intended to be characterised by low density houses on traditional suburban-sized lots.

The natural vegetation and rural landscape framing the development will continue to be an important feature contributing to the rural character of the area.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class.

**(21) Forest Glen Retirement Village
(Precinct Class = Special Purpose)**

Description

The precinct is located on the eastern side of the proposed link road to the Sunshine Coast Grammar School and includes land on the northern side of Mons Road and to the west of Parsons Road. The precinct includes areas of mature native vegetation.

Intent

It is intended that this precinct provide for a modern, integrated, aged care living and retirement village that:

- provides for the retention of significant native vegetation within the site adjacent to the Mons Road and Parsons Road reserves;
- provides for the retention of significant vegetation on Lot 1 on RP 28272;
- provides safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement;
- provides vehicular access to the Retirement Village Precinct only from the new link road between Mons Road and Sunshine Coast Grammar School with east west linkages contained within the precinct;

- respects the landscape setting and is developed with consideration of the local rural residential character and density of surrounding areas;
- takes advantage of panoramic views to the north and western hinterland;
- minimises impacts from natural hazards in identified bushfire hazard areas;
- does not adversely impact on the safe and efficient operation of the local road network;
- creates a scale, character and built form that reflects and responds to the environmental constraints of the land and creates a high standard of amenity;
- sites buildings to be oriented to maximise their energy efficiency;
- complements and supports the viability of the Forest Glen Local Centre; and
- connects to the reticulated water supply and sewerage service systems.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Supplementary Table of Development Assessment (refer Vol 1) for the Forest Glen Retirement Village.

Landscape and Built Form

Any new development should achieve high standards of siting, design and effective buffering where it adjoins educational, rural or business and industry land and Mons Road and Parsons Road to retain the rural character. Such buffering may be by way of landscaping and or screen fencing that has regard to potential impacts on visual amenity, privacy and noise, odours and light spill.

Development within the precinct should protect existing areas of significant native vegetation and mature trees adjacent to established roads.

Preferred Maximum Density

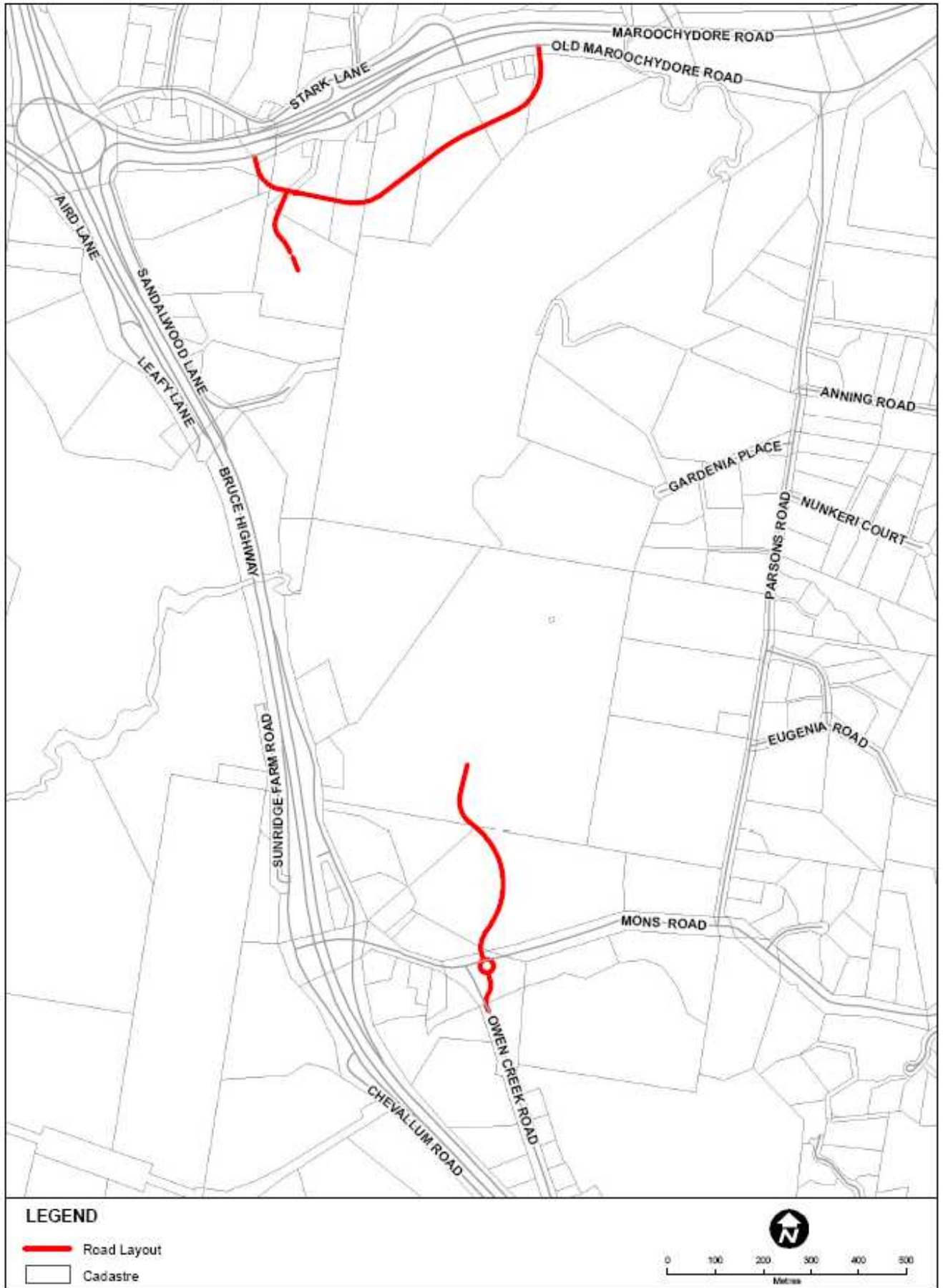
Site Area (m2)	Slope	Maximum plot ratio	Site area per dwelling for calculating the DUF1
All sites	0-15 %	0.6	180
All sites	16 % +	0.6	300

