

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13 – Site Specific and Operational Matters

Made under the *Sustainable Planning Act 2009*, section 117 (Process for preparing, making or amending local planning instruments) and the *Planning Act 2016*, section 293 (Rules about amending local planning instrument consistent with Act)

This amendment has effect on and from 14 May 2018



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13*.

2. Commencement

This amendment instrument has effect on and from 14 May 2018.

3. Purpose

The purpose of this amendment instrument is to:

- (a) change a zone or overlay relating to specific sites, in order to:
 - i. better reflect existing or desired future land uses;
 - ii. respond to Council land acquisitions and property related matters; and
 - iii. respond to identified zoning anomalies.
- (b) address operational matters to improve the clarity and efficiency of the planning scheme; and
- (c) make terminology changes to align the amended provisions with the terminology used in the *Planning Act 2016* and *Planning Regulation 2017*.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1 and 2, Column 1, in respect of the planning scheme provisions stated in Table 1 and 2, Column 2, in the manner stated in Table 1 and 2, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.14 (Open space zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.16 (Community facilities zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.8 (Categories of development and categories of assessment – operational work)	Table 5.8.1 (Operational work)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.9 (Categories of development and categories of assessment – local plans)	Table 5.9.4.1 (Golden Beach/Pelican Waters local plan: material change of use)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.10 (Categories of development and categories of assessment – overlays)	Table 5.10.1 (Overlays)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 6 (Zones) section 6.2.10 (Medium impact industry zone code)	Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone)	Amend as shown in Appendix A
Part 6 (Zones), section 6.2.14 (Open space zone code)	Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone)	Amend as shown in Appendix A
Part 6 (Zones), section 6.2.19 (Rural zone code)	Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.8 (Coolool local plan code)	Section 7.2.8.2 (Context and setting)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.8 (Coolool local plan code)	Section 7.2.8.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.8 (Coolool local plan code)	Section 7.2.8.4 (Performance outcomes and acceptable outcomes), Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.8 (Coolool local plan code)	Figure 7.2.8A (Coolool Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans), section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code)	Section 7.2.11.3 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 7 (Local plans), section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code)	Section 7.2.11.4 (Performance outcomes and acceptable outcomes), Table 7.2.11.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 7 (Local plans), section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code)	Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans), section 7.2.22 (Nambour local plan code)	Section 7.2.22.3 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 7 (Local plans), section 7.2.22 (Nambour local plan code)	Section 7.2.22.4 (Performance outcomes and acceptable outcomes), Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 8 (Overlays), section 8.2.2 (Airport environs overlay code)	Section 8.2.2.1 (Application)	Amend as shown in Appendix A
Part 8 (Overlays), section 8.2.2 (Airport environs overlay code)	Section 8.2.2.3 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 8 (Overlays), section 8.2.8 (Height of buildings and structures overlay code)	Section 8.2.8.2 (Purpose and overall outcomes)	Amend and renumber as shown in Appendix A
Part 8 (Overlays), section 8.2.8 (Height of buildings and structures overlay code)	Section 8.2.8.3 (Performance outcomes and acceptable outcomes), Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 9 (Development codes), section 9.3.5 (Dual occupancy code)	Section 9.3.5.3 (Performance outcomes and acceptable outcomes), Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend and renumber as shown in Appendix A
Part 9 (Development codes), section 9.3.6 (Dwelling house code)	Section 9.3.6.3 (Assessment criteria), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3.11 (Multi-unit residential uses code)	Section 9.3.11.3 (Performance outcomes and acceptable outcomes), Table 9.3.11.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3.11 (Multi-unit residential uses code)	Section 9.3.11.3 (Performance outcomes and acceptable outcomes), Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4.4 (Reconfiguring a lot code)	Section 9.4.4.3 (Performance outcomes and acceptable outcomes), Table 9.4.4.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4.8 (Transport and parking code)	Section 9.4.8.3 (Assessment criteria), Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4.8 (Transport and parking code)	Section 9.4.8.3 (Performance outcomes and acceptable outcomes), Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 9 (Development codes), section 9.4.8 (Transport and parking code)	Section 9.4.8.3 (Performance outcomes and acceptable outcomes), Table 9.4.8.3.3 (Minimum on-site parking requirements)	Amend as shown in Appendix A
Schedule 1 (Definitions), section SC1.2 (Administrative definitions)	Table SC1.2.1 (Index of administrative definitions)	Amend as shown in Appendix A
Schedule 1 (Definitions), section SC1.2 (Administrative definitions)	Table SC1.2.2 (Administrative definitions)	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM11 (Coolum Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM13	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM16 (Blackall Range Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM18 (Nambour Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM38	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM42 (Landsborough Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LMP18 (Nambour Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	Amend as shown in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map – all maps	Amend as shown in Appendix B

Table 2 Consequential amendments

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the planning scheme)	Map SCC1	Amend Bli Bli and Landsborough Local Plan Area Boundaries
Part 3 (Strategic framework)	Strategic Framework Map SFM1 (Land Use Elements)	Amend Urban Growth Management Boundary and Urban Area in relation to Bli Bli Amend Urban Growth Management Boundary and Urban Area in relation to Forest Glen Amend Rural Residential Growth Management Boundary and Rural Residential Area in relation to Forest Glen Amend Rural Residential Growth Management Boundary and Rural Residential Area in relation to Landsborough
Part 3 (Strategic framework)	Strategic Framework Map SFM2 (Economic Development Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Part 3 (Strategic framework)	Strategic Framework Map SFM3 (Transport Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		relation to Landsborough
Part 3 (Strategic framework)	Strategic Framework Map SFM4 (Infrastructure Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Part 3 (Strategic framework)	Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements)	Amend Coastal Urban Setting in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Setting in relation to Landsborough
Part 7 (Local plans)	Figure 7.2.4A (Bli Bli Local Plan Elements)	Amend Local Plan Area Boundary
Part 7 (Local plans)	Figure 7.2.16A (Landsborough Local Plan Elements)	Amend Local Plan Area Boundary
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8C (2031 Strategic Network of Public Transport)	Amend Urban Area in relation to Bli

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
parking code)	Links)	Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Schedule 2 (Mapping)	Map SCC2 (Index Map)	Amend Bli Bli and Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Strategic Framework Map SFM1 (Land Use Elements)	Amend Urban Growth Management Boundary and Urban Area in relation to Bli Bli Amend Urban Growth Management Boundary and Urban Area in relation to Forest Glen Amend Rural Residential Growth Management Boundary and Rural Residential Area in relation to Forest Glen Amend Rural Residential Growth Management Boundary and Rural Residential Area in relation to Landsborough
Schedule 2 (Mapping)	Strategic Framework Map SFM2 (Economic Development Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Schedule 2 (Mapping)	Strategic Framework Map SFM3 (Transport Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Schedule 2 (Mapping)	Strategic Framework Map SFM4 (Infrastructure Elements)	Amend Urban Area in relation to Bli Bli Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Area in relation to Landsborough
Schedule 2 (Mapping)	Strategic Framework Map SFM6 (Community Identity, Character	Amend Coastal Urban Setting in relation to Bli Bli

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	and Social Inclusion Elements)	Amend Urban Area in relation to Forest Glen Amend Rural Residential Area in relation to Forest Glen Amend Rural Residential Setting in relation to Landsborough
Schedule 2 (Mapping)	Zone Map ZM20	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Zone Map ZM22 (Maroochydore/Kuluin Local Plan Area)	Amend to reflect zone change to zone map ZM21
Schedule 2 (Mapping)	Zone Map ZM39 (Maleny Local Plan Area)	Amend to reflect zone changes to Zone Map ZM38
Schedule 2 (Mapping)	Zone Map ZM40	Amend to reflect zone changes to Zone Map ZM42
Schedule 2 (Mapping)	Zone Map ZM48	Amend to reflect zone changes to Zone Map ZM42
Schedule 2 (Mapping)	Local Plan Map LPM42 (Landsborough Local Plan Area)	Amend Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19A (Bli Bli Local Plan Area Acid Sulfate Soils Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20A (Acid Sulfate Soils Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40A (Acid Sulfate Soils Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42A (Landsborough Local Plan Area Acid Sulfate Soils Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48A (Acid Sulfate Soils Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19C(i) (Bli Bli Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42C(i) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Landsborough Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM48C(i) (Biodiversity, Waterways and Wetlands Overlay Map (i))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19C(ii) (Bli Bli Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42C(ii) (Landsborough Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48C(ii) (Biodiversity, Waterways and Wetlands Overlay Map (ii))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19D (Bli Bli Local Plan Area Bushfire Hazard Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20D (Bushfire Hazard Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40D (Bushfire Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42D (Landsborough Local Plan Area Bushfire Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48D (Bushfire Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19E (Bli Bli Local Plan Area Coastal Protection Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20E (Coastal Protection Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40E (Coastal Protection Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42E (Landsborough Local Plan Area Coastal Protection Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48E (Coastal Protection Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19F (Bli Bli Local Plan Area Extractive)	Amend Bli Bli Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Resources Overlay Map)	
Schedule 2 (Mapping)	Overlay Map OVM20F (Extractive Resources Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40F (Extractive Resources Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42F (Landsborough Local Plan Area Extractive Resources Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48F (Extractive Resources Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19G (Bli Bli Local Plan Area Flood Hazard Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20G (Flood Hazard Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40G (Flood Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42G (Landsborough Local Plan Area Flood Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48G (Flood Hazard Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19I (Bli Bli Local Plan Area Heritage and Character Areas Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20I (Heritage and Character Areas Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40I (Heritage and Character Areas Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42I (Landsborough Local Plan Area Heritage and Character Areas Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48I (Heritage and Character Areas Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19J(i) (Bli Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Bli Bli Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Overlay Map OVM20J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42J(i) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48J(i) (Landslide Hazard and Steep Land Overlay Map (i) (Landslide))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19J(ii) (Bli Bli Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii) (Steepland))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steepland))	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steepland))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42J(ii) (Landsborough Local Plan Area Landslide Hazard and Steep Land Overlay Map (ii) (Steepland))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48J(ii) (Landslide Hazard and Steep Land Overlay Map (ii) (Steepland))	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19K (Bli Bli Local Plan Area Regional Infrastructure Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20K (Regional Infrastructure Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40K (Regional Infrastructure Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42K (Landsborough Local Plan Area Regional Infrastructure Overlay	Amend Landsborough Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Map)	
Schedule 2 (Mapping)	Overlay Map OVM48K (Regional Infrastructure Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19L (Bli Bli Local Plan Area Scenic Amenity Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20L (Scenic Amenity Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40L (Scenic Amenity Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42L (Landsborough Local Plan Area Scenic Amenity Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48L (Scenic Amenity Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM19M (Bli Bli Local Plan Area Water Resource Catchments Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM20M (Water Resource Catchments Overlay Map)	Amend Bli Bli Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM40M (Water Resource Catchments Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM42M (Landsborough Local Plan Area Water Resource Catchments Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 2 (Mapping)	Overlay Map OVM48M (Water Resource Catchments Overlay Map)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM19A (Bli Bli Local Plan Area Priority Infrastructure Plan Map – Priority Infrastructure Area)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM20A (Priority Infrastructure Plan Map – Priority Infrastructure Area)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM40A (Priority Infrastructure Plan Map – Priority Infrastructure Area)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM42A (Landsborough Local Plan Area Priority Infrastructure Plan Map – Priority Infrastructure Area)	Amend Landsborough Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM48A (Priority Infrastructure Plan Map – Priority Infrastructure Area)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM19B (Bli Bli Local Plan Area Priority Infrastructure Plan Map – Stormwater Quality Network)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM20B (Priority Infrastructure Plan Map – Stormwater Quality Network)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM40B (Priority Infrastructure Plan Map – Stormwater Quality Network)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM42B (Landsborough Local Plan Area Priority Infrastructure Plan Map – Stormwater Quality Network)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM48B (Priority Infrastructure Plan Map – Stormwater Quality Network)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM19C(i) (Bli Bli Local Plan Area Priority Infrastructure Plan Map – Transport Network (Road))	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM20C(i) (Priority Infrastructure Plan Map – Transport Network (Road))	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM40C(i) (Priority Infrastructure Plan Map – Transport Network (Road))	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM42C(i) (Landsborough Local Plan Area Priority Infrastructure Plan Map – Transport Network (Road))	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM48C(i) (Priority Infrastructure Plan Map – Transport Network (Road))	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM19C(ii) (Bli Bli Local Plan Area Priority Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM20C(ii) (Priority Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM40C(ii) (Priority Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Landsborough Local Plan Area Boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Active Transport))	
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM42C(ii) (Landsborough Local Plan Area Priority Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM48C(ii) (Priority Infrastructure Plan Map – Transport Network (Council Active Transport))	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM19D (Bli Bli Local Plan Area Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM20D (Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network)	Amend Bli Bli Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM40D (Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM42D (Landsborough Local Plan Area Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network)	Amend Landsborough Local Plan Area Boundary
Schedule 3 (Priority infrastructure plan mapping and supporting material)	PIP Map PIPM48D (Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network)	Amend Landsborough Local Plan Area Boundary

Appendix A Amendment schedule (text)

Part 5 (Tables of assessment) - Section 5.5 (Categories of development and categories of assessment - material change of use)

Table 5.5.14 Open space zone

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code
Business activities		
Food and drink outlet	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with an open space use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Outdoor sport and recreation	Code assessment if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> or a not-for profit community organisation; and (c) the gross floor area of any building associated with the use does not exceed 150m².	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>

Table 5.5.16 - Community facilities zone

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Sippy Downs.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if:- (a) in an existing building; and (b) conducted in association with a <u>hospital, residential care facility or retirement facility</u> on the same site.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) conducted in association with a <u>hospital, residential care facility or retirement facility</u> on the same site.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) conducted by a not-for-profit organisation; (b) not on Council owned or controlled land; and (c) conducted in association with and subordinate to an educational establishment or community use on the same site.	<ul style="list-style-type: none"> Market code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Service station	Code assessment if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Service station code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) located on Council owned or controlled land; (b) conducted in association with a <u>community use</u> on the same site; and (c) having a gross	<ul style="list-style-type: none"> Transport and parking code

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>leasable floor area not exceeding 100m².</i>	
	<u>Code assessment if for a corner store</u>	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Uses in the community activity use class (where not provided for by a Community facilities zone annotation)		
Child care centre	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Child care centre code Prescribed other development codes
Community care centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code Prescribed other development codes
Community use	Accepted development if located on Council owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code Prescribed other development codes
Educational establishment	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Sport and recreation activities		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross floor area of 300m ² .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development if:- (a) in an existing building; (b) conducted in association with and subordinate to an educational establishment or community use on the same site; and (c) involving any of the following:- (i) dance studio; (ii) health and fitness training;	<ul style="list-style-type: none"> Transport and parking code

Table 5.8.1 Operational work

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	accepted development.	for which the operational work is to be undertaken.
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) <u>not</u> associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁵ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; OR (e) on a lot having an area greater than 5,000m ² ; (f) the lot is included in the Rural zone or Rural residential zone; and (g) cumulatively involving not more than 150m ³ of material.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if a <i>third party advertising device erected on a Council owned bus shelter</i> .	
	Accepted development if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) created roof sign; (iv) high-rise building sign; (v) projecting sign; (vi) pylon identification sign; (vii) roof top sign; (viii) sign written roof sign; (ix) three-dimensional sign; and (b) not a <i>third party advertising device</i> , except where:- (i) erected on <i>Council</i> owned or controlled land; and (ii) used for sport and recreation purposes.	<ul style="list-style-type: none"> Advertising devices code
	Code assessment if not otherwise accepted development or assessable development subject to impact assessment.	<ul style="list-style-type: none"> Advertising devices code

⁵ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

5.9.4 Golden Beach/Pelican Waters local plan

Table 5.9.4.1 Golden Beach/Pelican Waters local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.17 (Emerging community zone)**. This table must be read in conjunction with **Table 5.5.17**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Residential activities		
Dual occupancy	Code assessment where on a <i>site</i> nominated as a <i>dual occupancy site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Dual occupancy code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment where on a <i>site</i> nominated as a <i>multiple dwelling site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment where on a <i>site</i> nominated as a <i>retirement facility site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Retirement facility and residential care facility code <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment where on a <i>site</i> nominated as a <i>rooming accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short term accommodation	Code assessment where on a <i>site</i> nominated as a <i>short-term accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Shop	Code assessment if: (a) for a <i>corner store</i> ; and (b) on a <i>site</i> nominated as a <i>shop (corner store) site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sport and recreation activities		
<u>Outdoor sport and recreation</u>	<u>Code assessment</u> where involving a <u>golf course</u> .	<ul style="list-style-type: none"> <u>Emerging community zone code</u> <u>Golden Beach/Pelican Waters local plan code</u> <u>Sport and recreation uses code</u> <u><i>Prescribed other development codes</i></u>

Table 5.10.1 - Overlays

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(ii) any of the following uses within 8km of a runway:- (A) <i>animal keeping</i> involving a wildlife or bird sanctuary; (B) <i>aquaculture</i> ; (C) an industrial use involving food handling or processing, or an abattoir; (D) <i>intensive animal industry</i> ; or (iii) any the following activities within 6km of a runway:- (A) external lighting that includes straight parallel lines 500 metres to 1,000 metres long; or (B) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or (iv) <i>major sports, recreation and entertainment facilities</i> or <i>outdoor sport and recreation facilities</i> involving fair grounds, showgrounds, outdoor theatres or outdoor cinemas within 3km of a runway; or (v) <i>cropping</i> , where involving a turf farm or fruit tree farm within 3km of a runway; or (vi) the creation of a <i>constructed water body</i> within 3km of a runway.	otherwise specified.	
Reconfiguring a lot if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving any of the following activities:- (i) the construction of a new road within 6km of a runway; or (ii) the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within aviation facility sensitive area		
Material change of use if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within ANEF contours		
Material change of use, if:- (a) involving any of the following uses within the 20 ANEF contour (<u>or greater</u>) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> <u>involving permanent accommodation, other than a dual occupancy or dwelling house;</u> (ii) a use in the <i>community activity group</i> , other than <u>cemetery, crematorium or emergency services; or</u> (iii) <u>health care services, a use in the sport and recreation activity group;</u> (iv) <u>a use in the business activity group being function facility, market, shopping centre or tourist attraction; or</u> (b) involving <u>any of the following a uses in the business activity group not mentioned in (a)(iv), other than a</u>	Code assessment if the change of use is provisionally made accepted development by another table of assessment (<u>other than for a dual occupancy or dwelling house</u>). No change if not otherwise specified.	<ul style="list-style-type: none"> Airport environs overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
<p>sales office, and located within the 25 ANEF contour (or greater) as identified on an Airport Environs Overlay Map; or</p> <p>(i) a use in the residential activity group involving temporary accommodation;</p> <p>(ii) hotel (if incorporating a residential component); or</p> <p>(iii) office.</p> <p>(c) involving a use in the industrial activity group located within the 30 ANEF contour as identified on an Airport Environs Overlay Map, being:-</p> <p>(i) low impact industry;</p> <p>(ii) research and technology industry; or</p> <p>(iii) service industry.</p>		
Reconfiguring a lot if creating additional lots within an ANEF contour as identified on an Airport Environs Overlay Map.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within a public safety area		
<p>Material change of use other than in an existing building, if:-</p> <p>(a) within the <i>public safety area</i> as identified on an Airport Environs Overlay Map; and</p> <p>(b) involving any of the following:-</p> <p>(i) a use in the <i>residential activity group</i>;</p> <p>(ii) a use in the <i>business activity group</i>;</p> <p>(iii) a use in the <i>industrial activity group</i>;</p> <p>(iv) a use in the <i>community activity group</i>; or</p> <p>(v) a use in the sport and recreation activity group.</p>	<p>Code assessment if the change of use is provisionally made accepted development by another table of assessment.</p> <p>No change if not otherwise specified.</p>	<ul style="list-style-type: none"> Airport environs overlay code
Reconfiguring a lot if creating additional lots within the <i>public safety area</i> as identified on an Airport Environs Overlay Map.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Biodiversity, waterways and wetlands overlay		
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map; and</p> <p>(b) not for an <i>extractive industry</i> within Precinct RUR 1 (Meridan Plains Extractive Resource Area).</p>	<p>Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:-</p> <p>(a) dual occupancy;</p> <p>(b) low impact industry;</p> <p>(c) rural industry;</p> <p>(d) service industry;</p> <p>(e) transport depot; or</p> <p>(f) warehouse.</p> <p>No change if not otherwise specified above.</p>	<ul style="list-style-type: none"> Biodiversity, waterways and wetlands overlay code
Reconfiguring a lot if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	No change	<ul style="list-style-type: none"> Biodiversity, waterways and wetlands overlay code
Operational work if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	<p>Code assessment if:-</p> <p>(a) involving <i>filling or excavation</i>; and</p> <p>(b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work);</p> <p>other than:-</p> <p>(c) where on <i>Council</i></p>	<ul style="list-style-type: none"> Biodiversity, waterways and wetlands overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
	(a) <i>low impact industry;</i> (b) <i>rural industry;</i> (c) <i>service industry;</i> (d) <i>transport depot; or</i> (e) <i>warehouse.</i>	
	No change if not otherwise specified above.	• Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	• Flood hazard overlay code
	No change if not otherwise specified above.	• Flood hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹² ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone;	Impact assessment	• The planning scheme

¹² Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) the Height of buildings and structures overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World).		
Material change of use if:- (a) not exceeding the maximum height specified <u>for the site</u> on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code
Building work not associated with a material change of use if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ .	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Heritage and character areas overlay – where involving or adjoining a heritage place		
Material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a heritage place; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if:- (a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or (b) on a lot or premises adjoining a <i>State heritage place</i> or <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the building work does not involve the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the building work involves the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if on a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the operational work is provisionally made accepted development by the applicable table	<ul style="list-style-type: none"> Heritage and character areas overlay code

¹³ Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) the Height of buildings and structures overlay code.

Part 6 (Zones) - Section 6.2.10 (Medium impact industry zone code)

- (k) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone)** to occur in the Medium impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.10.2.1** to occur in the Medium impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.10.2.1** is an inconsistent use and is not intended to occur in the Medium impact industry zone.

Table 6.2.10.2.1 Consistent uses and potentially consistent uses in the Medium impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Car wash</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m ²) (c) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (d) <i>Service station</i> (e) <i>Veterinary services</i>	(a) <i>Agricultural supplies store</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m ²) (c) <i>Sales office</i>
Industrial activities	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Medium impact industry</i> (d) <i>Research and technology industry</i> (e) <i>Service industry</i> (f) <i>Transport depot</i> (g) <i>Warehouse</i>	None <i>High impact industry</i> (where located in the <u>Cooloolun Industry Park</u>)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Crematorium</i> (c) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i>)	None

Part 6 (Zones) - Section 6.2.14 (Open space zone code)

- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas;
- (n) development provides for *infrastructure* and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone)** to occur in the Open space zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.14.2.1** to occur in the Open space zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.14.2.1** is an inconsistent use and is not intended to occur in the Open space zone.

Table 6.2.14.2.1 Consistent uses and potentially consistent uses in the Open space zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet</i> (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same site and having a <i>gross leasable floor area</i> not exceeding 100m ²)	<i>Food and drink outlet</i> (where other than as specified in column 1)
(b) <i>Market</i>	
Community activities	
(a) <i>Community use</i> (where located on Council owned or controlled land and undertaken by or on behalf of the Council)	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
(a) <i>Outdoor sport and recreation</i> (where located on Council owned or controlled land, and undertaken by or on behalf of the Council or a not-for-profit organisation and the gross floor area of any building associated with the use does not exceed 150m²))	<i>Outdoor sport and recreation</i> (where other than as specified in column 1)
(b) <i>Park</i>	
Other activities	
(a) <i>Environment facility</i> (where located on Council owned or controlled land, undertaken by or on behalf of the Council)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

Part 6 (Zones) - Section 6.2.19 (Rural zone code)

- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1** to occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.19.2.1** is an inconsistent use and is not intended to occur in the Rural zone.

Table 6.2.19.2.1 Consistent uses and potentially consistent uses in the Rural zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Dwelling house</i> (b) <i>Nature-based tourism</i> (where for a <i>camping ground</i> or not more than 8 holiday cabins) (c) <i>Short-term accommodation</i> (where for a farm stay or not more than 8 holiday cabins)	(a) <i>Caretaker's accommodation</i> (b) <i>Nature-based tourism</i> (where other than as specified in column 1) (c) <i>Short-term accommodation</i> (where other than as specified in column 1) (d) <i>Tourist park</i> (e) <i>Resort complex</i> (where for an eco-resort)
Business activities	
(a) <i>Home based business</i> (b) <i>Market</i> (where conducted on <i>Council</i> owned or controlled land) (c) <i>Sales office</i> (where for a prize home) (d) <i>Shop</i> (where for an <i>art and craft centre</i> not exceeding a <i>gross floor area</i> of 300m ²)	(a) <i>Food and drink outlet</i> (b) <i>Function facility</i> (c) <i>Market</i> (where other than as specified in column 1) (d) <i>Service station</i> (e) <i>Shop</i> (where for an <i>art and craft centre</i> exceeding a <i>gross floor area</i> of 300m ²) (f) <i>Tourist attraction</i> (g) <i>Veterinary services</i>
Industrial activities	
(a) <i>Extractive industry</i> (where identified as a State Key Resource Area or Local Resource Area on an Extractive Resources Overlay Map) (b) <i>Transport depot</i> (where involving the storage of no more than 2 vehicles)	(a) <i>Extractive industry</i> (where other than as specified in column 1)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Emergency services</i>	(a) <i>Cemetery</i> (b) <i>Community use</i> (where other than as specified in column 1) (c) <i>Educational establishment</i> (where ancillary to and directly related to a rural activity on the same site) (d) <i>Place of worship</i>
Sport and recreation activities	
<i>Park</i>	(a) <i>Outdoor sport and recreation</i> (b) <i>Motor sport facility</i>
Rural activities	
(a) <i>Animal husbandry</i> (b) <i>Aquaculture</i> (c) <i>Cropping</i> (d) <i>Intensive animal industry</i> (where involving less than 21 standard units of pigs, less than 1,000 birds or poultry, less than 50 standard units of cattle or less than 350 standard units of sheep) (e) <i>Intensive horticulture</i> (f) <i>Permanent plantation</i> (g) <i>Roadside stall</i> (h) <i>Rural industry</i> (where no part of the <i>use area</i> is within 200 metres of a <i>site</i> in the Rural residential zone or 500 metres of a <i>site</i> in a <i>residential zone</i>) (i) <i>Rural workers accommodation</i> (where involving accommodation for no more than 20 persons) (j) <i>Wholesale nursery</i> (k) <i>Winery</i>	(a) <i>Animal keeping</i> (b) <i>Agricultural supplies store</i> (c) <i>Intensive animal industry</i> (where other than as specified in column 1) (d) <i>Rural industry</i> (where other than as specified in column 1) (e) <i>Rural workers accommodation</i> (where other than as specified in column 1)
Other activities	
(a) <i>Renewable energy facility</i> (where a solar farm) (b) <i>Utility installation</i> (where a <i>local utility</i>)	(a) <i>Major electricity infrastructure</i> (b) <i>Renewable energy facility</i> (where other than as specified in column 1) (c) <i>Substation</i> (d) <i>Telecommunications facility</i> (e) <i>Utility installation</i> (where other than as specified in column 1)

Part 7 (Local plans)

7.2.8 Coolum local plan code

7.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Coolum local plan area as shown on Map ZM11 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Coolum local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.8.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.8A (Coolum local plan elements)**.

7.2.8.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Coolum local plan code.

The Coolum local plan area is located in the central eastern part of the Sunshine Coast between the coastal communities of Marcoola and Peregian Beach and includes the coastal township of Coolum Beach and surrounding communities of Point Arkwright, Yaroomba, Mount Coolum and The Boardwalk as well as renowned tourism developments such as the Palmer Coolum Resort. The local plan area also includes the Coolum ~~Industrial~~ Industry Park, which is identified as a significant industry and enterprise opportunity area for the region. The local plan area has a land area of approximately 1,880 hectares.

The local plan area is traversed by Stumers Creek and framed by a picturesque natural setting, including the South Peregian section of the Noosa National Park to the north, rural land to the west, Mount Coolum National Park in the south and the Pacific Ocean in the east. Other significant environmental and landscape features within the local plan area include the Coolum section and part of the Peregian section of the Noosa National Park, Point Perry, Point Arkwright with its mosaic of significant remnant vegetation and rocky shore ecosystem, Emu Mountain and Eurungunder Hill and the Yaroomba parabolic dune which contribute to the character, identity and sense of place of Coolum.

The local plan area is characterised by predominantly dwelling houses with some multi unit development and tourist accommodation mainly in the beachfront areas of Coolum Beach and to a lesser extent, Point Arkwright and Mount Coolum (The Boardwalk).

Coolum Beach has a dual role in providing both for tourists and the local community. These two roles are reflected in two distinct commercial areas, with tourist activities focussed along the Coolum Esplanade (David Low Way) and local commercial and retail activity focussed in the Birtwill Street area.

The Coolum Beach Town Centre, centred on Birtwill Street and generally bound by Margaret Street, David Low Way (Coolum Esplanade), Elizabeth Street and Sunrise Avenue, is intended to function as a District Activity Centre providing a focus for small scale retail, commercial, residential and community activities which maintain the coastal village character of the local plan area. Tourist accommodation and related services and activities are intended to remain focussed on the Esplanade, taking advantage of the proximity to the beach and foreshore.

The local plan area also includes a local activity centre at Coolum West and smaller local activity centres along David Low Way, which provide the day to day convenience needs of local residents.

The local plan area includes a range of community activities and sport and recreational areas, including the Coolum Peregian Sports Complex, the Palmer Coolum Resort, Mount Coolum Golf Club, Quanda Road Water Ski Park, Coolum Beach Pony Club, Luther Heights Youth Camp, Coolum State High School and Primary School. The Coolum beachfront stretching from Point Arkwright in the south to the southern end of

the Noosa National Park in the north, includes Tickle Park, Coolum Beach Holiday Park and Coolum Surf Life Saving Club.

The Sunshine Motorway, Emu Mountain Road, Yandina – Coolum Road, South Coolum Road and David Low Way are major road links within the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the Coolum local plan code is to provide locally relevant planning provisions for the assessment of development within the Coolum local plan area.
- (2) The purpose of the Coolum local plan code will be achieved through the following overall outcomes:-
 - (a) The Coolum local plan area remains a low key coastal urban community, with a strong focus on tourism and well serviced by a range of small-medium scale business, community, sport and recreational activities.
 - (b) Urban development within the Coolum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the small scale coastal village character and identity of Coolum, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect significant environmental areas and adjoining rural lands.
 - (c) Centre activities are consolidated within the Coolum Beach Town Centre in the east of the local plan area and generally bounded by Margaret Street, David Low Way (also known as Coolum Esplanade), Elizabeth Street and Sunrise Avenue. The Coolum Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area.

Mixed uses and uses which enhance the beachside character and district level role and function of the Coolum Beach Town Centre are encouraged. Retail and commercial development does not extend beyond the boundaries of the District centre zone and Tourist accommodation zone. No new large floor plate retail uses are intended to be established in the Coolum Beach Town Centre. Residents continue to rely upon the nearby larger centres of Maroochydore, Nambour and Noosa Business Centre to fulfil higher order business and retail needs.
 - (d) Development in the Coolum Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character, a high level of pedestrian permeability and visual links with the beach, Tickle Park and Jack Morgan Park and attractive gateways through the provision of streetscape and landscaping treatments, active *frontages* where appropriate, improved pedestrian and cycle connections and off-street car parking.
 - (e) Development within the District centre zone and Tourist accommodation zone reinforces the *frontage* to Coolum Esplanade as the tourism focus area with active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore area and surrounding residential, business and community uses.
 - (f) The Coolum West Local Centre, located along the Yandina-Coolum Road and South Coolum Road, functions as a local (full service) activity centre servicing the convenience needs of nearby residents. Development within the Coolum West Local Centre supports, and does not detract from, the role of the Coolum Beach Town Centre as the district activity centre for the local area and contributes to the establishment of a gateway to Coolum through the provision of streetscape and landscaping treatments. Retail and commercial development in this area does not extend beyond the boundaries of the Local centre zone, other than for the purposes of small scale *office* activities on Lot 26 RP80884 at 135 Yandina-Coolum Road, Coolum.
 - (g) Land to the west of Barns Lane and South Coolum Road is retained in the Rural zone providing a natural landscape gateway to Coolum.
 - (h) Development in the Medium impact industry zone and High impact industry zone, to the west of Coolum Beach, provides for a diverse mix of predominantly high and medium impact industrial uses set within an integrated, modern and visually appealing industry park with a

Performance Outcomes		Acceptable Outcomes	
Development in the <i>Medium and High Impact Industry Zones</i>			
PO17	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	AO17	No acceptable outcome provided. Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development adjacent to conservation areas and other <i>ecologically important areas</i> .
PO18	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	AO18	No acceptable outcome provided.
PO19	Development provides for <i>access</i> arrangements to industrial land which:- (a) avoid additional vehicle <i>access</i> from Yandina-Coolum Road; and (b) are rationalised with existing vehicular <i>access</i> arrangements, where possible.	AO19	No acceptable outcome provided.
Coolum Beach Holiday Park			
PO20	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	AO20	No acceptable outcome provided.
Development in the Rural Zone (Barns Lane)			
PO21	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	AO21	No acceptable outcome provided.

Part 7 (Local plans) - Section 7.2.11 (Forest Glen/Kunda Park/Tanawha local plan code)

- (h) Development in the Emerging community zone south of Mons Road provides for *retirement facilities* or other medium density residential uses that enjoy high levels of access to the Forest Glen Local Centre. Development in this part of the Emerging community zone contributes to the upgrading of the Mons Road/Owen Creek Road intersection and to improved pedestrian connections to the Forest Glen Local Centre.
- (i) Development in the Emerging community zone south of Old Maroochydore Road provides for retirement facilities and low density residential uses that are compatible with existing residential development in the locality and are appropriately buffered and separated from the Kunda Park Industrial Estate to mitigate potential land use conflicts. Development in this part of the Emerging community zone contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection and provides for a local road network that promotes connectivity and accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres.
- ~~(j)(i)~~ Development retains identified sites in the Medium density residential zone for *retirement facilities* in order to preserve these sites for these uses in the future.
- ~~(j)(k)~~ Development in the Rural residential zone retains the bushland character of the area and provides for lot layouts and buildings that sit lightly in the landscape with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas of retained native *vegetation*, landscaping and *private open space*.
- ~~(k)(l)~~ Development in the Low impact industry zone and Medium impact industry zone provides for the continued development of the Kunda Park Industrial Estate and the Forest Glen Industrial Area as modern and visually appealing industry areas with a high standard of environmental performance and design.
- ~~(l)(m)~~ The Sunshine Coast Grammar School continues to develop with built form elements and associated works limited to unconstrained parts of the *site*. Future stages of development are subject to improvements in vehicle *access* and circulation arrangements with a second campus *access point* provided to Mons Road (as opposed to Gardenia Place) so as to reduce congestion at the Bruce Highway exit road.
- ~~(m)(n)~~ Development provides for the upgrading of existing roads and establishment of a new roads including:-
- (i) a north-south road corridor connecting the Sunshine Coast Grammar School and adjacent development to Mons Road, forming a four way intersection at Owen Creek Road; ~~and~~
 - (ii) a secondary access road off Sandalwood Lane to service industrial land at this location; and-
 - (ii)(iii) a new road connection between Whites Road and Vise Road to service residential land south of Old Maroochydore Road.
- ~~(n)(o)~~ Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and associated exits and entry points to these *major roads*.
- ~~(o)(p)~~ Development is set well back from the Bruce Highway and Maroochydore Road/~~Old Maroochydore Road~~ and incorporates landscape buffers or other landscape/urban design treatments to effectively screen ~~undesirable elements of industrial~~ development and provide an attractive and coherent *streetscape* that enhances the appearance and visual amenity of these *major roads*.
- ~~(p)(q)~~ Development in the local plan area is supported by a network of open space that meets the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- ~~(q)(r)~~ Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

7.2.11.4 Performance outcomes and acceptable outcomes

Table 7.2.11.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Forest Glen/Kunda Park/Tanawha Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen/Kunda Park/Tanawha local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential use, business use, community activity or an industrial use where fronting a <i>major road</i> provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; and (c) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of an attractive <i>streetscape</i> character along the <i>frontage</i> of the Bruce Highway and Maroochydore Road/Old Maroochydore Road and enhances the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to the Bruce Highway or Maroochydore Road/Old Maroochydore Road, where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , provides a minimum 10 metre wide mounded landscaped <i>buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
		AO2.2	Development adjacent to Mons Road, Owen Creek Road, Tanawha Tourist Drive, Sandalwood Lane and Chevallum Road provides a minimum 3 metre wide <i>landscape buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
PO3	Development provides for the retention and enhancement of key landscape elements including existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Forest Glen/Kunda Park/Tanawha local plan area.	AO3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated setting and backdrop of the Forest Glen/Kunda Park/Tanawha local plan area including:- (a) bushland areas on the slopes of the Buderim escarpment; (b) bushland areas along the Bruce Highway, Tanawha Tourist Drive, Owen Creek Road and Mons Road; and (c) other character <i>vegetation</i> identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the character of, and sense of arrival to, Forest Glen,	AO4.1	Development adjacent to an identified primary <i>streetscape</i> treatment area or gateway/entry point where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) :-

Performance Outcomes		Acceptable Outcomes	
	Buderim and other parts of the local plan area.	AO4.2	<p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen local centre, and emphasise corner locations; and</p> <p>(b) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO5	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	AO5	No acceptable outcome provided.
PO6	Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and entry points to these <i>major roads</i> by limiting and rationalising <i>access points</i> and avoiding the introduction of high traffic generating uses into the local plan area, other than where already provided for by the allocation of zones.	AO6	No acceptable outcome provided.
PO7	As identified conceptually on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , development provides for the establishment of:- (a) a new north-south road corridor connecting the Sunshine Coast Grammar School and the Emerging community zone to the east of the Forest Glen Local Centre to Mons Road, forming a four way intersection at Owen Creek Road; and (b) a secondary access road off Sandalwood Lane to service the industrial land at this location; and (b)(c) a new road connection (neighbourhood collector road) between Whites Road and Vise Road to service the Emerging community zone south of Old Maroochydore Road.	AO7	No acceptable outcome provided.
PO8	Development on land identified as a local ecological linkage on Figure	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>provides for:-</p> <p>(a) a built form and urban design outcome that contributes to the creation of a coherent local centre;</p> <p>(b) attractive and usable public spaces that provide a focal point for community activity and interaction;</p> <p>(c) a permeable internal road and pedestrian/cycle network that interconnects with existing development in the Forest Glen Local Centre; and</p> <p>(d) integrated car parking and access arrangements.</p>		
PO14	Development in that part of the Emerging community zone fronting Mons Road provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	AO14	Development in the Emerging community zone fronting Mons Road complies with Acceptable Outcome AO11 (applicable to development in the Local centre zone).
Development in the Emerging Community Zone (South of Mons Road, Forest Glen)			
PO15	<p>Development in the Emerging community zone south of Mons Road (Lot 2 RP177389):-</p> <p>(a) provides for <i>retirement facilities</i> or other appropriate forms of medium density housing that are compatible with the character and amenity of the locality;</p> <p>(b) contributes to the upgrading of the Mons Road,/Owen Creek Road intersection; and</p> <p>(c) provides for improved pedestrian connections to the Forest Glen Local Centre.</p>	AO15	No acceptable outcome provided.
Development in the Emerging Community Zone (South of Old Maroochydore Road, Buderim)			
PO16	<p><u>Development in the Emerging community zone south of Old Maroochydore Road, Buderim:-</u></p> <p><u>(a) provides for retirement facilities and other appropriate forms of low density housing that are compatible with the character and amenity of the locality;</u></p> <p><u>(b) provides for and maintains appropriate buffering and separation to the Kunda Park Industrial Estate to mitigate potential land use conflicts;</u></p> <p><u>(c) provides for the appropriate protection of land required to manage the flood risk and accommodate the conveyance of flood flows through the area;</u></p> <p><u>(d) provides for the protection, buffering and connection of ecologically important areas;</u></p> <p><u>(e) retains the bushland character currently experienced along Vise Road;</u></p> <p><u>(f) provides for a permeable and interconnected local road network that enhances accessibility, including to supporting services</u></p>	AO16	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	<p>and facilities in the Buderim and Forest Glen activity centres;</p> <p>(g) contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection; and</p> <p>(a)(h) provides for the safe and efficient operation of the Old Maroochydore Road/Whites Road intersection in accordance with State government requirements and standards</p>		
Development in the Medium Density Residential Zone (Mons Road/Parsons Road Forest Glen)			
PO4617	Development in the Medium density residential zone on Lot 5 SP254405, part Lot 1 RP28272 and Lot 1 RP28168 located at Mons Road/Parsons Road Forest Glen, provides for these sites to be preserved for the purpose of providing retirement facilities.	AO4617	No acceptable outcome provided.
Development in the Low Impact Industry Zone (Forest Glen)			
PO4718	Reconfiguring a lot in the Low impact industry zone at Forest Glen provides for comparatively large lot sizes that provide sufficient area to accommodate landscape buffers and other streetscape treatments along major road frontages and allow for industrial buildings to be set within generous landscaped grounds.	AO4718	Reconfiguring a lot in the Low impact industry zone provides for lots which are a minimum of 4,000m ² in area. Note—it is noted that some existing lots included in the Low impact industry zone (e.g. on the eastern side of Owen Creek Road) have lot sizes considerably less than 4,000m ² .
PO4819	Development in the Low impact industry zone on the eastern side of Owen Creek Road provides for:- (a) buildings and use areas to be sited and designed to protect the privacy and amenity of occupants of the adjoining tourist park and relocatable home park; (b) the rationalisation of direct access points to Owen Creek Road (e.g. through lot amalgamations and/or shared access driveways) to minimise traffic impacts; and (c) improved pedestrian connections to the Forest Glen Local Centre.	AO4819	No acceptable outcome provided.
Development in the Rural Residential Zone			
PO4920	Development in the Rural residential zone:- (a) is subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points; (b) retains the bushland character currently experienced along the Bruce Highway, Tanawha Tourist Drive and Mons Road; and (c) is sympathetic to the characteristics and capacity of the physical and natural environment and applies environmentally sensitive design and construction techniques.	AO4920	No acceptable outcome provided.
Development in the Community Facilities Zone (Sunshine Coast Grammar School) (Lot 1 SP 169832, Lot 16 SP 169831, Lot 9 SP 169400, Mons Road)			
PO201	Development in the Community facilities zone on Lot 1 SP 169832, Lot	AO201	No acceptable outcome provided.

Part 7 (Local plans) - Section 7.2.22 (Nambour local plan code)

- (g) Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.
- (h) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.
- (i) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.
- (j) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.
- (k) Development within the local plan area protects and retains the established character areas of Nambour and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
- (l) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.
- (m) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.
- (n) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development relative to its surrounds.
- (o) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
- (p) Development in the Community facilities zone at Carter Road/Doolan Street Nambour (Sundale Nambour Garden Village) is master planned to ensure that development occurs in a functionally efficient and integrated manner. Development provides for a range of residential care facilities and retirement facilities complemented by a range of supporting small-scale business and community activities. Such activities do not detract from the role and function of the Nambour Town Centre as the key focus for business activities. Development provides a transition of building height adjacent to Carter Road/Doolan Street to minimise amenity impacts and achieve appropriate building massing and scale relative to its surroundings. Development also contributes to the retention of the preferred built form character for the Nambour local plan area.

~~(p)~~(q) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flooding, steep slopes and *ecologically important areas*.

~~(q)~~(r) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitate safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.

~~(r)~~(s) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line.

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1 AO2.2 AO2.3	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments. Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) . Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former	AO3	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	landscape; (b) are integrated with and connect to established residential development to the north and the east; (c) have legible and permeable local street systems and movement networks; (d) provide for the coordinated provision of <i>infrastructure</i> ; and (e) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i> .		
PO28	Development in the Emerging community zone provides for the establishment of a mix of land uses and housing types at a scale and intensity and in a configuration that is sympathetic to the character and amenity of established residential neighbourhoods.	AO28	No acceptable outcome provided.
<u>Development in the Community Facilities Zone (Sundale Nambour Garden Village)</u>			
PO29	<u>Development in the Community facilities zone (Sundale Nambour Garden Village):-</u> <u>(a) occurs in accordance with an approved master plan for the whole of the site that provides for facility elements to be configured in a functionally efficient and integrated manner;</u> <u>(b) provides for a range of residential care facilities and retirement facilities;</u> <u>(c) contributes to the creation of a cluster of health-related business uses which complement the residential care facility/retirement facility on the same site;</u> <u>(d) provides for a limited range of other business and community activities which complement the residential care facility/retirement facility on the same site and residential uses in the immediate area; and</u> <u>(a)(e) ensures that business activities have an intensity and scale which do not detract from the role and function of the Nambour Town Centre as the key focus for commercial and retail activities.</u>	AO29	<u>No acceptable outcome provided.</u>
PO30	Development in the Community facilities zone (Sundale Nambour Garden Village) provides a built form that is sympathetic to surrounding residential development, with a transition of <i>building height, bulk and scale</i> at the Carter Road/Doolan Street frontages.	AO30	<u>In partial fulfilment of Performance Outcome PO30:-</u> <u>Development in the community facilities zone (Sundale Nambour Garden Village) where adjoining or opposite a residential use or land included in a residential zone, provides for buildings and structures to be setback from the corresponding site boundary a minimum distance equal to the height of the building or structure.</u>
PO31	<u>Development in the Community facilities zone (Sundale Nambour Garden Village):-</u> <u>(a) preserves the amenity of adjacent land and dwelling houses;</u> <u>(b) does not dominate the streetscape</u>	AO31	<u>No acceptable outcome provided.</u>

Performance Outcomes	Acceptable Outcomes
<p><u>and contributes positively to local streetscape character;</u></p> <p><u>(c) provides for buildings which are designed to address and optimise casual surveillance to public streets, pedestrian pathways, Petrie Creek and other areas of community activity;</u></p> <p><u>(d) maintains an adequate area suitable for landscapes adjacent to the road frontages;</u></p> <p><u>(e) provides for on-site car parking to be located and designed such that it does not dominate the streetscape;</u></p> <p><u>(f) maintains the visual continuity and pattern of buildings and landscape elements within the immediate area;</u></p> <p><u>(g) provides for the protection and buffering of ecologically important areas and local ecological linkages identified on Figure 7.2.22A (Nambour local plan elements);</u></p> <p><u>and</u></p> <p><u>(a)(h) maintains and, wherever practicable, enhances pedestrian and cycle connectivity along Petrie Creek and to existing and planned pedestrian/cycle pathways.</u></p>	

Table 7.2.22.4.2 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct NAM LPP-3 – Town Centre Frame)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store (where not located in an adult store sensitive use area)</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet (where not incorporating a drive-through facility)</i> (f) <i>Funeral parlour</i> (g) <i>Garden centre (where not exceeding a gross leasable floor area of 300m²)</i> (h) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m²)</i> (i) <i>Health care services</i> (j) <i>Home based business (where other than a high impact home based business activity)</i> (k) <i>Office</i> (l) <i>Sales office</i> (m) <i>Service station</i> (n) <i>Shop (where occupying not more than 200m² of</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 300m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 300m²)</i>

Part 8 (Overlays)

8.2.2 Airport environs overlay code^{6 7}

8.2.2.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the airport environs overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

(2) The acceptable outcomes in Table 8.2.2.3.1 (Requirements for accepted development) are requirements for applicable accepted development.

(3) The following~~ing~~All provisions ~~in~~of this code are assessment benchmarks for applicable assessable development:-

(a) Section 8.2.2.2 (Purpose and overall outcomes); and

~~(a)~~(b) Table 8.2.2.3.2 (Performance outcomes and acceptable outcomes for assessable development).

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Airport environs overlay code is to maintain and enhance the safety and operational efficiency of airports and *aviation facilities* and avoid land use conflicts.
- (2) The purpose of the Airport environs overlay code will be achieved through the following overall outcomes:-
 - (a) development maintains the operational efficiency of airports and enhances the safety of aircraft operating within an airport's *operational airspace*;

Note—*operational airspace* includes the areas and vertical dimensions of an airport's *obstacle limitation surface (OLS)*.

Note—unless otherwise stated, use of the term 'airport' in this code refers collectively to the Sunshine Coast Airport and the Caloundra aerodrome.

- (b) development protects *aviation facilities*, including navigation, communication and surveillance facilities, from incompatible land uses, buildings, structures and works;

Note—*aviation facilities* include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport.

- (c) development ensures that *sensitive land uses* are not adversely impacted by aircraft noise or groundside operations; and
- (d) development ensures that the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised.

⁶ Editor's note—the following elements referred to in this code are identified on the Airport Environs Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) *obstacle limitation surface (OLS)*;
- (b) *Australian noise exposure forecast (ANEF)*;
- (c) runway separation distances;
- (d) *public safety areas*; and
- (e) *aviation facilities* and their associated sensitive areas.