IDUF = Dwelling Unit Factor (as defined in Section 3.2 of this planning scheme)

Maximum Building Height

3 storeys (but not more than 12 metres) as code assessable development.

Figure 3.21.4 (a) - Road Layout



Date Created: Tuesday, 12 July 2011

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Open Space, Pedestrian and Cycle Linkages	Figure 7.3.5	Section 7.3
Street Tree Treatment	Figure 7.3.6	Section 7.3
Preferred Development Outcomes Yandina East Industrial	Figure 7.6.1	Section 7.6
100 year ARI Flood Hazard Yandina East Industrial	Figure 7.6.2	Section 7.6
Forest Glen Road Layout	Figure 7.4.1	Section 7.4
Preferred Development Outcomes Yandina East Industrial	Figure 7.6.1	Figure 7.6
100 year ARI Flood Hazard Yandina East Industrial	Figure 7.6.2	Section 7.6

7.4 Forest Glen Local Area Code

PURPOSE

The purpose of this code is to achieve the following overall outcomes:

- a) business and industry development occurs only in areas free of biodiversity and flooding constraints;
- b) a local convenience centre serving workers in the area and the local community;
- c) the Sunshine Coast Grammar School operating in a manner which meets the educational needs of its students, whilst protecting environmental values on the site and minimising external impacts;
- d) the Forest Glen Retirement Village Precinct is developed to provide a modern integrated aged care living and retirement village;
- e) development considers its landscape setting and the rural and rural residential character and density of surrounding lands;
- f) the Business and Industry Precinct is developed to minimise the impacts on surrounding sensitive land uses including the Sunshine Coast Grammar School and Retirement Village Precinct;
- g) development provides high quality visual amenity when viewed from the Bruce Highway and other major roads;
- h) areas with significant biodiversity values are conserved, enhanced and connected;
- i) development is restricted from occurring in the floodplain to avoid flood impacts;
- j) the local transport network is enhanced, including safe and efficient new pedestrian and bicycle paths and roads;
- k) development is connected to reticulated water supply and sewerage service networks;
- l) development is provided with appropriate telecommunication infrastructure and services;
- m) development that demonstrates best practice sustainability in design and operation;
- n) development in Confirmed Bushfire Prone Areas is appropriately planned and designed to minimise the risk to life and property and the cost to the community;
- o) development maintains the safety of people and property from the risk of landslide.