⁷ Editor's note—the **Planning scheme policy for the airport environs overlay code** provides advice and guidance for achieving certain outcomes of this code.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.1 **Requirements for accepted development**

Performance Outcomes		Acceptable Outcomes	
Aircraft noise			
PO1	<u>A dual occupancy or dwelling house is designed and constructed to ensure that noise interference or noise nuisance as a result of proximity to an airport is minimised.</u>	AO1	<u>A dual occupancy or dwelling house located on land identified on an Airport Environs Overlay Map as being within the 20 ANEF contour (or greater) incorporates noise attenuation measures in accordance with Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction.</u>

Table 8.2.2.3.42 **Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
Obstructions and Hazards			
PO1	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the temporary or permanent intrusion of physical structures into the airport's <i>operational airspace</i> , particularly take-off and approach paths.	AO1.1	Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and <i>vegetation</i> at its mature height do not penetrate the <i>obstacle limitation surface</i> (OLS) of an airport as identified on an Airport Environs Overlay Map.
		AO1.2	Cranes and other construction equipment or activities do not penetrate the OLS of an airport as identified on an Airport Environs Overlay Map.
		AO1.3	Uses that involve temporary or permanent aviation activities (e.g. parachuting or hot air ballooning) are not located beneath the <i>operational airspace</i> of an airport as identified on an Airport Environs Overlay Map. Note—the Planning Scheme Policy for the airport environs overlay code provides further guidance in relation to the achievement of AO1.1 and AO1.2.
PO2	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	AO2.1	Uses involving the bulk handling or disposal of putrescible waste (e.g. landfill and waste transfer facilities) are not located within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map. OR Where increasing the scale or intensity of an existing use involving the bulk handling or disposal of putrescible waste within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, development includes measures to reduce the potential to attract birds and bats.
		AO2.2	Uses involving the following activities are not located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map:-

Performance Outcomes		Acceptable Outcomes	
	through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.		<p>Overlay Map, does not involve:-</p> <ul style="list-style-type: none"> (a) lighting that shines, projects or reflects light above a horizontal plane; (b) coloured, flashing or sodium lighting; (c) flare plumes; or (d) configurations of lights in straight parallel lines 500 metres to 1,000 metres in length. <p>Note—the Planning Scheme Policy for the airport environs overlay code provides further guidance in relation to the achievement of AO4.</p>
PO5	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	AO5	<p>Development does not release the following emissions into <i>operational airspace</i>:-</p> <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3m/s; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
Aircraft Noise			
PO6	<p>Development and land uses that are sensitive to noise interference or noise nuisance:-</p> <ul style="list-style-type: none"> (a) avoid noise affected areas surrounding the airport; and (b) are <u>appropriately located and designed to mitigate adverse impacts from aircraft noise sited, designed and constructed to mitigate noise nuisance to acceptable levels.</u> 	AO6.1	<p><u>Development involving a land use in Column 1 of Table 8.2.2.3.3 (Land uses and ANEF contours), where located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 2 of Table 8.2.2.3.3, is designed and constructed to attenuate aircraft noise in accordance with Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction.</u></p> <p><u>Note–AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits. This is of significant importance on the Sunshine Coast where the sub-tropical climate supports and encourages an outdoor orientated lifestyle.</u></p>
		AO6.2	<p><u>Development involving a land use in Column 1 of Table 8.2.2.3.3 (Land uses and ANEF contours), is not located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 3 of Table 8.2.2.3.3.</u></p> <p><u>The following uses, or the creation of additional lots to accommodate these uses, are not located on land identified on an Airport Environs Overlay Map as being subject to the nominated Australian Noise Exposure Forecast (ANEF) contour:-</u></p> <ul style="list-style-type: none"> (a) <u>permanent forms of residential accommodation within the 20 ANEF contour (or greater);</u> (b) <u>visitor or temporary accommodation uses including hotel, short term accommodation and tourist park within the 25 ANEF contour (or greater);</u> (c) <u>community activities including child care centre, community care centre,</u>

Performance Outcomes		Acceptable Outcomes	
			<p>educational establishment, health care services and place of worship within the 20 ANEF contour (or greater);</p> <p>(d) business or entertainment activities including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater); and</p> <p>(e) industry uses including low impact industry and research and technology industry within the 30 ANEF (or greater).</p> <p>Development located within the ANEF contours referred to above is designed and constructed to attenuate aircraft noise in accordance with Australian Standard AS2021: Acoustics-Aircraft noise intrusion-Building siting and construction.</p> <p>Note AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits. This is of significant importance on the Sunshine Coast where the sub-tropical climate supports and encourages an outdoor orientated lifestyle.</p>
Public Safety Areas			
PO7	Development within the <i>public safety areas</i> located at the end of airport runways avoids:- <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials. 	AO7	Development within a <i>public safety area</i> , as identified on an Airport Environs Overlay Map, does not introduce or intensify the scale of:- <ul style="list-style-type: none"> (a) any residential, business, industrial, community and sport and recreation activity; or (b) any use involving the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
On-airport Aviation Facilities (NDB, DME, CVOR, VHF)			
PO8	Development does not interfere with the safe and continued functioning of <i>aviation facilities</i> through:- <ul style="list-style-type: none"> (a) the temporary or permanent intrusion of buildings or structures that enter an <i>aviation facility sensitive area</i>; or (b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. 	AO8.1	For NDB <p>Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the NDB (non-directional beacon) facility, as identified on an Airport Environs Overlay Map:-</p> <ul style="list-style-type: none"> (a) buildings, structures or other works within 60 metres of the facility; (b) metallic buildings or structures between 60 and 150 metres of the facility; (c) buildings or structures with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the facility; (d) other works between 60 and 150 metres of the facility which exceed 3 metres in height; or (e) buildings, structures or other works between 150 and 500 metres of the facility which exceed 8 metres in height.

Performance Outcomes		Acceptable Outcomes	
			interfere with signals transmitted by the facility.
Off-airport Aviation Facilities (Maleny VOR)			
PO9	Development and land use does not interfere with the safe and continued functioning of <i>aviation facilities</i> through:- (a) the temporary or permanent intrusion of buildings or structures that enter an <i>aviation facility sensitive area</i> ; or (b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities.	AO9	Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the Maleny VOR (VHF omnidirectional range) facility, as identified on an Airport Environs Overlay Map:- (a) buildings, structures or works within 150 metres of the facility; (b) buildings, structures or works between 150 and 300 metres of the facility for:- (i) overhead lines; (ii) a fence exceeding 2.5 metres in height; (iii) a metallic structure exceeding 5 metres in height; (iv) a tree or open lattice tower exceeding 10 metres in height; or (v) a wooden structure exceeding 13 metres in height; or (c) buildings, structures or works between 300 and 1,000 metres of the facility for:- (i) a fence exceeding 5 metres in height; (ii) a metallic structure exceeding 10 metres in height; (iii) overhead lines exceeding 16 metres in height; (iv) a tree or open lattice tower exceeding 20 metres in height; or (v) a wooden structure exceeding 26 metres in height.

Table 8.2.2.3.3 Land uses and ANEF contours

<u>Column 1 Land use</u>	<u>Column 2 ANEF contour</u>	<u>Column 3 ANEF contour</u>
<u>A use in the residential activity group involving permanent accommodation</u>	<u>20-25 ANEF</u>	<u>25 ANEF or greater</u>
<u>A use in the residential activity group involving temporary accommodation</u>	<u>25-30 ANEF</u>	<u>30 ANEF or greater</u>
<u>Child care centre, Educational establishment, Hospital, Community care centre</u>	<u>20-25 ANEF</u>	<u>25 ANEF or greater</u>
<u>Community use, Place of worship</u>	<u>20-25 ANEF</u> <u>25-30 ANEF</u>	<u>30 ANEF or greater</u>
<u>Office</u>	<u>25-30 ANEF</u> <u>30-35 ANEF</u>	<u>30 ANEF or greater</u>

Performance Outcomes		Acceptable Outcomes	
		AO4.2	certificate issued by the <i>Council</i> for the <i>site</i> . Any building, structure or site <i>access</i> does not restrict overland flow.

Table 8.2.7.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Floodplain Protection</i>			
PO1	Development is undertaken in a manner that ensures:- (a) natural hydrological systems are protected; (b) natural landforms and drainage lines are maintained to protect the hydraulic performance of <i>waterways</i> ; and (c) development integrates with the natural landform of the <i>floodplain</i> rather than modifying the landform to suit the development.	AO1	Not acceptable outcome provided.
PO2	In a flood and inundation area, as identified on a Flood Hazard Overlay Map, or in areas otherwise determined as being subject to the <i>defined flood event (DFE)</i> or <i>defined storm tide event (DSTE)</i> :- (a) any development involving physical alteration to land does not occur; or (b) urban and rural residential development, and other development involving the erection of a building or structure or significant earthworks satisfies at least one of the following criteria:- (i) the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme; (ii) the development is on land identified in a structure plan <u>or a local plan</u> as an area intended for urban development; (iii) the development is redevelopment or infill development within an existing developed area; (iv) an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding;	AO2	No acceptable outcome provided.

8.2.8 Height of buildings and structures overlay code³⁰

8.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.
- (2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-

(a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;

~~(a)~~(b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;

(c) the height of buildings and structures is consistent with the reasonable expectations of the local community; ~~and~~

~~(b)~~(d) development on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and

~~(e)~~(e) development does not result in a significant loss of amenity for surrounding development, having regard to:-

- (i) the extent and duration of any overshadowing;
- (ii) privacy and overlooking impacts;
- (iii) impacts upon views;
- (iv) building character and appearance; and
- (v) building massing and scale relative to its surroundings.

8.2.8.3 Performance outcomes and acceptable outcomes

Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Maximum Height of Buildings and Structures			
PO1	<u>Unless otherwise specified in PO2 below, the height of a building or structure does not exceed the maximum height specified for the site on a the applicable</u> Height of Buildings and Structures Overlay Map, except where:- (a) for one of the following:- (i) a structure for an <i>extractive industry</i> or	AO1	No acceptable outcome provided.

³⁰ Editor's note—the Height of Buildings and Structures Overlay Maps in **Schedule 2 (Mapping)** show the maximum height for development on a particular *site*.

Performance Outcomes		Acceptable Outcomes	
	<p><i>rural industry</i> in the Rural zone;</p> <p>(ii) a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone;</p> <p>(iii) a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone;</p> <p>(iv) a structure for a <i>telecommunications facility</i> in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone; (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; or (H) High impact industry zone; or</p> <p>(v) a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU-2 (Aussie World); and</p> <p>(b) not adversely impacting upon the character of the local area or resulting in a significant loss of amenity for surrounding development.</p> <p>Note—a lower height limit may be specified in a local plan code or use code for certain parts of a <i>site</i> (e.g. buildings may be required to be stepped in height, or observe lower height limits along <i>site frontages</i>).</p>		
PO2	<p><u>Despite PO1 above, for development on a site within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the following formula:-</u></p> <p><u>$MH = OMH + FHA$</u></p> <p><u>MH means the maximum height of a building or structure;</u></p> <p><u>OMH means the maximum height of a building or structure specified for the site on the applicable Height</u></p>	AO2	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	<p><u>of Buildings and Structures Overlay Map; and</u></p> <p><u>FHA means the flood hazard allowance.</u></p> <p><u>Note—the flood hazard allowance is the vertical difference, in metres, between ground level and the minimum design floor level specified in Column 3B of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) of the Flood Hazard Overlay Code.</u></p> <p><u>Note—for a dual occupancy or dwelling house on a site within the Low density residential zone, the flood hazard allowance calculated in accordance with the above formula is not to exceed 1 metre.</u></p>		
<u>Transition of Building Height</u>			
<u>PO23</u>	Where adjoining land with a lower maximum <i>building height</i> as specified on a Height of Buildings and Structures Overlay Map, development provides for a transition of <i>building height</i> adjacent to this land to minimise amenity impacts and achieve a greater consistency of character and scale.	<u>AO23</u>	No acceptable outcome provided.
<u>Building Design and Modelling</u>			
<u>PO4</u>	<u>Within the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map, building design and modelling incorporates roof forms that are consistent with, and reflect the intended character of, the local area in which the development occurs.</u>	<u>AO4</u>	<u>No acceptable outcome provided.</u>

Part 9 (Development codes) - Section 9.3.5 (Dual occupancy code)

Performance Outcomes		Acceptable Outcomes	
	landscapes and setback requirements); and (e) is not steep and is otherwise suitable for the proposed development.	AO1.2	LDR-1 (Protected Housing Area). Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area), the <i>site</i> :- (a) has a minimum area of 800m ² , exclusive of any access strip; (b) does not adjoin another lot developed or approved for a <i>dual occupancy</i> ; and (c) has a <i>slope</i> of not more than 15%.
Height of Buildings and Structures			
PO2	The height of the <i>dual occupancy</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	AO2	The height of the <i>dual occupancy</i> does not exceed:- (a) for a <i>site</i> included in a <i>centre zone</i> the height specified on the applicable Height of Buildings and Structures Overlay Map; or (b) for a <i>site</i> included in the Medium density residential zone or Low density residential zone 8.5 metres, notwithstanding the height specified on the applicable Height of Buildings and Structures Overlay Map.
Site Cover and Density			
PO32	The <i>dual occupancy</i> :- (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the <i>site</i> ; (c) maximises opportunities for the retention of existing <i>vegetation</i> and allows for soft landscapes between buildings and the street; (d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and (e) facilitates on-site stormwater management and vehicular access.	AO32.1 AO32.2	The <i>site cover</i> of the <i>dual occupancy</i> does not exceed:- (a) 50% where a single <i>storey dual occupancy</i> ; (b) 40% where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height; or (c) 50% for the ground floor and 30% for the upper floors where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height. The maximum number of bedrooms per <i>dwelling</i> in the <i>dual occupancy</i> does not exceed 3.
Streetscape Character			
PO43	The <i>dual occupancy</i> is designed and constructed to:- (a) provide an attractive address to all street <i>frontages</i> ; (b) make a positive contribution to the preferred <i>streetscape</i> character of the locality; (c) provide shading to walls and windows of the <i>dual occupancy</i> ; (d) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises; and (e) maximise the retention of existing mature trees within the <i>frontage</i> setback, to retain <i>streetscape</i> character.	AO43.1 AO43.2 AO43.3	Each <i>dwelling</i> has an individual design such that the floor plan is not a mirror image of the adjoining <i>dwelling</i> and includes distinct external design elements (e.g. variations in roof line, facade, treatment or position of main entrances and garages, window treatments and shading devices). The <i>dual occupancy</i> is <i>setback</i> at least 4.5 metres from any street <i>frontage</i> , with any garage or carport associated with the <i>dual occupancy setback</i> at least 6 metres. Any garage or carport is <i>setback</i> a minimum of 1.5 metres from the main face of the associated <i>dwelling</i> , or in line with the main face of the associated <i>dwelling</i> , where the <i>dwelling</i> incorporates a front verandah or portico projecting

Performance Outcomes		Acceptable Outcomes	
		AO43.4	forward of the main face or faces. The <i>dual occupancy</i> is <i>setback</i> from any side or rear property boundary in accordance with the boundary clearance provisions of the QDC MP1.3.
Private Open Space			
PO54	Sufficient <i>private open space</i> is provided to allow for the amenity and reasonable recreation needs of the occupants of the <i>dual occupancy</i> .	AO54	Each <i>dwelling</i> is provided with <i>private open space</i> at ground level free of buildings which:- (a) is at least 50m ² in area; (b) comprises not more than two separate parts; (c) has one part directly accessible from the main living area which:- (i) is at least 25m ² in area; (ii) has a minimum dimension of 4 metres; and (iii) has a maximum gradient of 1 in 20 (5%).
Setbacks to Canals and Artificial Waterways			
PO65	Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or <i>waterbodies</i> (e.g. lakes) to:- (a) protect the structural integrity of the canal/ <i>waterway</i> / <i>waterbody</i> profile and revetment wall; and (b) ensure no unreasonable loss of amenity occurs to adjacent land and dwellings, having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (iv) building massing and scale as seen from neighbouring premises.	AO65	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i> / <i>waterbody</i> .
Site Landscapes			
PO76	The <i>dual occupancy</i> incorporates site landscapes that:- (a) provide an attractive landscape setting for the enjoyment and appreciation of residents; (b) integrate the development into the surrounding urban landscape; (c) effectively define and screen <i>private open space</i> and service areas; (d) utilise locally native <i>vegetation</i> species as the major planting theme; and (e) maximise the retention of existing mature trees in order to retain the landscape character of the area.	AO76.1 AO76.2 AO76.3 AO76.4 AO76.5	The <i>site</i> is fully landscaped with turf and tree and shrub species. At least 20% of the <i>site</i> is retained for soft landscapes (i.e. not used as hardstand area). A minimum 1 metre wide landscape strip is provided along the full length of the street <i>frontage</i> (excluding driveways and pathways). A 1.8 metre high solid screen fence is provided along:- (a) the full length of all rear <i>site</i> boundaries; and (b) the full length of all side <i>site</i> boundaries to the front building line. Fences or walls are not provided along street <i>frontages</i> . OR Fences or walls to street <i>frontages</i> are not more than:- (a) 1.8 metres high where the <i>site</i> is on

Performance Outcomes		Acceptable Outcomes	
			a <i>major road</i> ; or (b) 1.2 metres high where the <i>site</i> is not on a <i>major road</i> .
Safety and Security			
PO87	The <i>dual occupancy</i> , including buildings and outdoor spaces, is designed to protect the personal security and safety of residents by allowing for casual surveillance.	AO87.1 AO87.2	Each <i>dwelling</i> has an entrance which is clearly identifiable and visible from the street and driveway. The internal pathway network has clear sightlines to the <i>dwelling</i> entrance and street access points.
Access and Car Parking			
PO98	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO98	A minimum of 2 (two) car parking spaces are provided per <i>dwelling</i> , with at least 1 (one) car parking space capable of being covered. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO409	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dual occupancy</i> by residents and visitors.	AO409	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Services and Utilities			
PO4410	The <i>dual occupancy</i> is provided with, and connected to, <i>infrastructure</i> and services.	AO4410	The <i>dual occupancy</i> is connected to the reticulated water supply, sewerage and telecommunications <i>infrastructure</i> networks and has an electricity supply.
PO4211	The <i>dual occupancy</i> is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	AO4211	Where the <i>dual occupancy</i> is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network. OR Where the <i>dual occupancy</i> is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network.
PO4312	Development works and connections to <i>infrastructure</i> and services are undertaken in accordance with accepted engineering standards and are complete prior to the commencement of the use.	AO4312.1 AO4312.2	All development works are certified by a Registered Professional Engineer Queensland (RPEQ). All connections to <i>infrastructure</i> and services are in accordance with the requirements of the relevant <i>infrastructure</i> entity.
PO4413	The <i>dual occupancy</i> is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use	AO4413.1	A separate waste storage area is provided for each <i>dwelling</i> to accommodate the permanent storage of waste and recyclable items in standard

Performance Outcomes		Acceptable Outcomes	
	and service.		<p>waste containers.</p> <p>OR</p> <p>A shared waste storage area over which each <i>dwelling</i> has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.</p> <p>AO4413.2 The separate or shared waste storage area is:-</p> <ul style="list-style-type: none"> (a) a level, constructed hardstand area, and where shared, provided with a screened enclosure; (b) of sufficient size to accommodate the required number of standard waste containers (i.e. a minimum of 2 wheelie bins per <i>dwelling</i>, and a minimum of 600mm x 600mm per wheelie bin); (c) not visible from passing vehicle or pedestrian traffic; (d) easy to access and use; and (e) not located adjacent to the living areas of existing neighbouring properties.
Filling or excavation			
PO4514	<p>Any <i>filling or excavation</i> associated with a <i>dual occupancy</i>:-</p> <ul style="list-style-type: none"> (a) sensitively responds to the slope and landform characteristics of the <i>site</i>; (b) provides safe and efficient <i>access</i> for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the <i>streetscape</i>; and (d) does not adversely impact upon the privacy or amenity of surrounding premises. 	<p>AO4514.1</p> <p>AO4514.2</p>	<p>The extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground at any point.</p> <p>No part of any cut or fill is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any <i>vegetation</i>.</p> <p>OR</p> <p>Filling and/or excavation is confined to within the plan area of the <i>dual occupancy</i>, with ground level being retained around external walls of the building.</p>

9.3.6 Dwelling house code

9.3.6.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dwelling house³ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
 - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
 - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and
 - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

9.3.6.3 Performance outcomes and acceptable outcomes⁴

Table 9.3.6.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Height of Buildings and Structures			
PO1	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	AO1	The height of the <i>dwelling house</i> does not exceed 8.5 metres, notwithstanding the height specified <u>for the site on the</u> an applicable Height of Buildings and Structures Overlay Map.
Garages, Carports and Sheds			
PO2	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ;	AO2.1	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any <i>road frontage</i> ;

³ Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

⁴ Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dwelling house*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Part 9 (Development codes) - Section 9.3.11 (Multi-unit residential uses code)

Performance Outcomes		Acceptable Outcomes	
	<p>site facilities, resident and visitor parking, landscapes and maintenance of a residential <i>streetscape</i>; and</p> <p>(c) demonstrates 3 dimensional modelling that reduces:-</p> <p>(i) the scale and bulk of the building; and</p> <p>(ii) the appearance of continuous blank walls.</p>	<p>AO7.2</p> <p>AO7.3</p> <p>AO7.4</p> <p>AO7.5</p>	<p>provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the <i>site cover</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p> <p>Buildings above 4 <i>storeys</i> in height are not wider than they are high.</p> <p>The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.</p> <p>The building incorporates most or all of the following design features:-</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in vertical profile, with steps or slopes at different levels;</p> <p>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure;</p> <p>(d) balconies, verandahs or terraces; and</p> <p>(e) planting, particularly on podiums, terraces and low level roof decks.</p> <p>Existing mature trees are retained and incorporated into the design of the development wherever practicable.</p>
PO8	<p>The multi-unit residential use is sited and designed so as to:-</p> <p>(a) provide amenity for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties;</p> <p>(b) provide adequate distance from adjoining uses;</p> <p>(c) preserve any existing <i>vegetation</i> that will buffer the proposed building;</p> <p>(d) allow for landscapes to be provided between buildings and street <i>frontages</i> and between neighbouring buildings; and</p> <p><u>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</u></p> <p><u>(e)(f) protect the structural integrity of the canal/waterway/waterbody profile and revetment wall where located on a lot fronting a canal or artificial waterway.</u></p>	AO8	<p>Except where otherwise specified in a structure plan or local plan code, buildings and structures comply with the minimum boundary <i>setbacks</i> in Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses).</p> <p>Note—where a multi-unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the boundary <i>setback</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p>
PO9	<p>The multi-unit residential use is in a building which has a top level and roof form that is shaped to:-</p> <p>(a) provide an articulated and visually attractive skyline silhouette; and</p> <p>(b) screen mechanical plants from view.</p>	AO9	No acceptable outcome provided.
Privacy			

Table 9.3.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height (above ground level) for that part of a building up to:-	Column 2 Boundary type	Column 3 Minimum setback in metres (m)
8.5 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	2m
	Rear	2m (or 4.5m to a canal or artificial waterway)
12 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	3m
	Rear	6m
16 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	4m
	Rear	6m
22 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	7m
	Rear	6m
37.5 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	8m
	Rear	8m

Part 9 (Development codes) - Section 9.4.4 (Reconfiguring a lot code)

Performance Outcomes		Acceptable Outcomes	
	rearrangement of lot boundaries is an improvement on the existing situation.		<p>results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.4.3.2 (Minimum lot size and dimensions), and at least one of the following is achieved:-</p> <ul style="list-style-type: none"> (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the <i>site</i> is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
Volumetric Subdivision			
PO9	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO9	No acceptable outcome provided.
Subdivision by Lease			
PO10	Development provides that subdivision by lease facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO10	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO11	<p>Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and adjacent lots; (b) separate the lots from incompatible uses and <i>infrastructure</i>; and (c) do not create “reverse amenity” situations where the continued operation of existing uses is compromised by the proposed development. 	<p>AO11.1</p> <p>AO11.2</p>	<p>No part of any lot included in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone is located within the setback area of an existing <i>intensive rural use</i> as specified in Column 4 of Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses).</p> <p>Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural buffer included in public land, or in the common property of a community title scheme, that complies with the buffer design criteria specified in Table 2 of the <i>State Planning Guidelines – Separating Agricultural and Residential Land Uses</i>.</p>

Performance Outcomes		Acceptable Outcomes	
On-Site Car Parking			
<p>PO3</p>	<p>Development provides on-site car parking for the demand anticipated to be generated by the development.</p>	<p>AO3.1</p>	<p>Development provides on-site car parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements).</p> <p>OR</p> <p>Where located in a <i>centre zone</i> or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in Table 9.4.8.3.3 (Minimum on-site parking requirements) for specified development, as outlined below:-</p> <p>(a) <i>rooming accommodation, short-term accommodation, resort complex, or retirement facility</i> – reduce visitor parking to 1 space per 10 <i>rooming units or dwellings</i>;</p> <p>(b) <i>food and drink outlet, function facility, hotel, bar or club, indoor and sport and recreation, theatre</i> – reduce parking to 1 space per 20m² <i>gross floor area plus 1 space per 20m² for any outdoor dining area (excluding any footpath dining area)</i>;</p> <p>(c) <i>shopping centre</i> – reduce parking to 1 space per 25m² <i>gross floor area</i> for any component above 1,000m² <i>gross floor area</i>; and</p> <p>(d) <i>child care centre</i> – reduce customer parking to 1 space per 7 children; and</p> <p>(d)(e) <i>indoor sport and recreation or theatre</i> – reduce parking to 1 space per 20m² <i>gross floor area</i>.</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number. Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</p> <p>OR</p> <p>For accepted development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.</p> <p>OR</p>
		<p>AO3.2</p>	<p>Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car parking spaces.</p>

Performance Outcomes		Acceptable Outcomes	
	generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.		
PO9	Development in a <i>Regional Activity Centre</i> provides for or contributes to the provision of public or shared car <i>parking stations</i> which serve a variety of nearby uses.	AO9	No acceptable outcome provided.
PO10	Development ensures that car parking areas, service areas and access driveways are located where they will not dominate the <i>streetscape</i> and will not unduly intrude upon pedestrian use of pathways, through:- (a) the use of rear <i>access lanes</i> ; (b) car parking areas and service areas being situated at the rear of the premises or below ground level; or (c) shared driveways.	AO10	No acceptable outcome provided.
PO11	Development does not provide for <i>basement</i> car parking areas to be located below public streets or roads.	AO11	No acceptable outcome provided.
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local <i>streetscape</i> character.	AO12	No acceptable outcome provided.
PO13	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	AO13	No acceptable outcome provided. Note—Section 9.4.5 (Safety and security code) sets out requirements for safety and security in car parking areas.
On-site Parking for Motorcycles and Scooters			
PO14	Development provides sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	AO14.1 AO14.2	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) . Motorcycle and scooter parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
On-site Parking for Buses			
PO15	Development provides for sufficient access, internal circulation and on-site parking for buses to meet the needs of the development.	AO15.1	Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- (a) <i>rooming accommodation, short-term accommodation or resort complex</i> where having more than 20 <i>rooming units</i> ; (b) <i>retirement facility</i> , where having more than 20 <i>dwellings</i> ; (c) <i>function facility</i> , where having a gross floor area <u>plus any outdoor dining area (excluding any footpath dining area)</u> exceeding 200m ² ; (d) <i>hotel</i> , where having a <i>gross floor area</i> <u>plus any outdoor dining area</u>