7. LOCAL AREA CODES

(1) Element: Landuse

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>FOREST GLEN BUSINESS AND INDUSTRY PRECINCT P1 Development in the Forest Glen Business and Industry Precinct:</p> <ul style="list-style-type: none"> a) has sufficient lot size to facilitate the provision of amenity referred to in points b and c and d; and b) provides for a road layout consistent with Figure 7.4.1 – (Road Layout); and c) provides high quality visual amenity through built form, setbacks and landscaping to all roads; and d) provides open space on site to meet the needs of employees; and e) has a minimum lot size of 4000 m²; and f) minimises the impacts from industrial uses and heavy vehicle traffic on adjoining and surrounding sensitive uses including the Sunshine Coast Grammar School and future retirement village on the eastern side of the new link road; and g) provides landscape buffering to adjoining sensitive uses and attractive landscape treatments to the new link road between Mons Road and Sunshine Coast Grammar school; and h) sites and designs buildings to reduce the acoustic, visual and environmental impacts such as odour, noise and light spill on site and to adjoining sensitive land uses. 	<p>A1.1 No acceptable measures.</p>
<p>FOREST GLEN LOCAL CENTRE PRECINCT P2 Development in the Forest Glen Local Centre Precinct:</p> <ul style="list-style-type: none"> a) provides for the convenience needs of workers in the area and the local community; and b) is limited such that the total gross floor area of all uses in the precinct does not exceed 3,500 m²; and c) does not provide for any single retail use or tenancy with a gross floor area greater than 450 m²; and d) does not provide for a convenience restaurant; and e) ensures that all buildings address the street with main entrances fronting the street, rather than to internal spaces or parking areas; and 	<p>A2.1 No acceptable measures.</p>

7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>f) provides buildings that are responsive to human comfort, the quality of the public realm and the local climate and has a built form which does not present as one large commercial building; and</p> <p>g) provides a landscaped area not less than 10% of the site; and</p> <p>h) provides high quality visual amenity to all roads; and</p> <p>i) provides a high quality street-based pedestrian environment.</p>	
<p>FOREST GLEN RETIREMENT VILLAGE PRECINCT P3 Development in the Forest Glen Retirement Village Precinct:</p> <p>a) provides for the establishment of a modern integrated aged care and retirement facility; and</p> <p>b) adopts best practise and innovative sustainable design practices including maximising energy efficiency, water conservation and transport use; and</p> <p>c) protects the significant vegetation along the Mons Road and Parson Road frontage; and</p> <p>d) protects the significant vegetation on Lot 1 on RP 28272; and</p> <p>e) provides safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement; and</p> <p>f) obtains vehicular access to the Precinct from the new link road between Mons Road and Sunshine Coast Grammar School with east west linkages contained within the precinct; and</p> <p>g) respects the landscape setting and is developed with consideration to the local rural residential character and density of surrounding areas; and</p> <p>h) where appropriate provides buildings that take advantage of panoramic views to the north and western hinterland and have a scale, character and built form that respects the natural landscape setting of the site;</p> <p>i) includes appropriate buffering to the adjoining land uses; and</p> <p>j) avoids conflict with and protects the amenity of the Sunshine Coast Grammar School and the surrounding areas; and</p> <p>k) provides for development that is no greater than 3 storeys (and no greater than 12 m); and</p> <p>l) provides for development that has a maximum plot ratio of 0.6 and DUF of 180 for land on a slope 15% or less and DUF or 300 for land on a slope 16% or greater.</p>	<p>A3.1 No acceptable measures.</p>

7. LOCAL AREA CODES

(2) Element: Environment

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>BIODIVERSITY P1 Development ensures that the nature conservation and biodiversity values are protected and enhanced by conserving areas¹:</p> <ul style="list-style-type: none"> a) identified in Council's Biodiversity Strategy as having Critical and Irreplaceable Values; and b) within 100 metres either side of all Critical Linkages as identified in Council's Biodiversity Strategy; and c) identified in the areas indicated in Council's Biodiversity Strategy as DEO 1; and d) identified in the areas identified in Council's Biodiversity Strategy as DEO 5 or DEO 6 and are within 500 metres of areas identified in Council's Biodiversity Strategy as DEO 1; and e) identified in the areas identified in Council's Biodiversity Strategy as DEO 9 and are within 100 metres of areas identified in Council's Biodiversity Strategy as DEO 1 except where in the Forest Glen Business and Industry Precinct. 	<p>A1.1 No acceptable measures.</p>
<p>FLOODING P2 Development does not occur on land constrained by flooding identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Areas)</p>	<p>A2.1 No acceptable measures.</p>
<p>P3 Development on land not identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Area) but affected by localised flooding during any Q100 flood event identified on Council's Flood Maps and Flood Search Certificates does not occur unless floor and/or site levels are above the Q100 flood level without causing worsening of flooding impacts on adjoining land. Where this cannot be achieved for the site, development must provide for a strategic drainage solution for the local area.</p>	<p>A3.1 No acceptable measures.</p>

¹ Refer to Planning Scheme Policy No.12 – Biodiversity to identify areas of Critical and Irreplaceable Values, Critical Linkages, DEO1, DEO5, DEO6 and DEO9.

(3) Element: Connectivity and Movement

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>ROAD LAYOUT P1 Development improves the local road network to provide for safe and efficient bicycle, public transport and vehicular movement by:</p> <ul style="list-style-type: none"> a) providing for bicycle movement on the street network; and b) providing for adequate bus stops to service the Business and Industry and Local Centre, school and Retirement Village Precincts; and c) providing new roads in accordance with Figure 7.4.1 (Road Layout); and d) providing appropriate intersection spacings between Old Maroochydore Road, Maroochydore Road and any new roads; and e) providing one point of entry and exit to Mons Road for the Sunshine Coast Grammar School and the Retirement Village Precinct by way of a north-south road, connecting to Mons Road, forming a four-way intersection at Owen Creek Road; and f) providing east-west links to the new north-south link road to access development in the adjoining Business and Industry Precinct and the Retirement Village Precinct; g) restricting vehicular access to the Retirement Village Precinct to the new north-south link road; h) ensuring no access is provided to Sunshine Coast Grammar School from Gardenia Place. 	<p>A1.1 No acceptable measures.</p>
<p>CYCLE FACILITIES P2 Development provides adequate showers and change room facilities for cyclists consistent with the Queensland Development Code.</p>	<p>A2.1 No acceptable measures.</p>

7. LOCAL AREA CODES

(4) Element: Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WATER AND SEWER</p> <p>P1 Development is connected to the reticulated water supply and sewerage service networks.</p> <p>P2 Development must demonstrate capacity and desired levels of service in the sewerage network system from source to treatment and disposal.</p>	<p>A1.1 No acceptable measures.</p> <p>A2.1 No acceptable measures.</p>
<p>TELECOMMUNICATIONS</p> <p>P3 Development provides on site telecommunications infrastructure and services such that:</p> <p>a) conduits and pits are provided to enable the future provision of fibre optic cabling; and</p> <p>b) buildings provide the appropriate infrastructure and services to facilitate multiple telecommunications services and providers such as fibre optic cable.</p>	<p>A3.1 Development provides conduits, cabling or ducting in all buildings used for residential, community, commercial and industrial uses of a sufficient diameter to enable two or more carriers to service multi-occupancy buildings.</p> <p>A3.2 Development provides an underground access connection pit and 'lead in' duct in the footpath², plus a conduit from the property boundary to:</p> <p>a) a designated entry point in each building; and</p> <p>b) each lot in community title developments; and</p> <p>c) each floor and tenancy in a multi-occupancy building.</p> <p>A3.3 All work is undertaken in accordance with the relevant Building Regulations and Australian Standards.</p>
<p>STORMWATER AND WASTEWATER</p> <p>P4 Development provides adequate provision of stormwater and drainage and is appropriately treated to remove coarse sediments and gross pollutants.</p> <p>P5 Development minimises stormwater inflow and infiltration to the wastewater collection systems.</p>	<p>A4.1 No acceptable measures.</p> <p>A5.1 No acceptable measures.</p>