Performance Outcomes		Acceptable Outcomes	
		AO15.2	<p><u>(excluding any footpath dining area)</u> exceeding 500m²;</p> <p>(e) <i>tourist attraction</i>;</p> <p>(f) <i>community care centre</i>, where having a <i>gross floor area</i> exceeding 200m²;</p> <p>(g) <i>community use</i>, where having a <i>gross floor area</i> exceeding 200m²;</p> <p>(h) <i>educational establishment</i>;</p> <p>(i) <i>major sport, recreation and entertainment facility</i>;</p> <p>(j) <i>theatre</i>, where having a <i>gross floor area</i> exceeding 500m²;</p> <p>(k) <i>indoor sport and recreation</i>, where having a <i>gross floor area</i> exceeding 500m²; and</p> <p>(l) <i>outdoor sport and recreation</i>.</p> <p>Bus parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</p>
PO16	Development provides for site access driveways to incorporate queuing provisions sufficient to ensure safe and convenient access without impacting on external traffic systems.	AO16.1 AO16.2	<p>Development provides for vehicle queuing in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</p> <p>Development provides on-site queuing for a minimum of four cars where <i>drive-through facilities</i> or drop-off/pick-up services are proposed as part of the use, including the following development:-</p> <p>(a) <i>child care centre</i>;</p> <p>(b) <i>educational establishment</i>, where for a school;</p> <p>(c) <i>food and drink outlet</i>, where including a <i>drive-through facility</i>;</p> <p>(d) <i>hardware and trade supplies</i>, where including a <i>drive-through facility</i>;</p> <p>(e) <i>hotel</i>, where including a <i>drive-through facility</i>; and</p> <p>(f) <i>service station</i>.</p>
Amenity and Environmental Impacts of Transport Infrastructure			
PO17	Development ensures that access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	AO17	No acceptable outcome provided.
PO18	Development provides for access and parking areas that incorporate appropriate landscapes so as to:-	AO18	No acceptable outcome provided.
	(a) provide shade;		Note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.
	(b) maximise infiltration of stormwater runoff;		
	(c) define parking areas;		
	(d) soften views of hardstand areas.		
PO19	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	AO19	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including:-
			(a) co-location of transport corridors within an existing or planned

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
	any one time	time	at any one time	at any one time
Retirement facility	1 space / unit (covered) + 1 visitor space / 5 units	<ul style="list-style-type: none"> Where ≤ 20 <i>dwelling</i>s and requiring access via a street – MRV (Type B Access) + VAN + ambulance Where > 20 <i>dwelling</i>s or requiring access via a road – MRV (Type A Access) + VAN + WCV + ambulance 	1 space / 10 unit (min. 1 space)	1 resident space / unit + 1 visitor space / 10 units
Short-term accommodation Note - where the <i>short-term accommodation</i> is in the form of a <i>multiple dwelling</i> , the parking rates specified for <i>multiple dwelling</i> apply.	1 space / <i>rooming unit</i> (covered) + 1 visitor space / 10 <i>rooming units</i>	<ul style="list-style-type: none"> Where ≤ 20 <i>rooming units</i> and requiring access via a street – MRV (Type B Access) + VAN Where > 20 <i>rooming units</i> or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 <i>rooming units</i> – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV) 	1 space / 10 <i>rooming units</i> (min. 1 space)	1 resident / employee space / 10 <i>rooming units</i> + 1 visitor space / 20 <i>rooming units</i>
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 20 sites and requiring access via a street – HRV (Type B Access) + VAN + WCV Where > 20 sites or requiring access via a road – HRV (Type A Access) + VAN + WCV 	Not required	1 resident / employee space / 10 sites + 1 visitor space / 20 sites
Business activities				
Adult store	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Agricultural store supplies	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Bar	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Car wash	Queuing space clear of the road reserve for 4 vehicles + minimum	SRV	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Food and drink outlet	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Function facility	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Funeral parlour	1 space / 30m ² GFA	WCV	1 space / 100m ² GFA	1 employee space / 400m ² GFA
Garden centre	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) Where requiring access via a street – HRV (Type B Access) 	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Hardware and trade supplies	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Health care services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Hotel	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	<ul style="list-style-type: none"> Where ≤ 20 rooming units and requiring access via a street – MRV (Type B Access) + VAN Where > 20 rooming units or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 rooming units – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. MRV (Type A Access) + VAN + WCV) 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Market	1 space / 20m ² total use area	WCV	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Nightclub entertainment facility	1 space / 15m ² GFA	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
		access for AV <ul style="list-style-type: none"> Where requiring access via a street – HRV (Type B Access) + occasional access for AV 		
Extractive industry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
All other uses in the industrial activity group	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	1 space / 200m ² GFA	1 employee space / 500m ² GFA
Community activities				
Cemetery	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Child care centre	1 employee space / employee + 1 customer space / 5 children	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 100m ² GFA
Club	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m ² GFA + <u>1 space / 15m² for any outdoor dining area (excluding any footpath dining area)</u>)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m ² GFA)
Community care centre	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Community use	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m ² GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Educational establishment	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA	1 student / employee space / 100m ² GFA
Emergency services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding • Drive-through facility • Dwelling 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • Ground level • High impact home based business activities • High volume convenience restaurant • Home office • Household • Industrial activity group • Industry zone • Infrastructure • Intensive rural use • Kawana Waters Development Agreement • Koala habitat tree • Local area structure plan • Local heritage place • Local utility • Major road • Major utility • Maritime development • Mezzanine • Minor building work • Minor electricity infrastructure • Mixed use building • Mixed use development • Natural ground level • Net developable area • Netserv Plan • Non-juvenile koala habitat tree • Non-urban zone • Not-for-profit organisation • Obstacle limitation surface (OLS) • Other activity group • Operational airspace • Outermost projection • Planning assumptions • Plot ratio • Prescribed other development codes • Primary active street frontage • Principal public transport network 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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Schedule 1 (Definitions) - Table SC1.2.2 (Administrative definitions)

Column 1 Term	Column 2 Definition
Art and craft centre	The use of premises being <i>shop</i> for the display and sale of a work of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes:- (a) the manufacture of art or craft on the premises; and (b) associated individual or small group instruction on the making of a work of art or craft.
Australian noise exposure forecast (ANEF)	A single number index (shown as a series of contours on an Airport Environs Overlay Map) that predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period.
Average recurrence interval (ARI)	The average period between the recurrence of a storm event of a given rainfall intensity. The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:- (a) between different land uses; (b) from a major noise source; (c) from a conservation area or a public recreation area; or (d) from a <i>wetland</i> , <i>waterway</i> or waterbody.
Building height	Means:- (a) if specified in metres—the vertical distance between the natural <i>ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (b) if specified in <i>storeys</i> —the number of <i>storeys</i> above natural <i>ground level</i> ; or (c) if specified in both metres and <i>storeys</i> , both (a) and (b) apply.
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .
Camping ground	The use of premises being <i>tourist park</i> for pitching a tent for the purpose of providing short term accommodation to the travelling public. The use may include toilet and shower facilities for the convenience of visitors.
Caravan park	The use of premises being <i>tourist park</i> for the parking of caravans, motor homes, campervans, camper trailers and the like for the purpose of providing accommodation. The use may include:- (a) communal facilities for the exclusive use of occupants; (b) the use of camping areas and cabins for short term accommodation where they are <i>ancillary</i> to the provision of caravan sites; (c) any associated manager's residence and office; and (d) any amenity buildings, recreation and entertainment facilities that cater exclusively for the occupants of the <i>caravan park</i> .

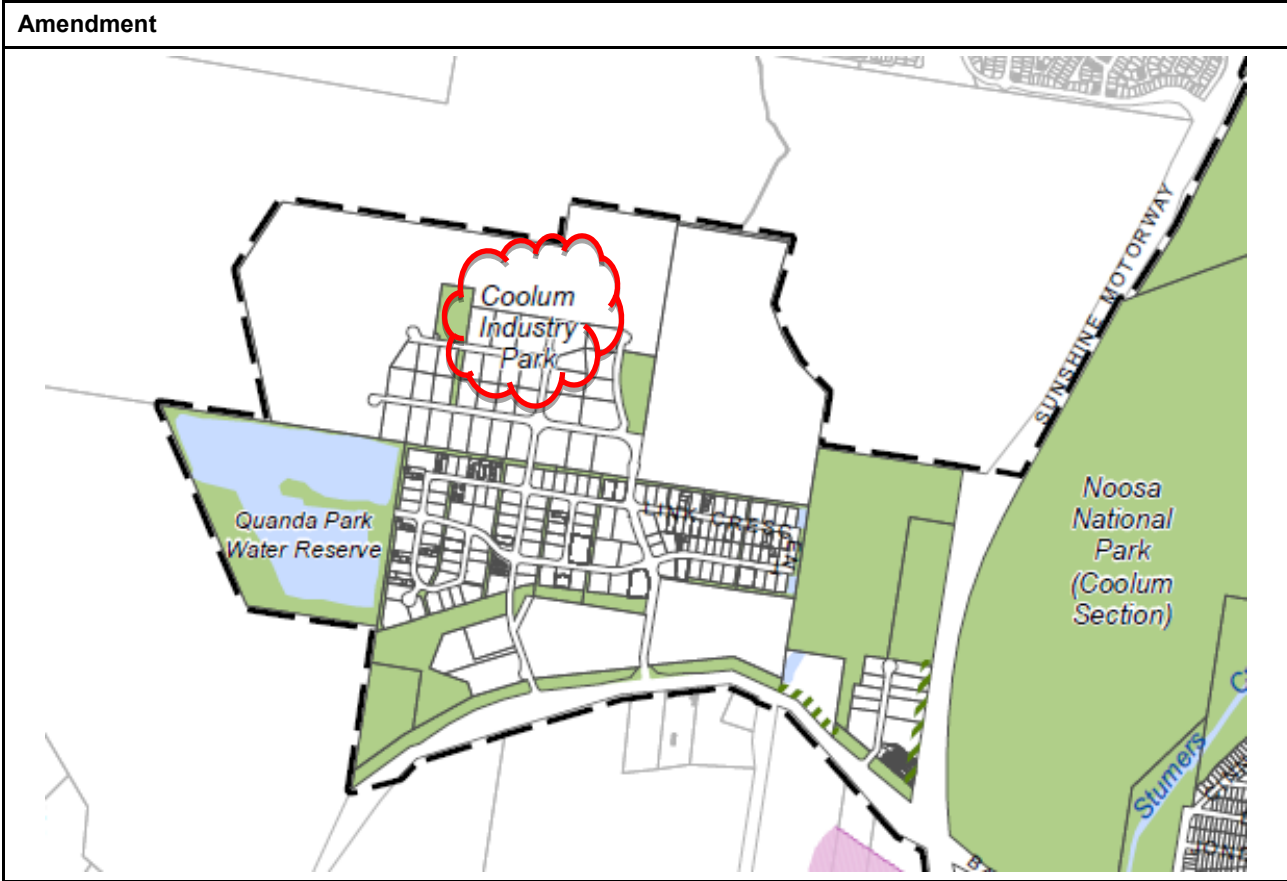
Column 1 Term	Column 2 Definition
	<p><i>vegetation clearing</i>:-</p> <ul style="list-style-type: none"> (i) is not located in a native <i>vegetation</i> area, <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map; (ii) is consistent with any current development approval that attaches to the land; (iii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>; (iv) is not located in or within 10 metres of the high bank of a natural <i>waterway</i> or <i>wetland</i>, other than a <i>waterway</i> with a revetment wall; (v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map; (vi) does not involve the removal of <i>vegetation</i> on a heritage place; and (vii) does not involve the removal of <i>vegetation</i> identified as character vegetation in a local plan. <p>Editor's note—<i>vegetation clearing</i> which is defined as <i>exempt vegetation clearing</i> for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.</p>
Extractive resources	Natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The term does not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.
Filling or excavation	The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.
Floodplain	An area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the <i>Probable Maximum Flood (PMF)</i> .
Frontage	Any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
Full line supermarket	<p>A <i>supermarket</i> offering all or most major lines of groceries for sale and having a <i>gross leasable floor area</i> generally in excess of 2,500m².</p> <p><i>Examples—larger types of the examples cited for the term supermarket.</i></p>
Gross floor area (GFA)	<p>The total floor area of all <i>storeys</i> of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:-</p> <ul style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
<u>Ground level</u>	<p><u>The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.</u></p> <p><u>Note—if the level of the natural ground has been lawfully changed as a result of filling to manage a flood hazard, the lawfully changed level of the natural ground is taken to be:-</u></p> <p><u>(a) a level no higher than the level of the defined flood event (DFE) or the defined storm tide event (DSTE) for the site, or, if the DFE and DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the site; or</u></p> <p><u>(a)(b) the level determined by the Council, in all other circumstances.</u></p>
Gross leasable floor area (GLFA)	That part of the <i>gross floor area</i> of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
High impact home based business activities	<p>A type of <i>home based business</i> that involves one or more of the following activities:-</p> <ul style="list-style-type: none"> (a) any form of vehicle repairs, services, detailing;

Column 1 Term	Column 2 Definition
	<p><i>Government Act 2009;</i></p> <p>(b) the reticulation of power (including electricity and gas);</p> <p>(c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport;</p> <p>(d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park;</p> <p>(e) the provision of postal services; or</p> <p>(f) the provision of telecommunication services not involving the erection of a <i>telecommunications facility</i>.</p> <p>The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.</p>
Major road	<p>A road classified as one of the following on Figure 9.4.8A (2031 Functional Transport Hierarchy):-</p> <p>(a) highway/motorway;</p> <p>(b) arterial;</p> <p>(c) sub-arterial;</p> <p>(d) controlled distributor;</p> <p>(e) distributor; or</p> <p>(f) district collector.</p>
Major utility	<p>The use of premises being <i>utility installation</i> for:-</p> <p>(a) the generation of power (including electricity or gas) from a power plant;</p> <p>(b) the storage or treatment of water, sewage or refuse; or</p> <p>(c) any other Local Government, State or Federal Government purpose which is not a defined use.</p> <p>The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.</p>
Maritime development	Development that requires a location in, or adjacent to, <i>tidal waters</i> to function.
Mezzanine	An intermediate floor with a room.
Minor building work	<p>An alteration, addition or extension to an existing building(s):-</p> <p>(a) which results in an increase in the gross floor area, of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50m², whichever is the lesser; and</p> <p>(b) where the building work does not intrude into any boundary <i>setback</i> specified as an acceptable solution in an applicable use code.</p>
Minor electricity infrastructure	<p>All aspects for development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:-</p> <p>(a) augmentations/upgrades to existing powerlines where the voltage of the <i>infrastructure</i> does not increase; and</p> <p>(b) augmentations to existing <i>substations</i> (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the <i>infrastructure</i> does not increase, and where they are located at an existing <i>substation</i> lot.</p>
Mixed use building	A use of premises that integrates residential uses with non-residential uses such as business uses or <i>community uses</i> .
Mixed use development	Development which comprises a mix of residential and non-residential uses such as business uses or <i>community uses</i> , either within a single building (horizontally or vertically) or multiple buildings of different use.
Natural ground level	<p>Means:-</p> <p>(a) the level of the ground of the lot on the day the first plan of survey showing the lot was registered; or</p> <p>(b)(a) if the level of the ground on the day mentioned in paragraph (a) is not</p>

Column 1 Term	Column 2 Definition
	known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, <i>net developable area</i> is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A <i>distributor-retailer's</i> plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-juvenile koala habitat tree	A <i>koala habitat tree</i> that has a height of more than four (4) metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.
Non-urban zone	Means each of the following zones:- (a) Community facilities zone if located outside the urban growth management boundary; (b) Sport and recreation zone if located outside the urban growth management boundary; (c) Open space zone; (d) Environmental management and conservation zone; (e) Limited development (landscape residential) zone; (f) Rural zone; (g) Rural residential zone; and (h) Tourism zone if located outside the urban growth management boundary.
Not-for-profit organisation	A bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office as a charitable/non-profit organisation or with the Office of Fair Trading under either the <i>Associations Incorporation Act 1981</i> or <i>Collections Act 1966</i> .
Obstacle limitation surface (OLS)	The surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The <i>OLS</i> consists of an outer surface, a take-off/approach surface and a transitional surface.
Other activity group	The uses identified in Figure SC1.1.2G (Other activity group) as forming part of the <i>other activity group</i> .
Operational airspace	The areas and vertical dimensions of the <i>OLS</i> of the Sunshine Coast Airport and Caloundra Aerodrome.
Outermost projection	The <i>outermost projection</i> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of <i>gross floor area</i> to the area of the <i>site</i> .
Prescribed other development codes	The following other development codes contained in Part 9 (Development codes) of the planning scheme:- (a) Landscape code; (b) Nuisance code; (c) Safety and security code; (d) Stormwater management code; (e) Sustainable design code; (f) Transport and parking code; (g) Waste management code; (h) Works, services and infrastructure code.
Primary active street frontage	Any frontage of a building that creates activity on the adjacent street or other public place.

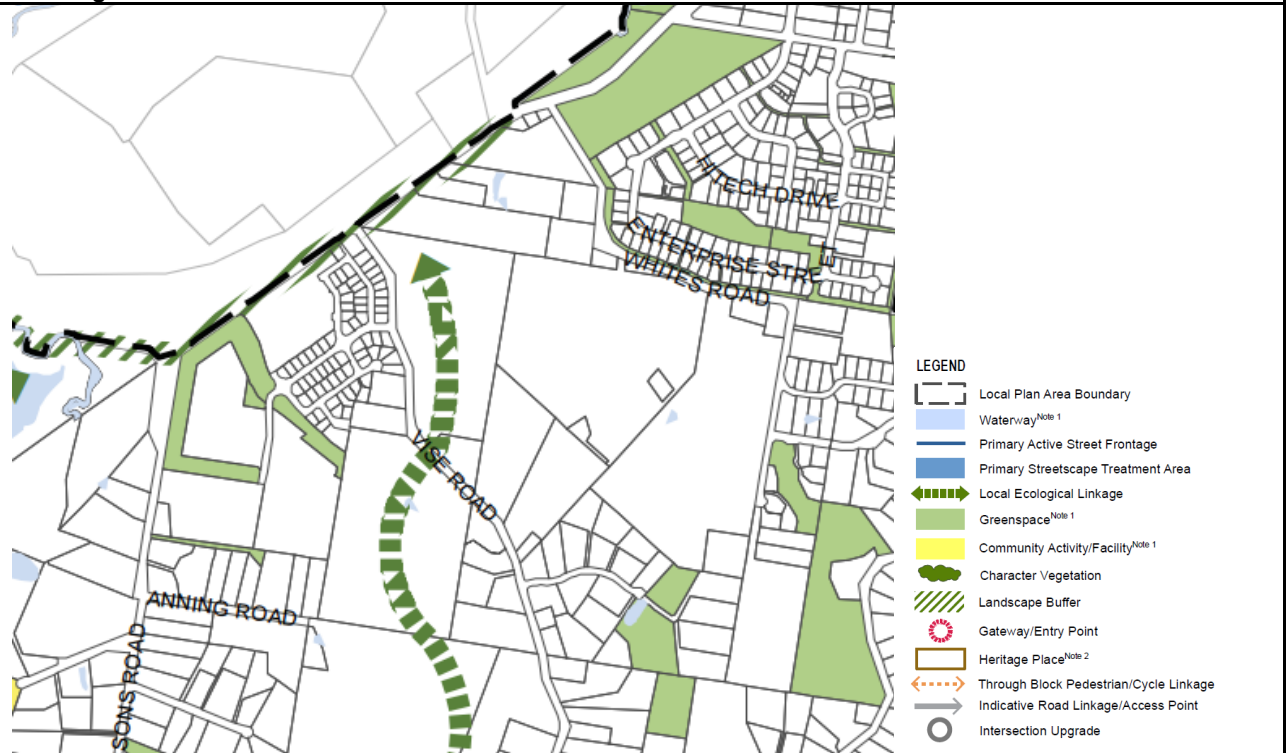
Appendix B Amendment schedule (mapping)

Extract of Element Figure 7.2.8A (Coolum Local Plan Area)

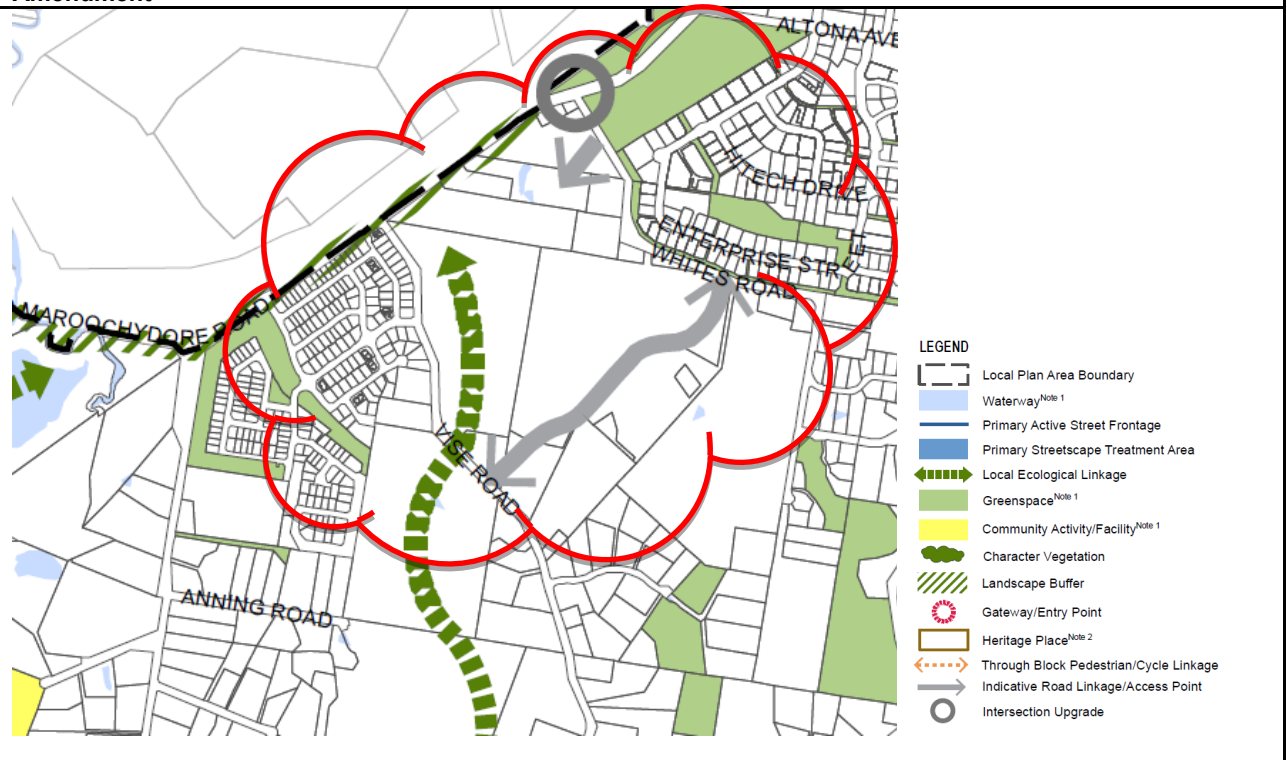


Extract of Element Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha Local Plan Area)