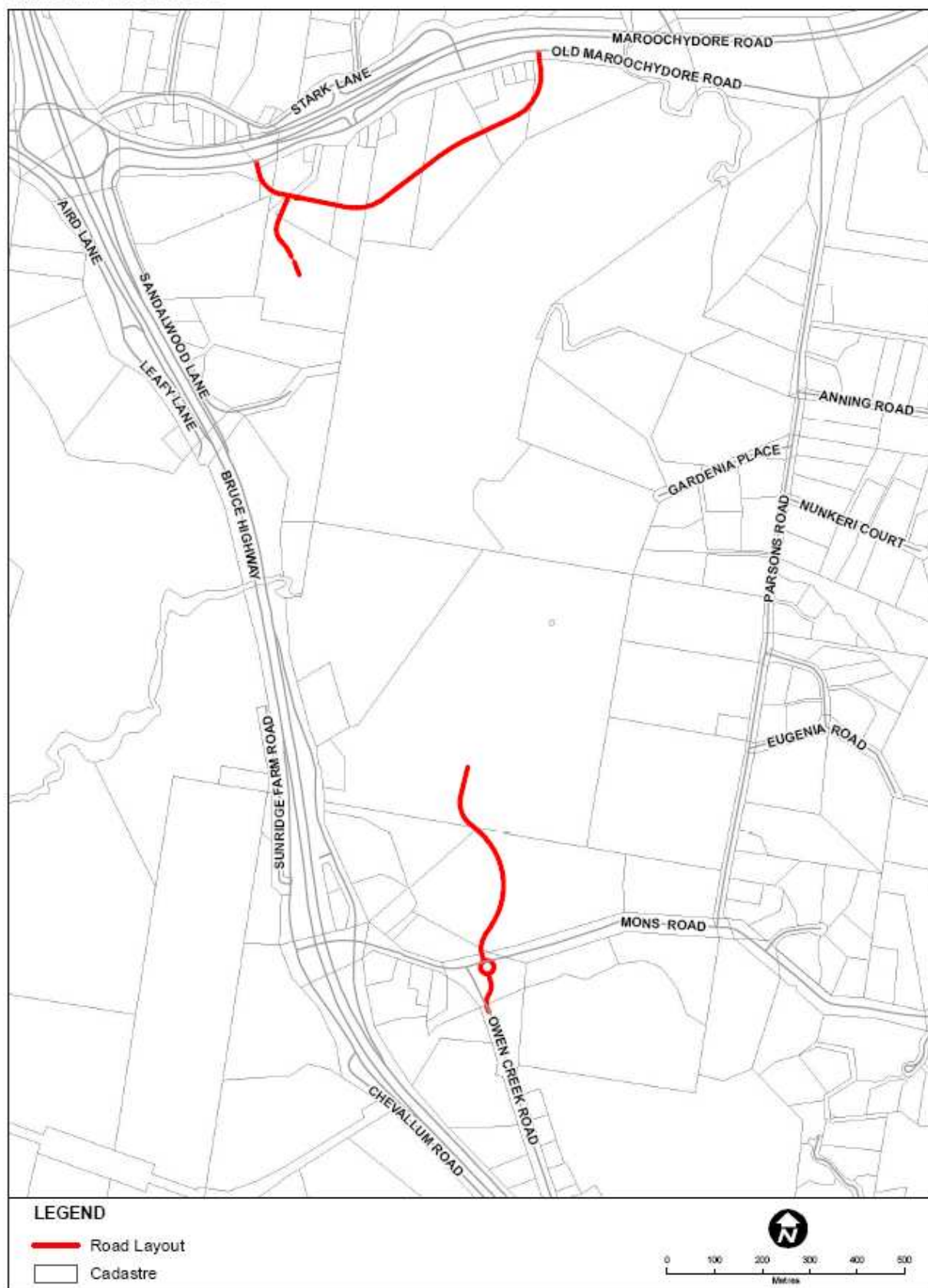
² An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath.

7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>INFRASTRUCTURE AGREEMENT</p> <p>P6 An infrastructure agreement is to be entered into by the developer and Council to fund the necessary infrastructure to service the development prior to development approval being granted.</p> <p>P7 An infrastructure agreement is to contain infrastructure items including water supply, sewerage, public parks, stormwater, bicycle facilities, road networks and the rehabilitation and maintenance of any riparian buffers.</p> <p>P8 Development facilitates and does not delay or compromise the efficient, effective timely and sustainable provision of infrastructure.</p> <p>P9 Development does not adversely impact on existing or planned infrastructure and service network.</p> <p>P10 Development provides infrastructure and services which achieves the following:</p> <ul style="list-style-type: none"> a) meets the standards of the least whole of life costs including avoiding unnecessary duplication; and b) is robust and fit for the purpose and intended period of operation; and c) is easily maintained without unnecessarily requiring specialist expertise or equipment; and d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; and e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks. 	<p>A6.1 No acceptable measures.</p> <p>A7.1 No acceptable measures.</p> <p>A8.1 No acceptable measures.</p> <p>A9.1 No acceptable measures.</p> <p>A10.1 No acceptable measures.</p>

7. LOCAL AREA CODES

Figure 7.4.1 - Road Layout



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