Existing

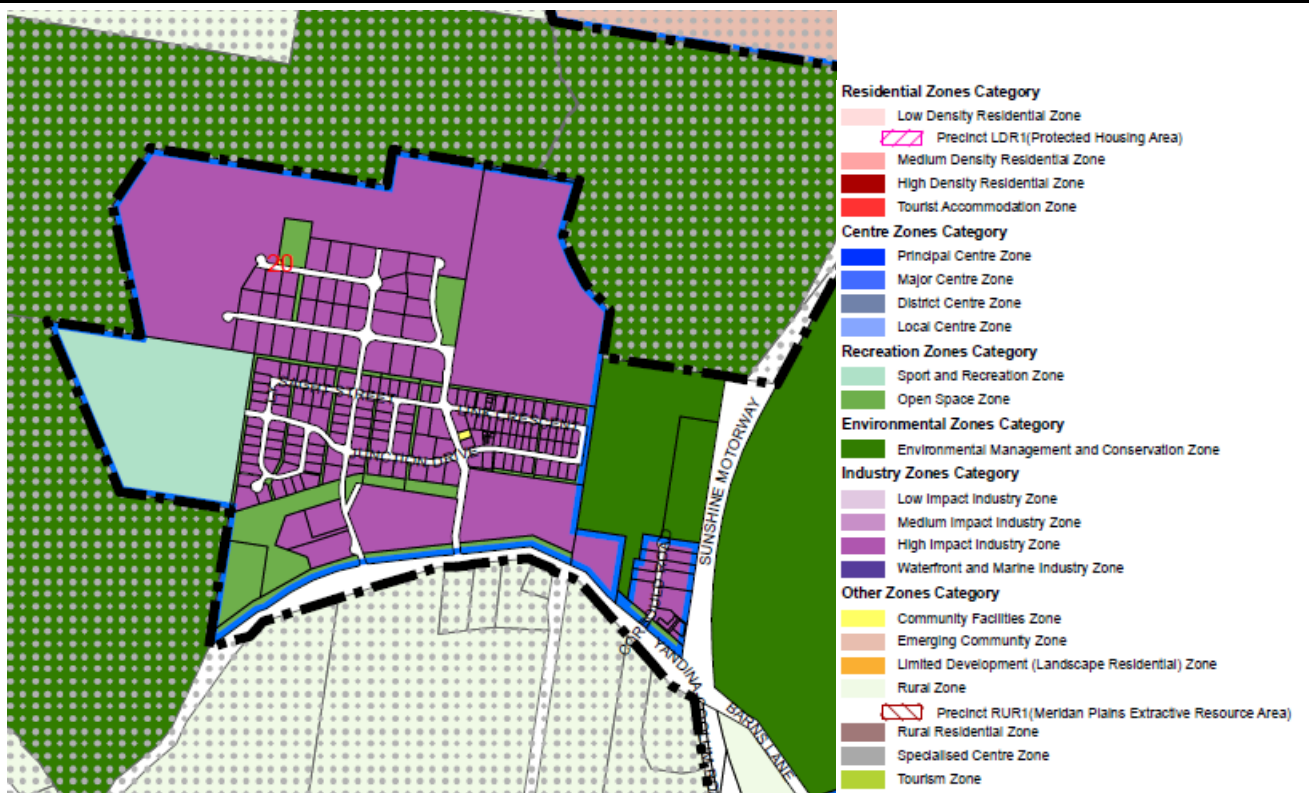


Amendment

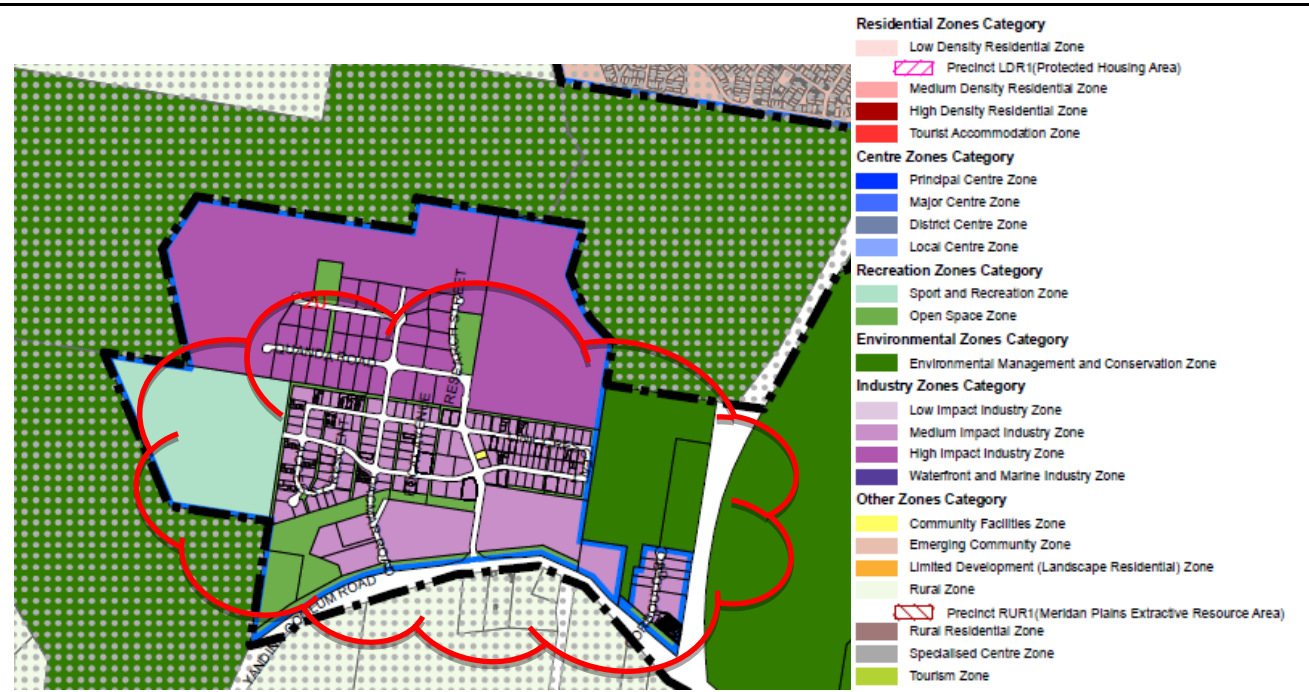


Extract of Zone Map ZM 11 (Coolool Local Plan Area)

Existing

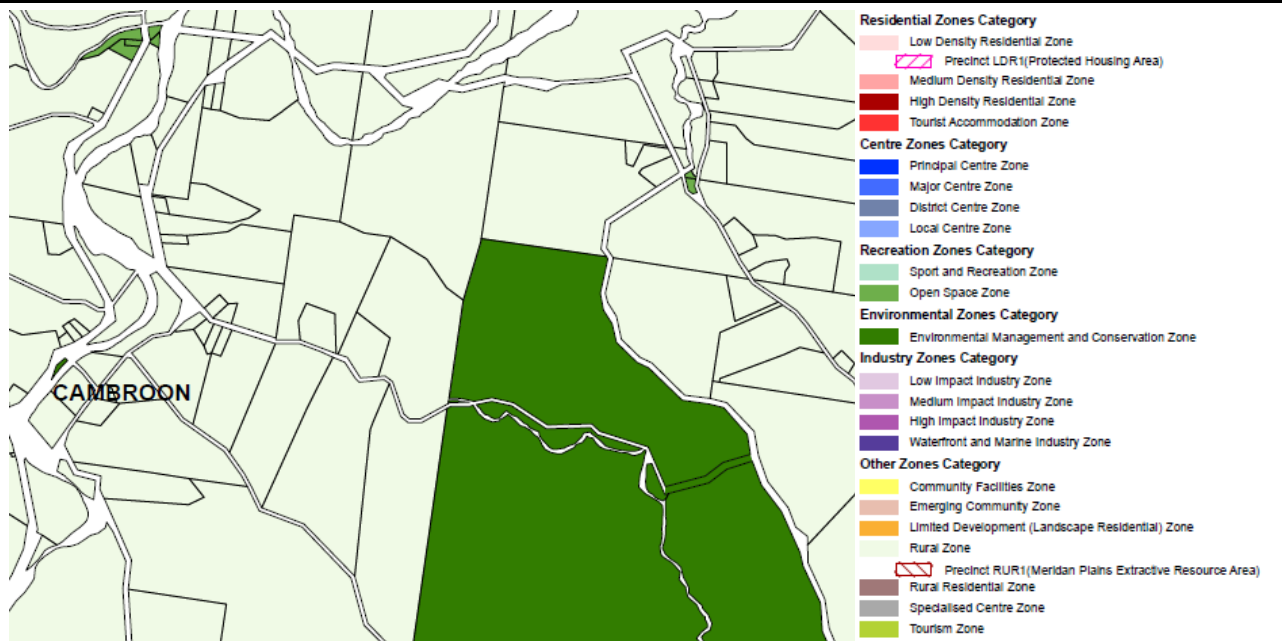


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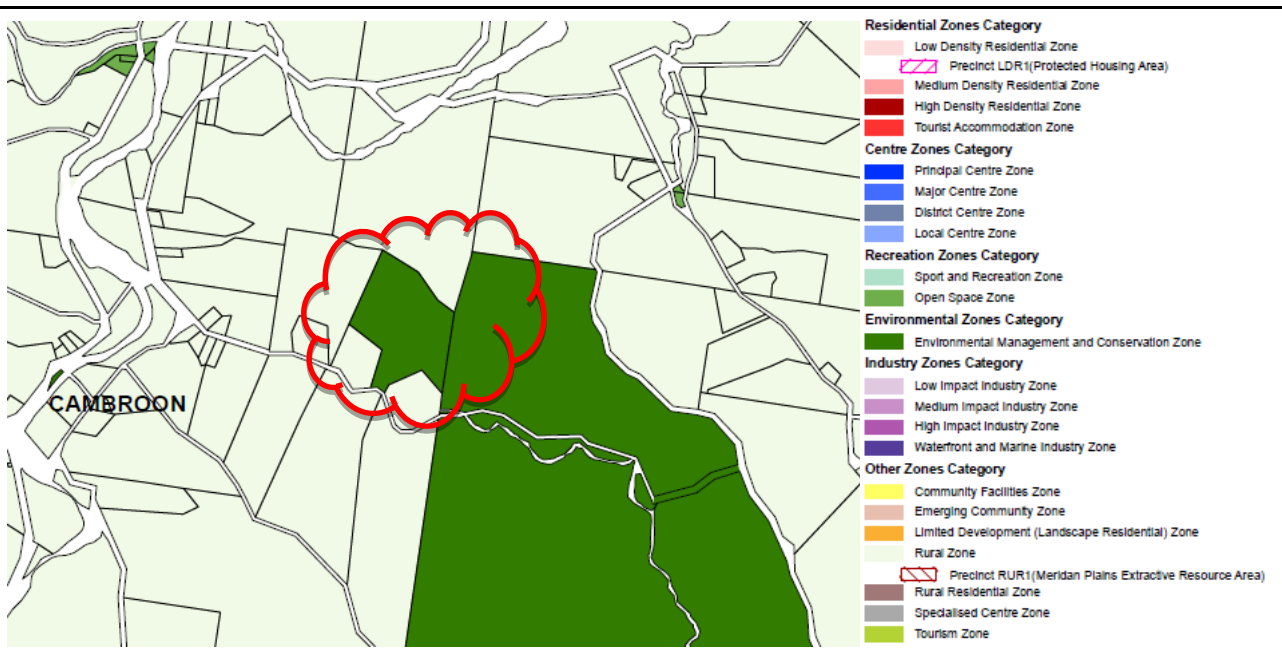


Extract of Zone Map ZM 13

Existing

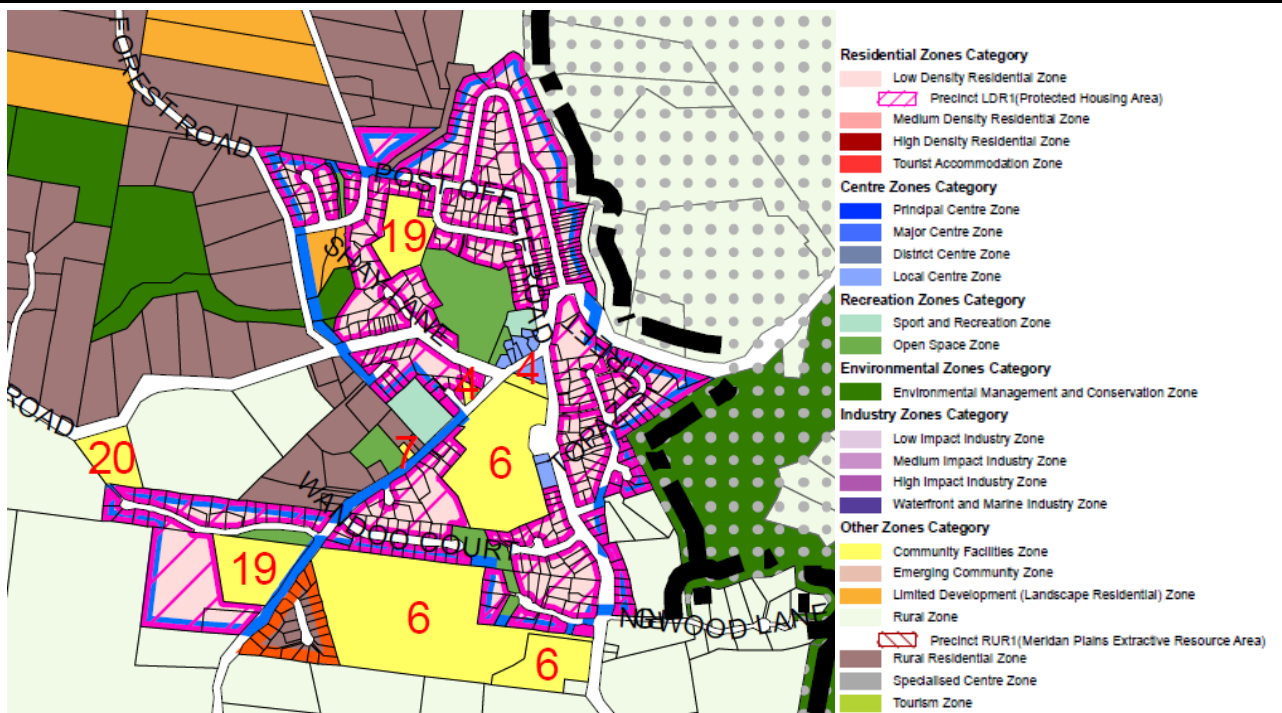


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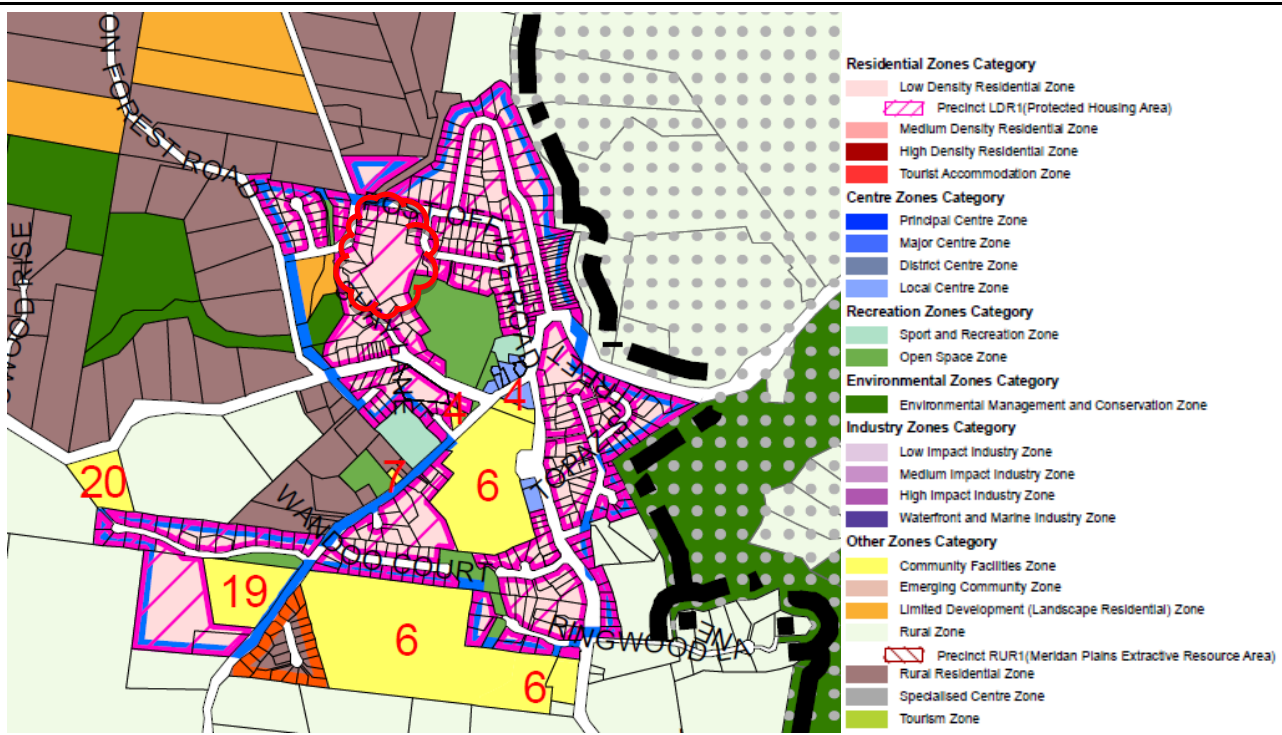


Extract of Zone Map ZM 16 (Blackall Range Local Plan Area)

Existing

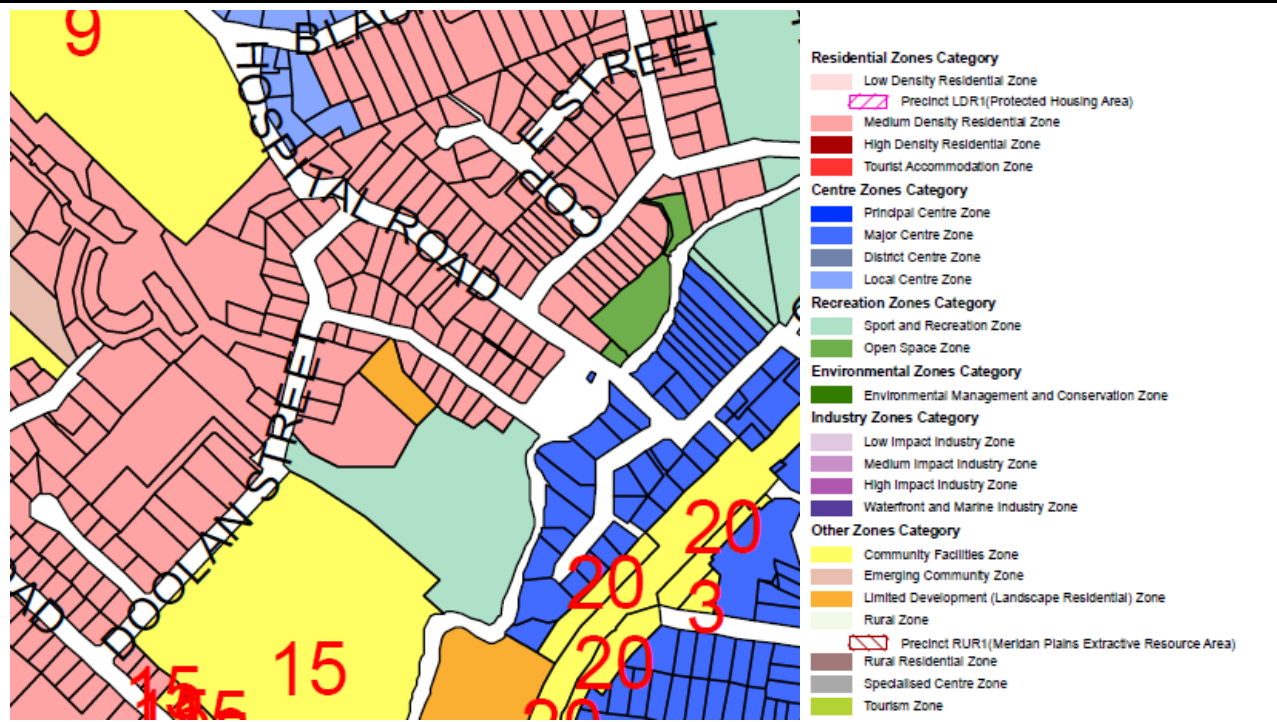


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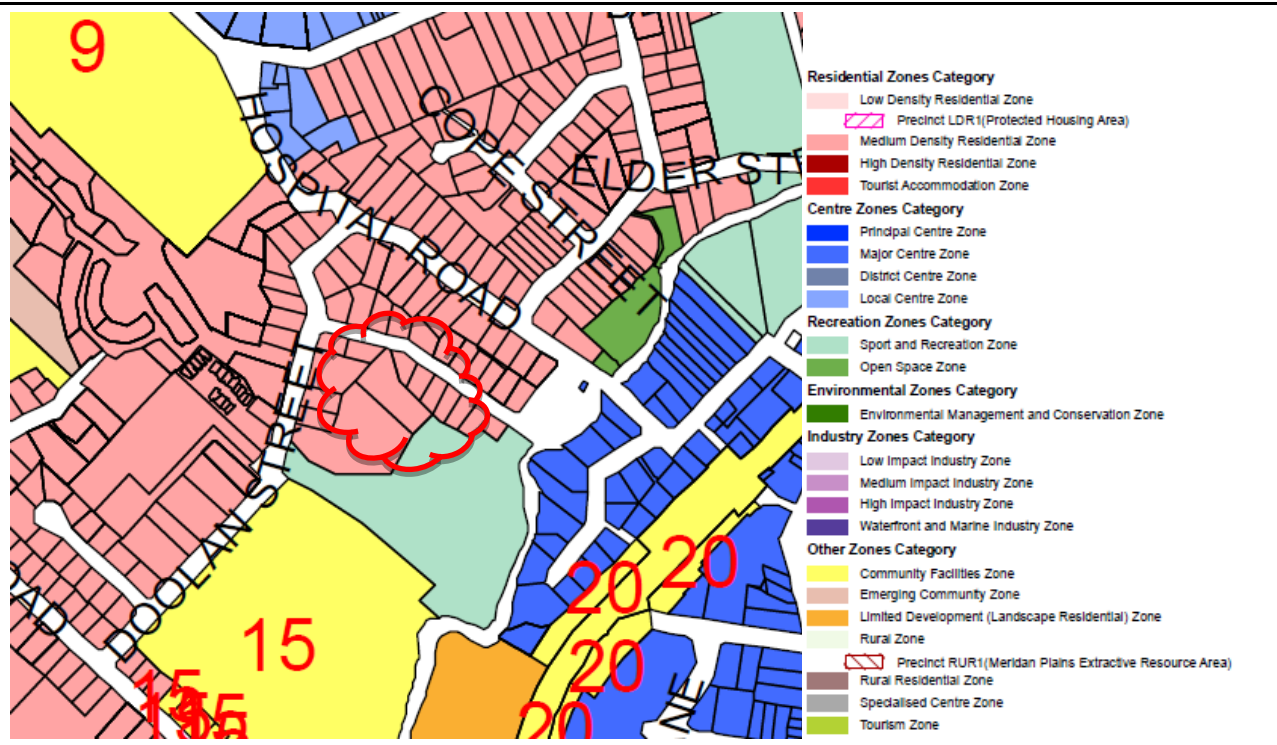


Extract of Zone Map ZM 18 (Nambour Local Plan Area)

Existing

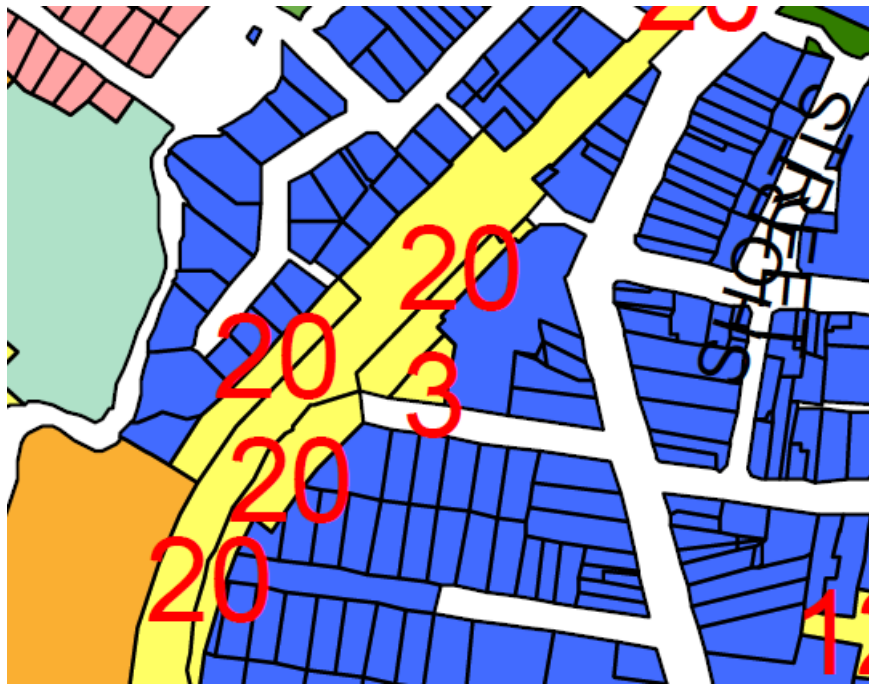


Amendment



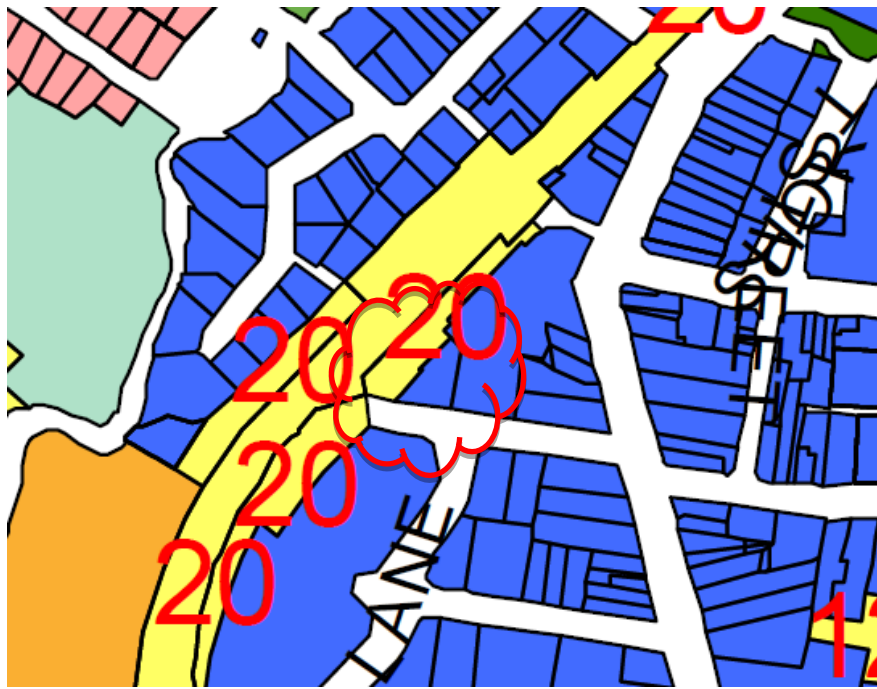
Extract of Zone Map ZM 18 (Nambour Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
 - Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
 - Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
 - Environmental Management and Conservation Zone
- Industry Zones Category**
 - Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
 - Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

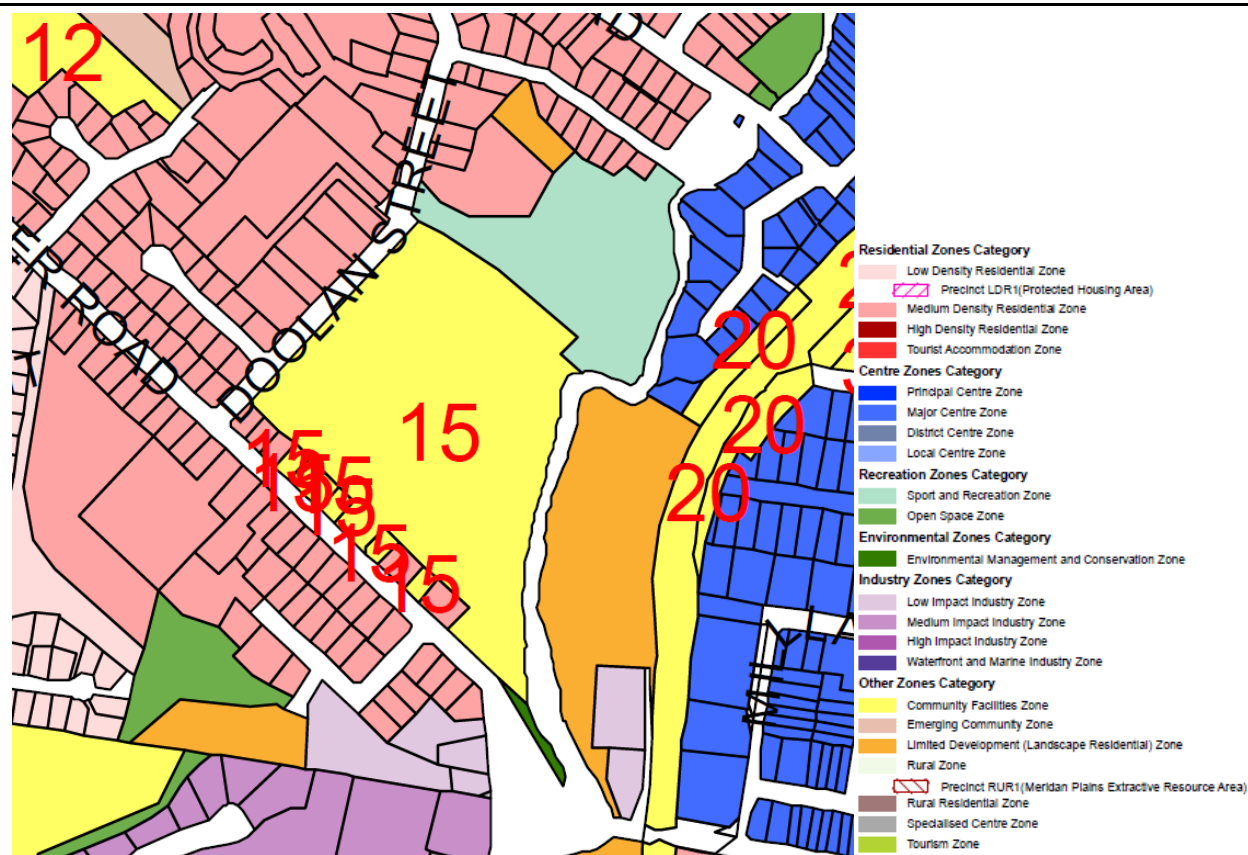
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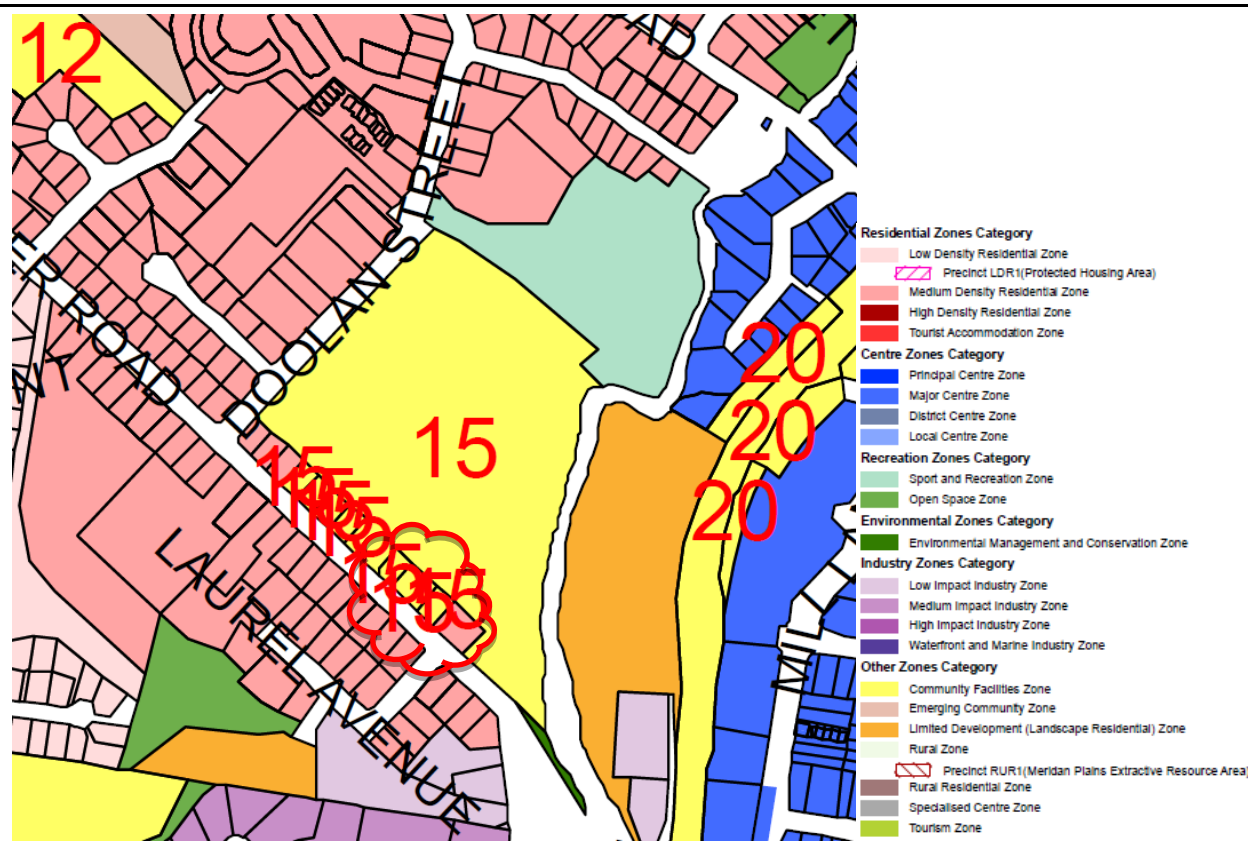
- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
 - Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
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 - Open Space Zone
- Environmental Zones Category**
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 - Emerging Community Zone
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 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM 18 (Nambour Local Plan Area)

Existing



Amendment

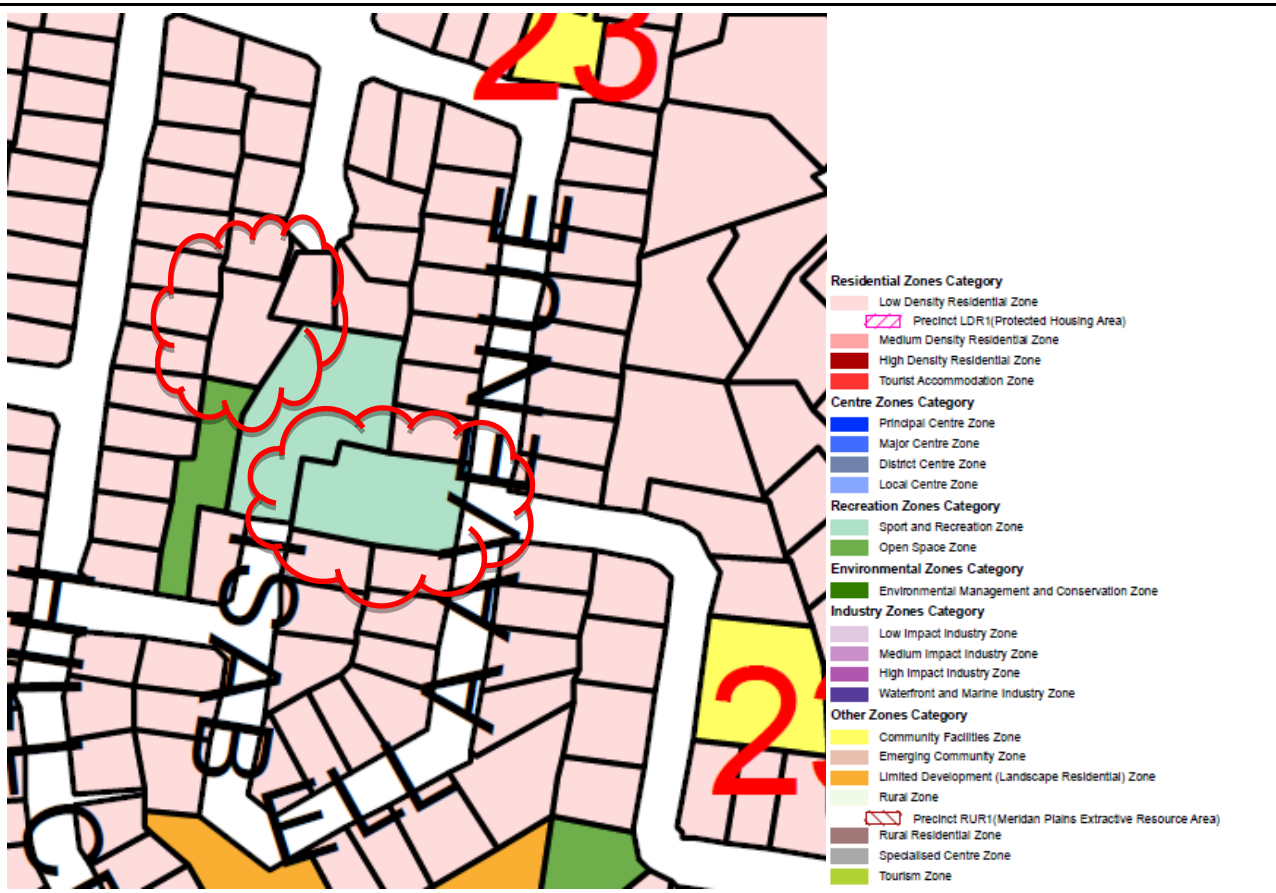


Extract of Zone Map ZM 18 (Nambour Local Plan Area)

Existing

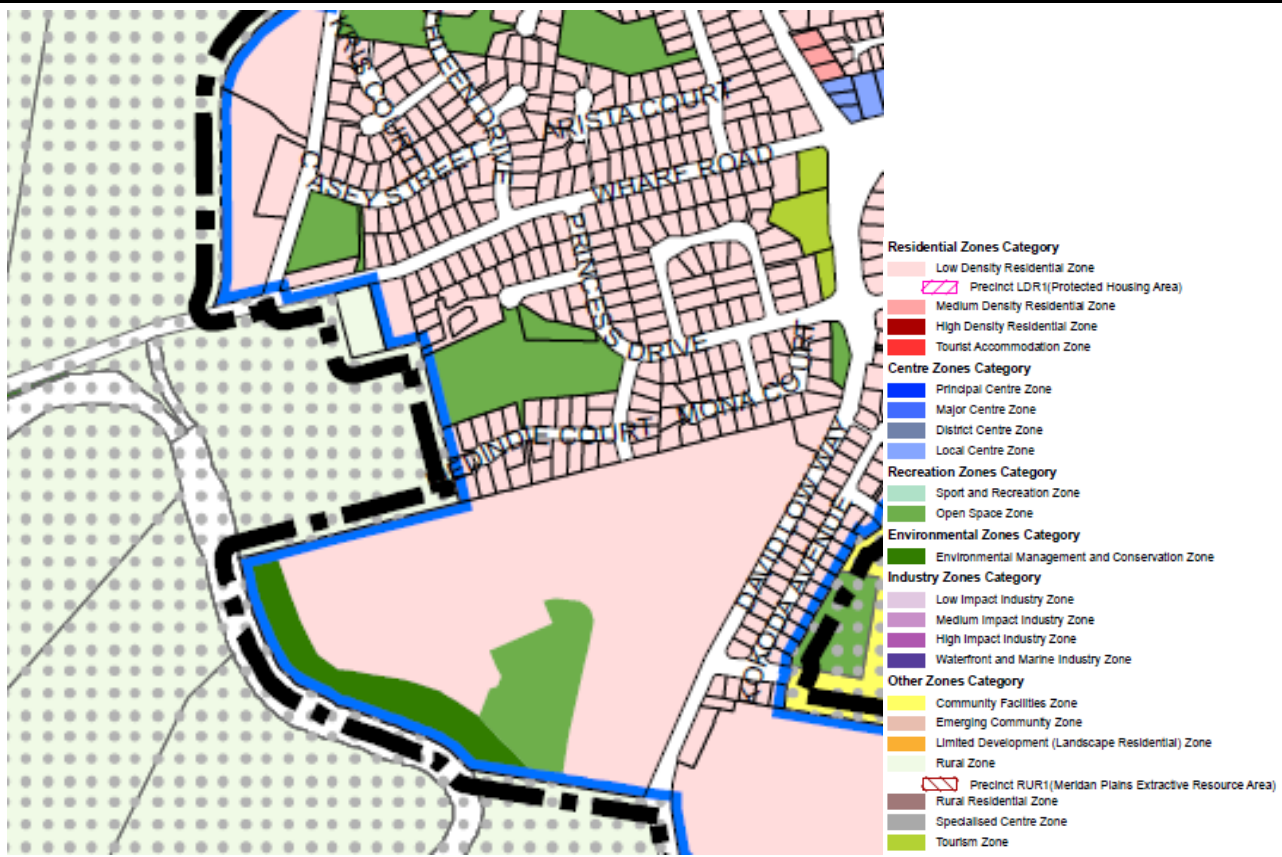


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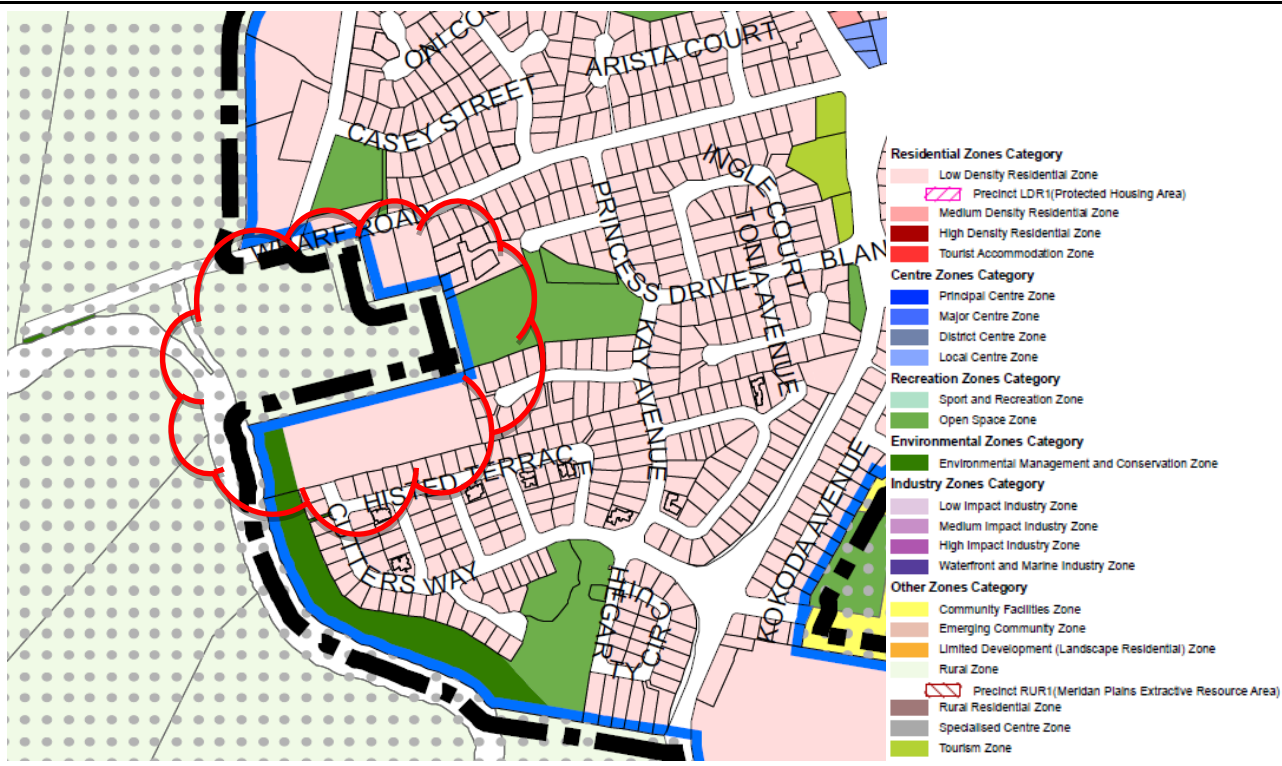


Extract of Zone Map ZM 19 (Bli Bli Local Plan Area)

Existing



Amendment



Extract of Zone Map ZM 21 (Maroochy North Shore Local Plan Area)

Existing



- Community Facilities Zone Annotations**
1. Air services
 2. Cemetery
 3. Child care centre
 4. Community use
 5. Crematorium
 6. Educational establishment
 7. Emergency services
 8. Extractive industry
 9. Hospital
 10. Multiple dwelling
 11. Outdoor sport and recreation
 12. Place of worship
 13. Relocatable home park
 14. Renewable energy facility
 15. Residential care facility/Retirement facility
 16. Rooming accommodation
 17. Short-term accommodation
 18. Substation
 19. Tourist park
 20. Utility installation (Local utility)
 21. Utility installation (Major utility – refuse)
 22. Utility installation (Major utility – sewerage treatment)
 23. Utility installation (Major utility – water supply)

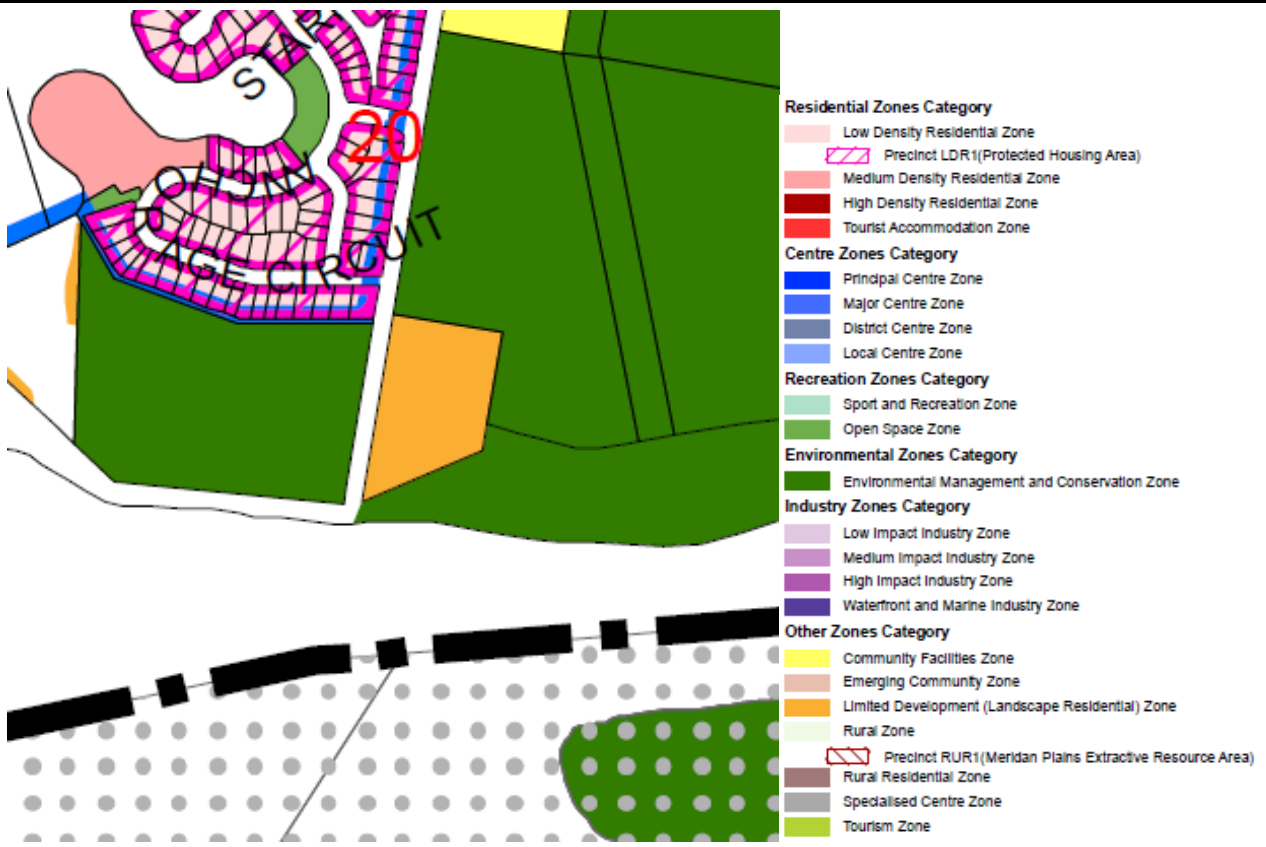
Amendment



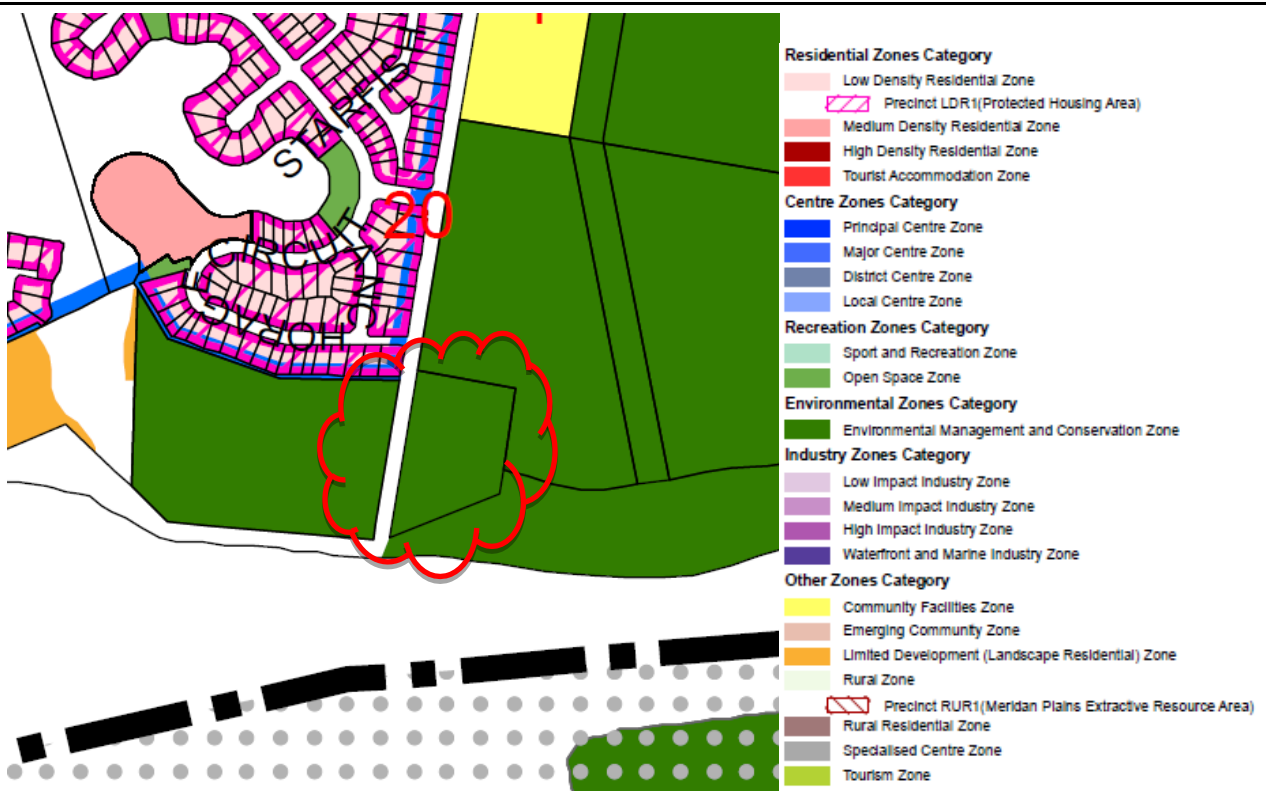
- Community Facilities Zone Annotations**
1. Air services
 2. Cemetery
 3. Child care centre
 4. Community use
 5. Crematorium
 6. Educational establishment
 7. Emergency services
 8. Extractive industry
 9. Hospital
 10. Multiple dwelling
 11. Outdoor sport and recreation
 12. Place of worship
 13. Relocatable home park
 14. Renewable energy facility
 15. Residential care facility/Retirement facility
 16. Rooming accommodation
 17. Short-term accommodation
 18. Substation
 19. Tourist park
 20. Utility installation (Local utility)
 21. Utility installation (Major utility – refuse)
 22. Utility installation (Major utility – sewerage treatment)
 23. Utility installation (Major utility – water supply)

Extract of Zone Map ZM 21 (Maroochy North Shore Local Plan Area)

Existing

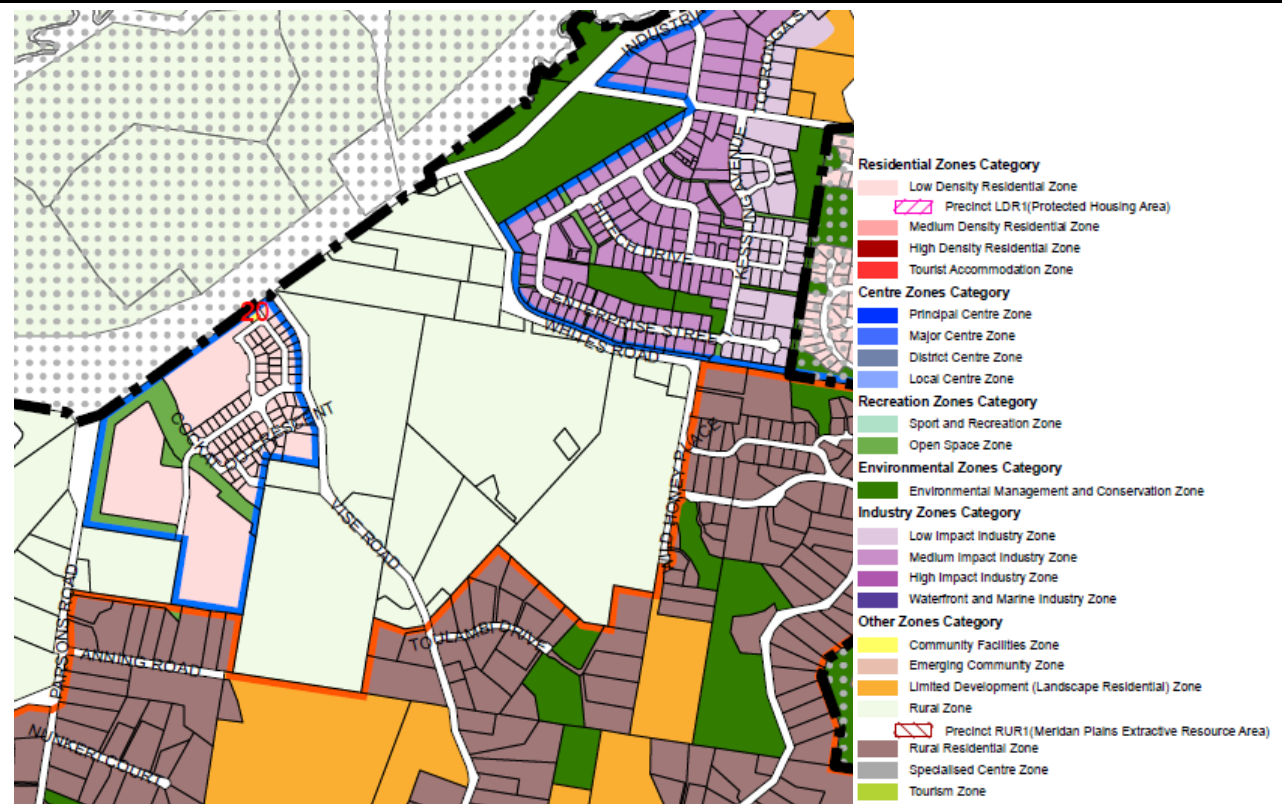


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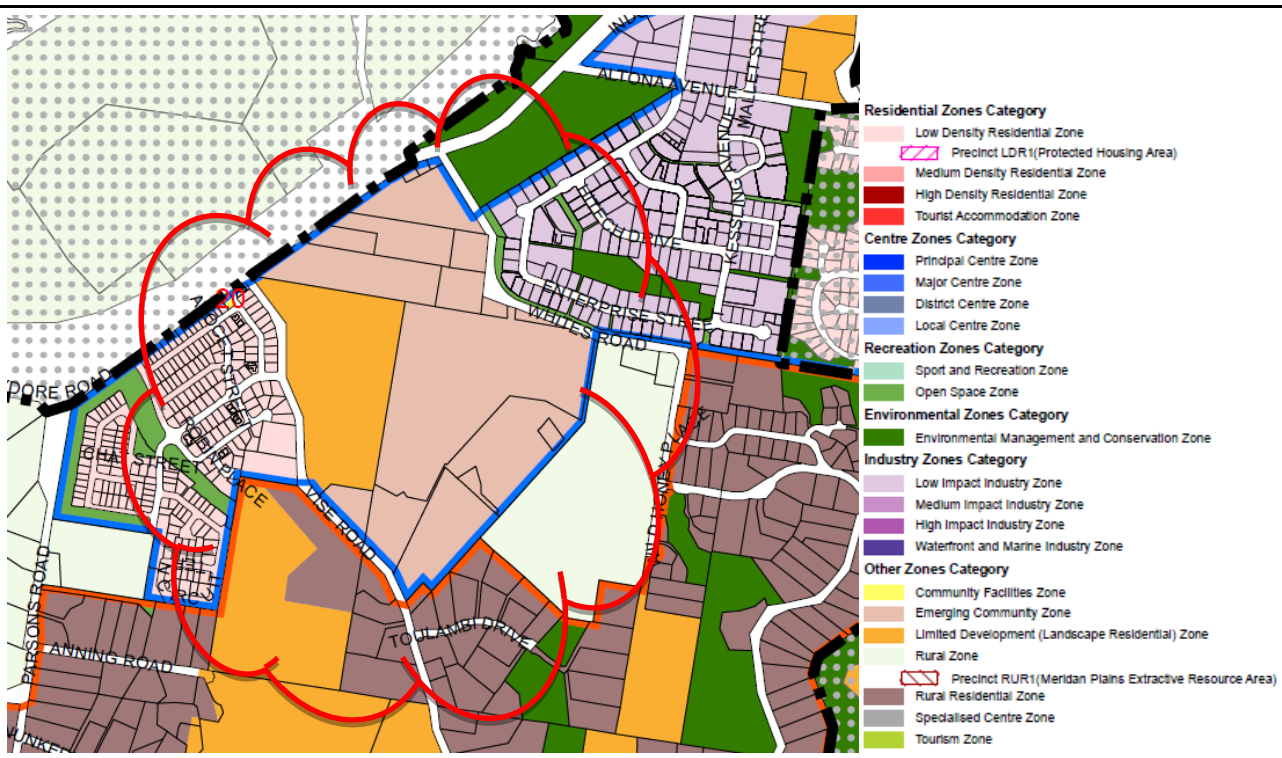


Extract of Zone Map ZM 31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)

Existing

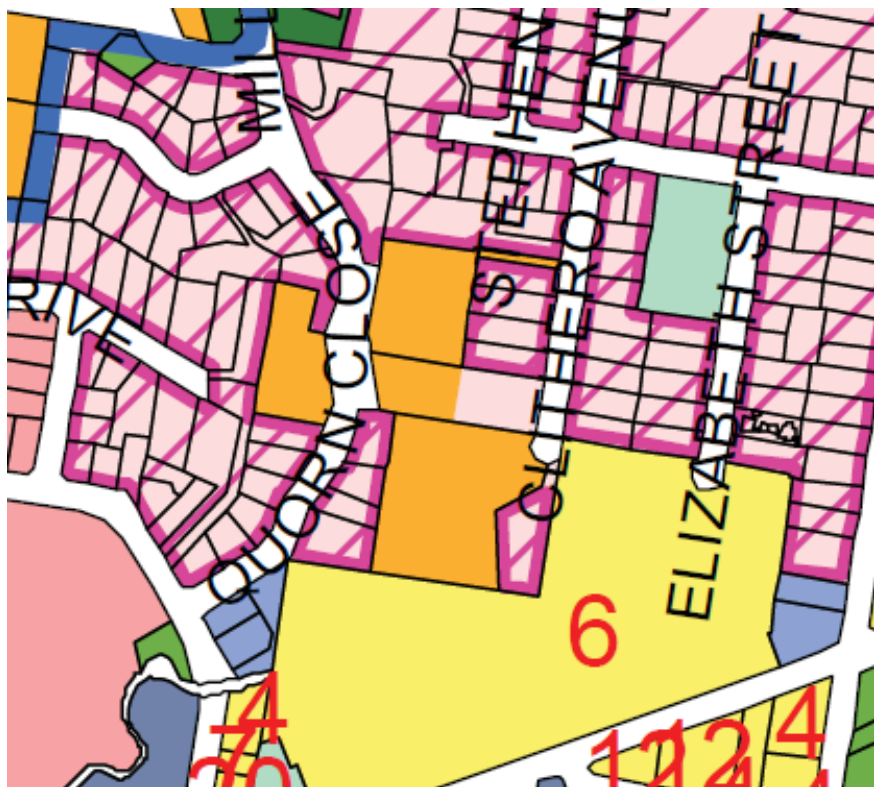


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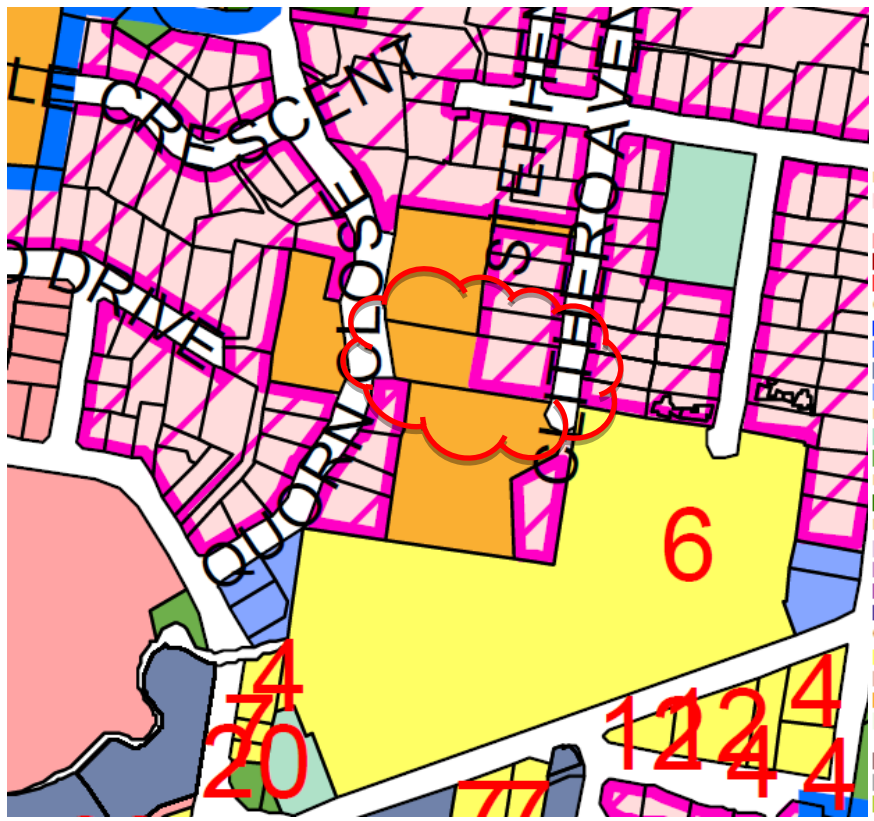
Extract of Zone Map ZM 32 (Buderim Local Plan Area)

Existing



- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
 - Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
 - Local Centre Zone
- Recreation Zones Category**
 - Sport and Recreation Zone
 - Open Space Zone
- Environmental Zones Category**
 - Environmental Management and Conservation Zone
- Industry Zones Category**
 - Low Impact Industry Zone
 - Medium Impact Industry Zone
 - High Impact Industry Zone
 - Waterfront and Marine Industry Zone
- Other Zones Category**
 - Community Facilities Zone
 - Emerging Community Zone
 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

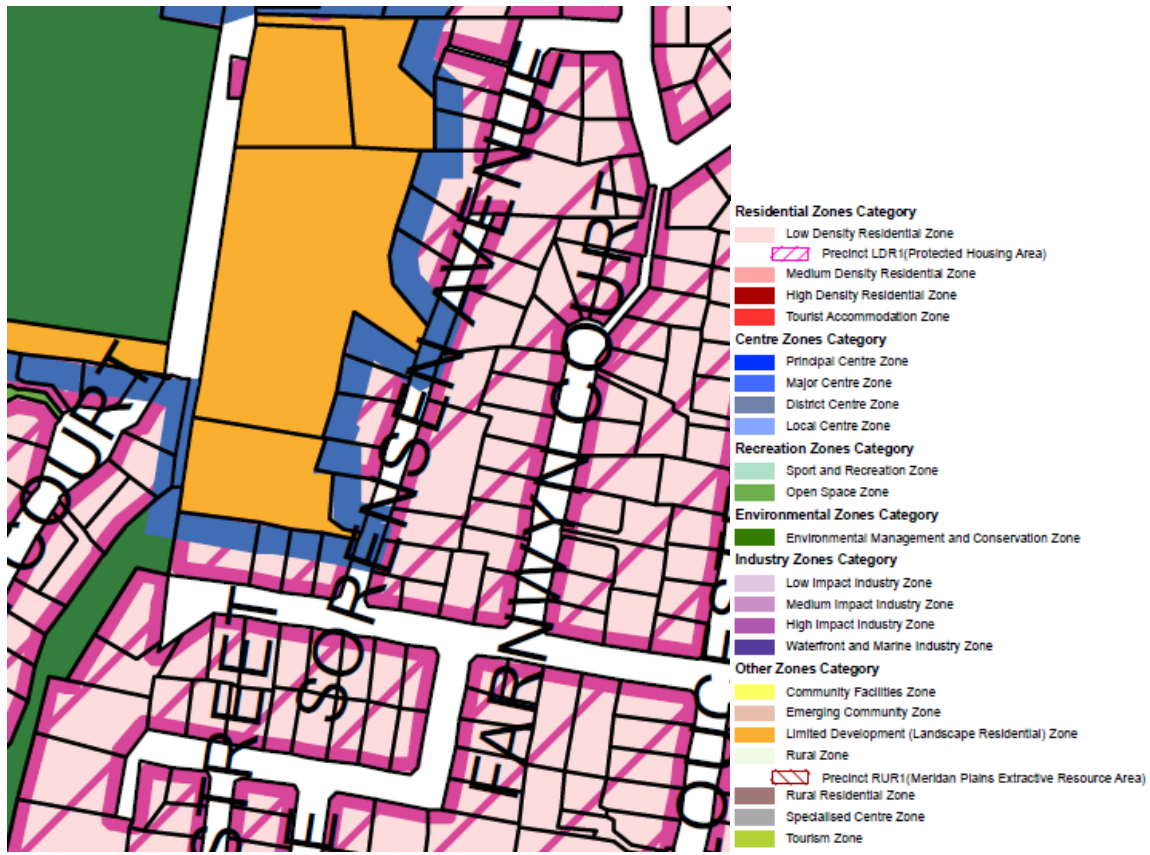
Amendment



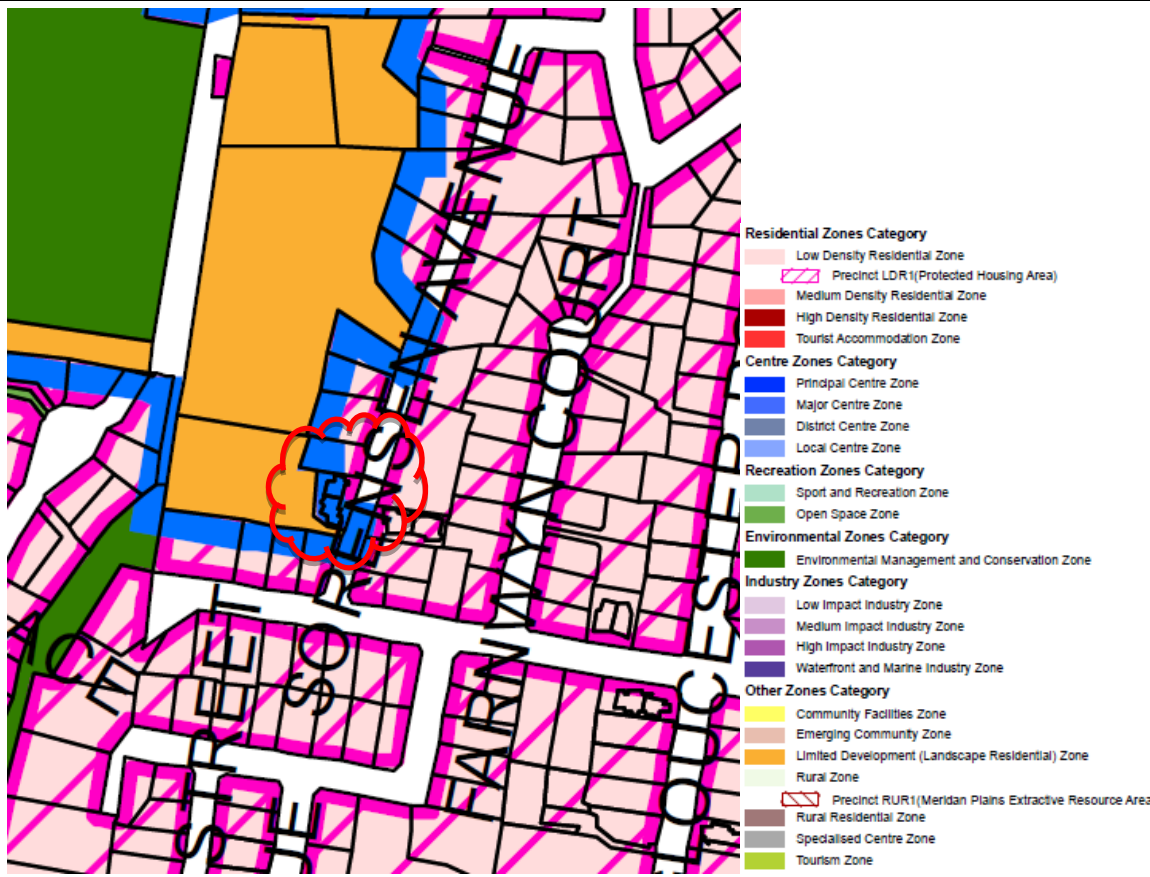
- Residential Zones Category**
 - Low Density Residential Zone
 - Precinct LDR1(Protected Housing Area)
 - Medium Density Residential Zone
 - High Density Residential Zone
 - Tourist Accommodation Zone
- Centre Zones Category**
 - Principal Centre Zone
 - Major Centre Zone
 - District Centre Zone
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 - Low Impact Industry Zone
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 - Community Facilities Zone
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 - Limited Development (Landscape Residential) Zone
 - Rural Zone
 - Precinct RUR1(Meridan Plains Extractive Resource Area)
 - Rural Residential Zone
 - Specialised Centre Zone
 - Tourism Zone

Extract of Zone Map ZM 32 (Buderim Local Plan Area)

Existing

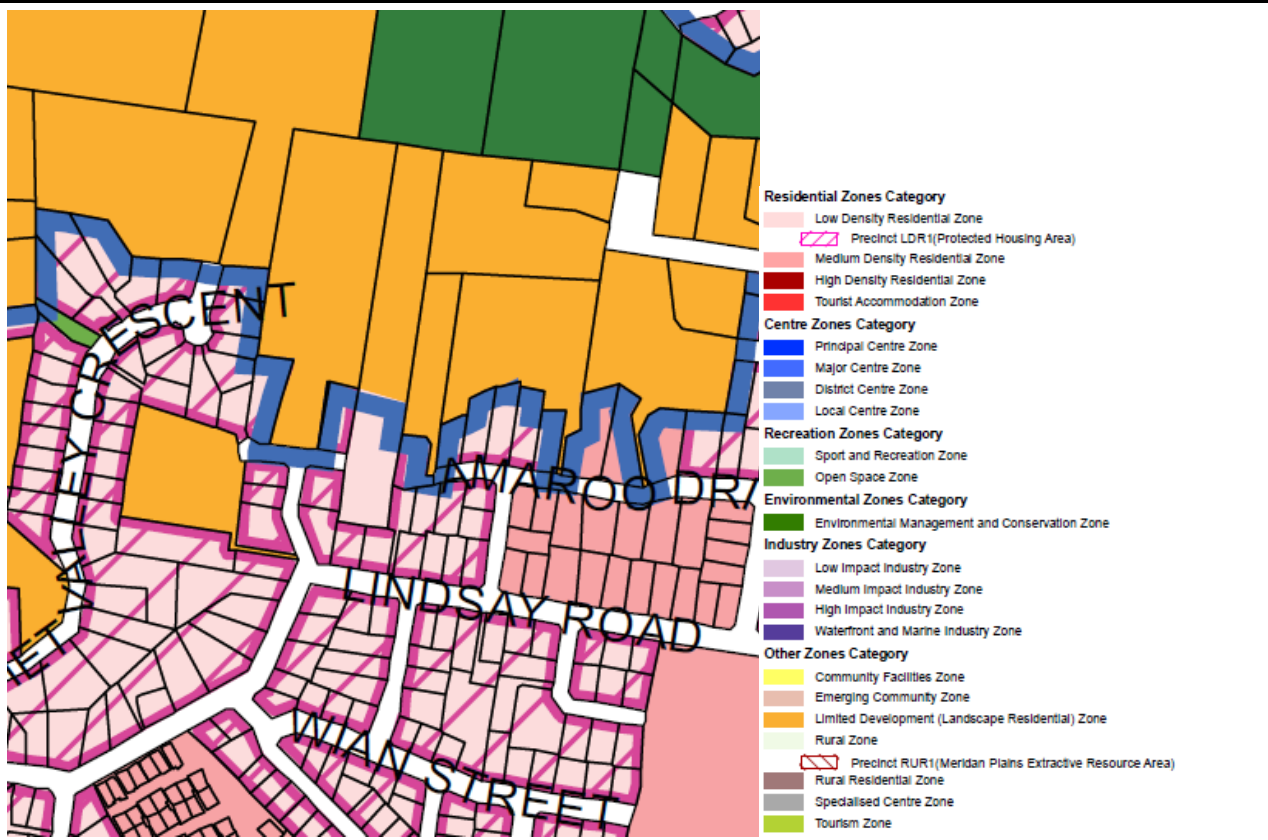


Amendment

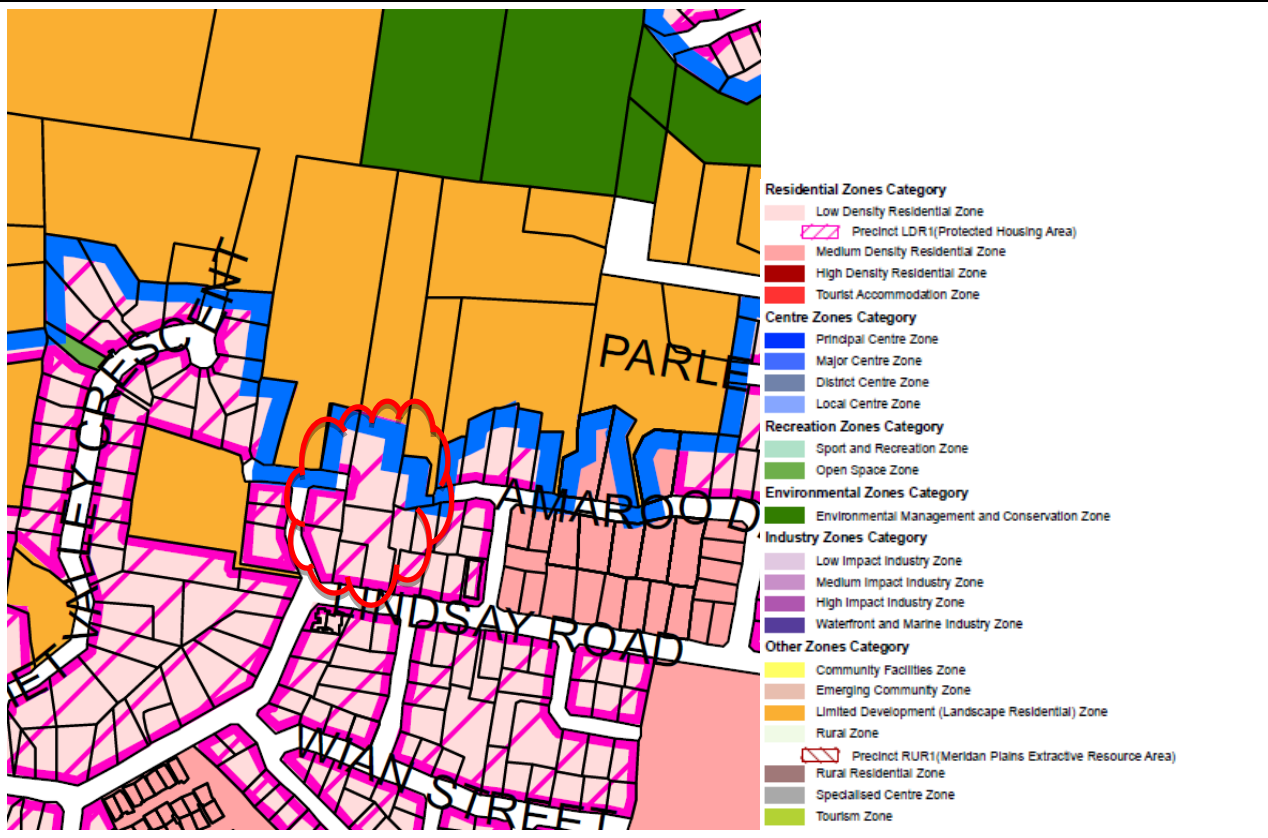


Extract of Zone Map ZM 32 (Buderim Local Plan Area)

Existing

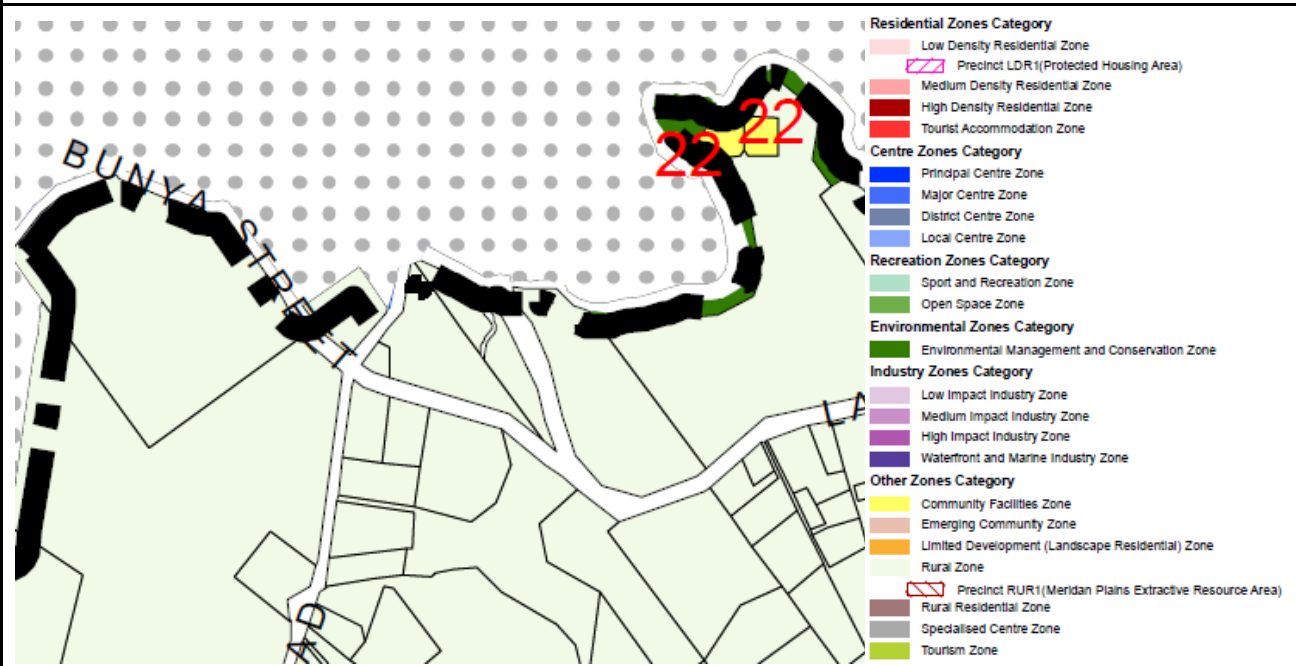


Amendment

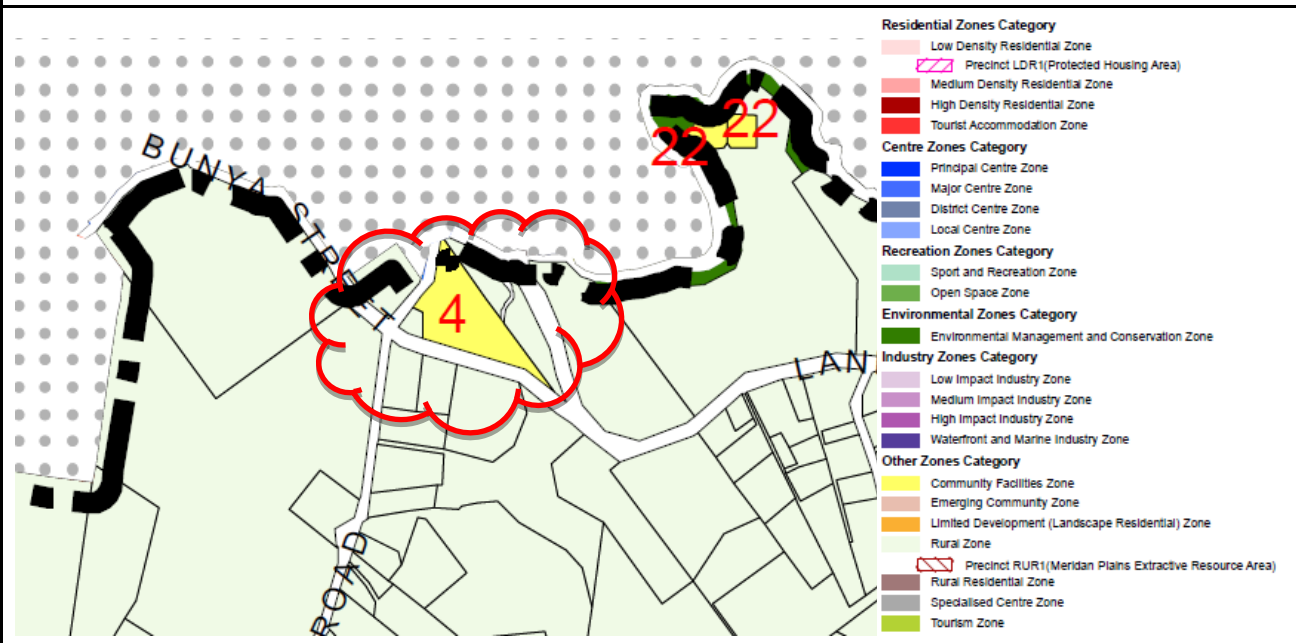


Extract of Zone Map ZM 38

Existing

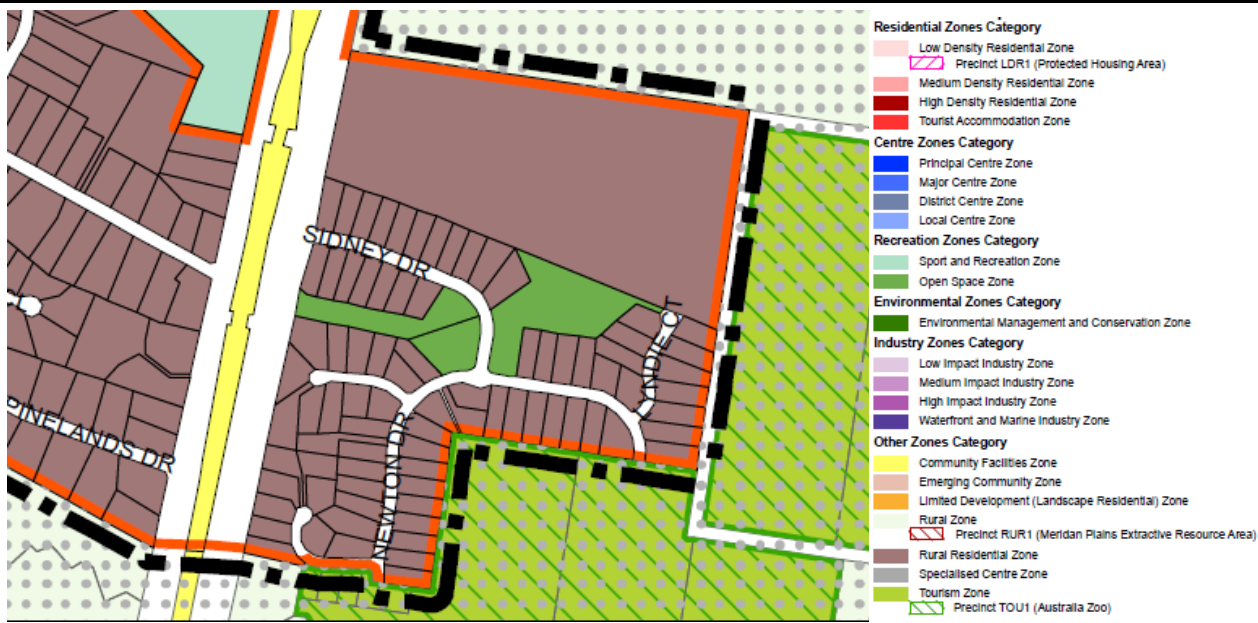


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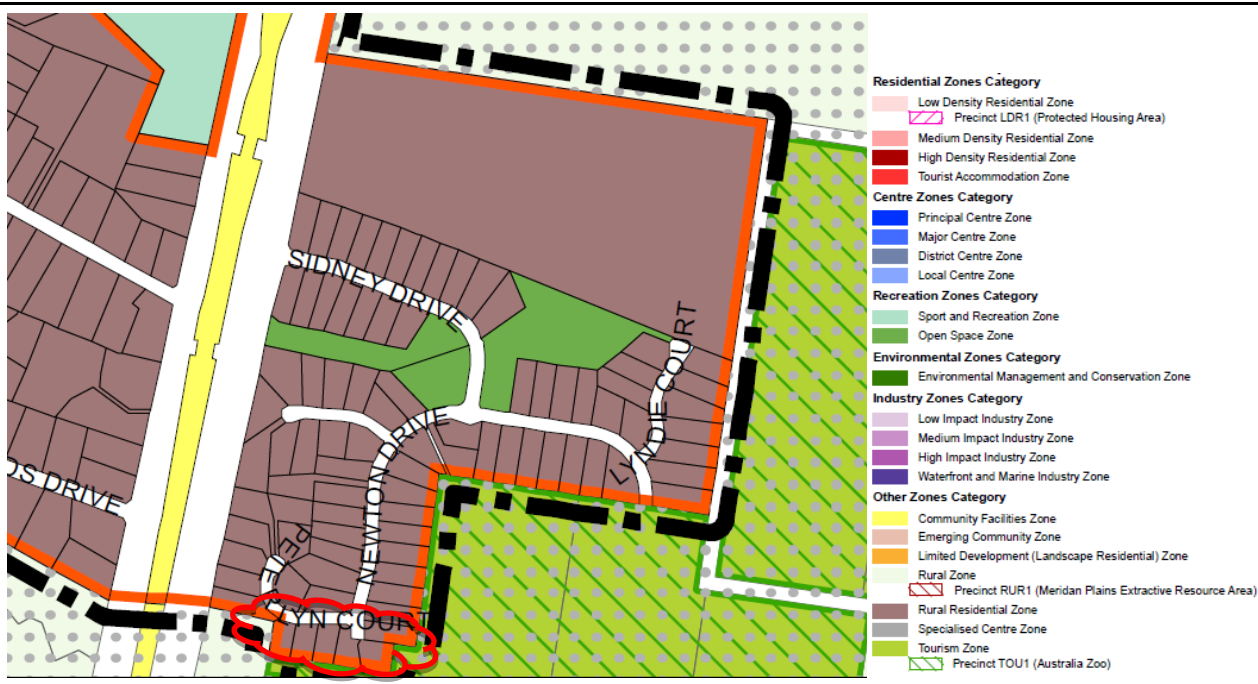


Extract of Local Plan Map LMP42 (Landsborough Local Plan Area)

Existing

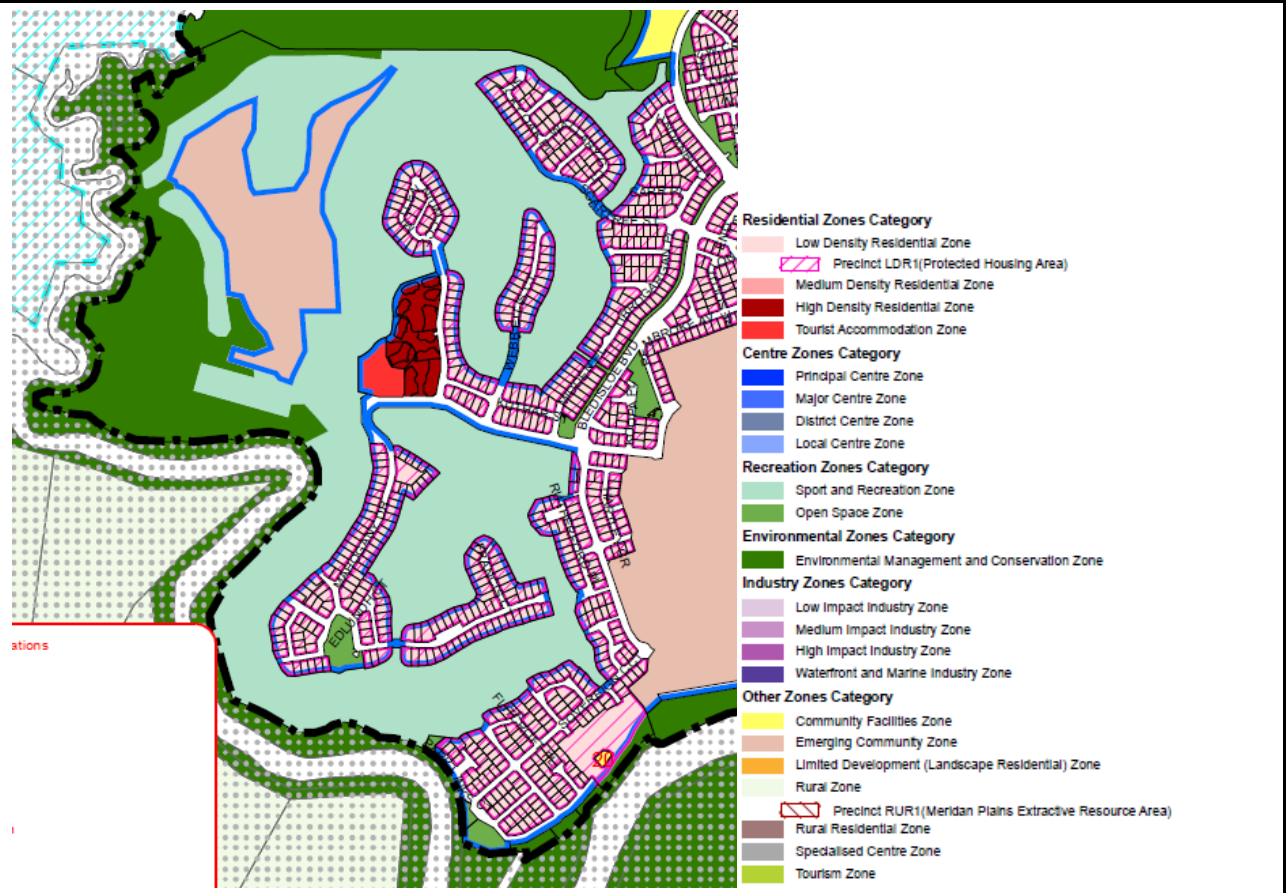


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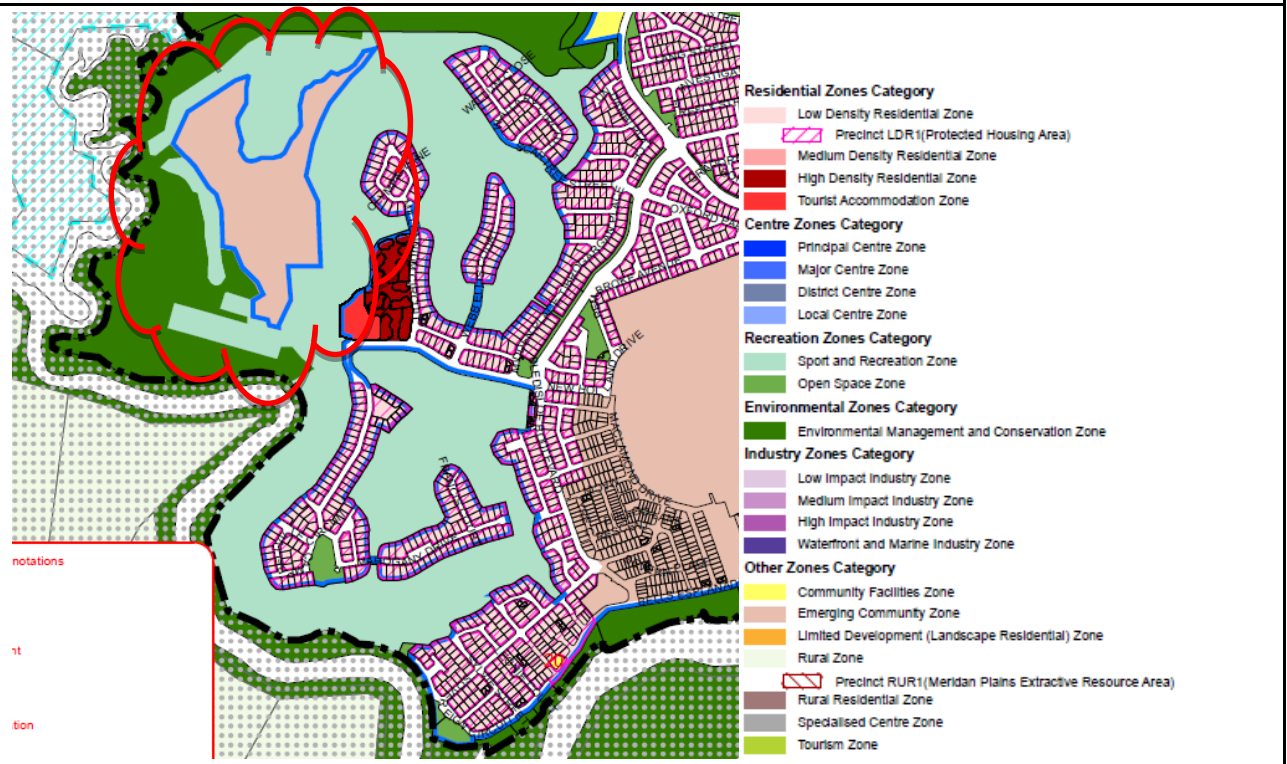


Extract of Zone Map ZM 46 (Golden Beach/Pelican Waters Local Plan Area)

Existing

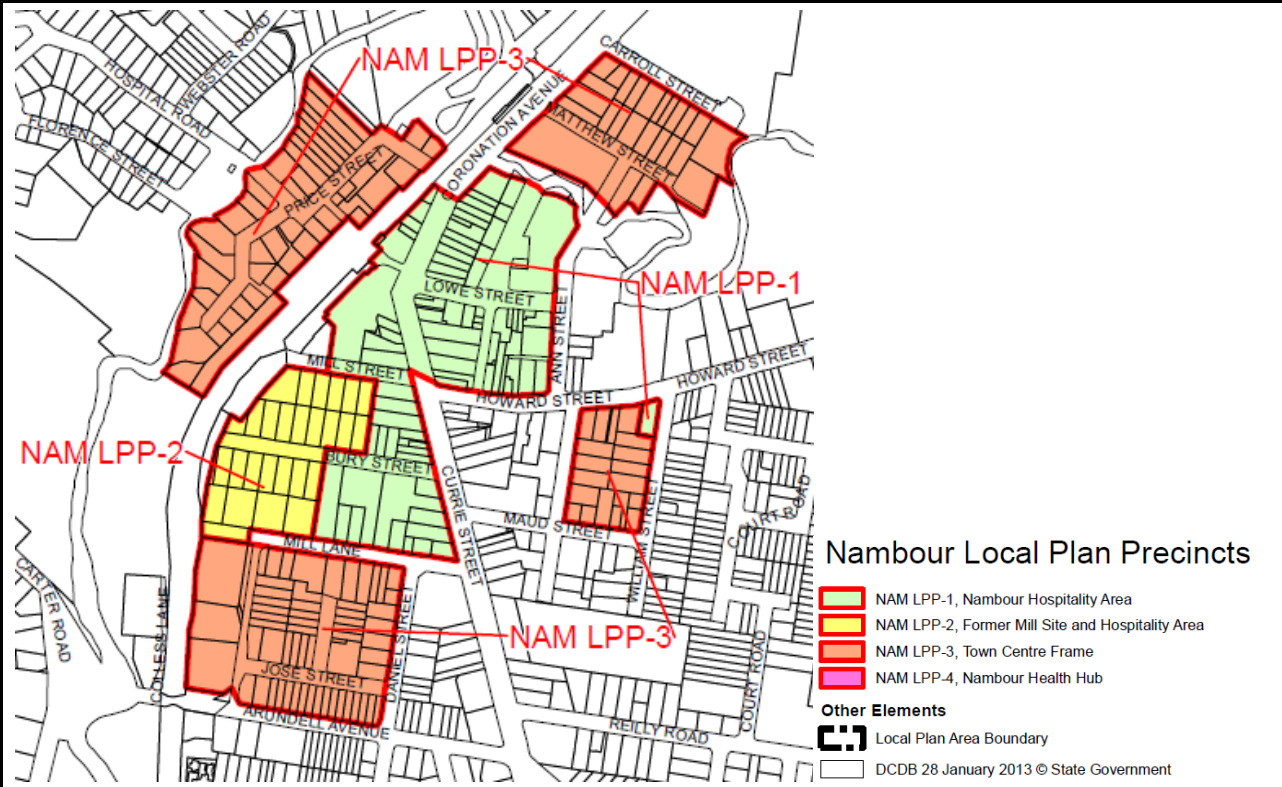


Amendment

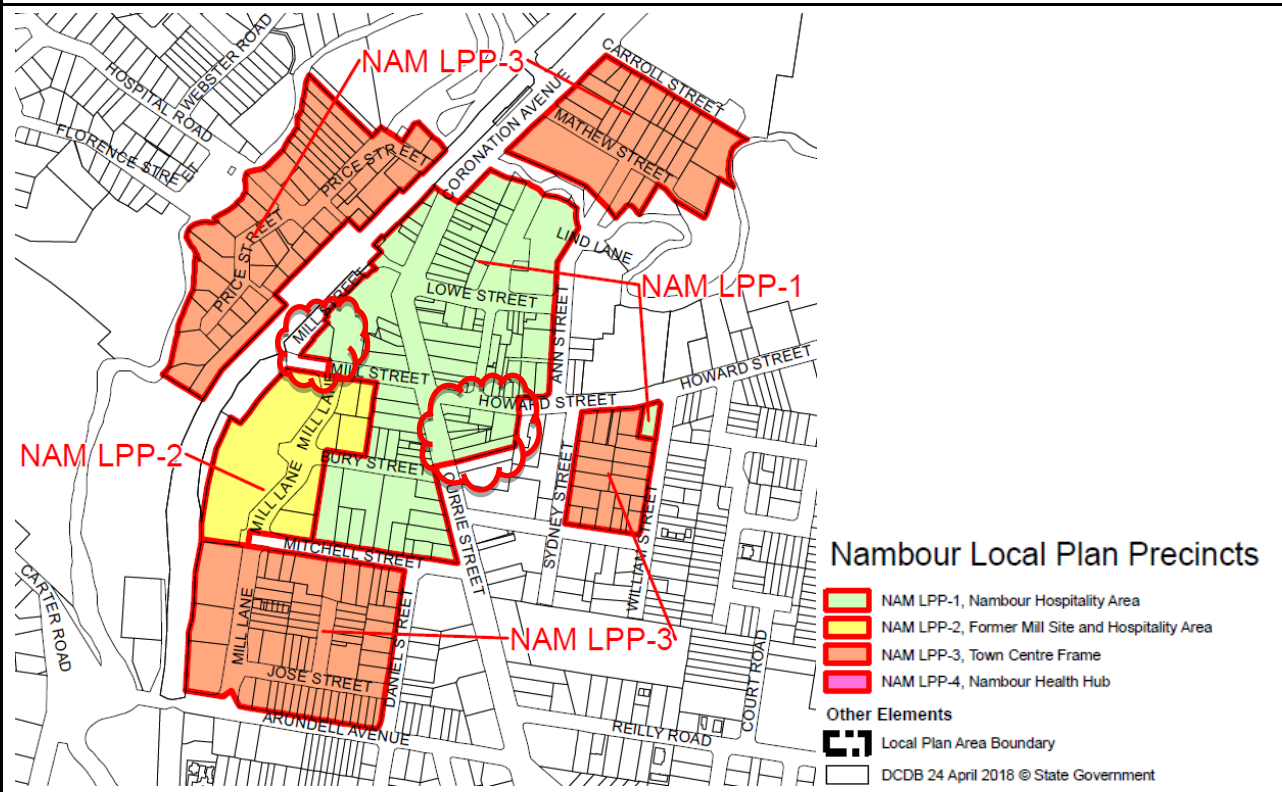


Extract of Local Plan Map LMP 18 (Nambour Local Plan Area)

Existing

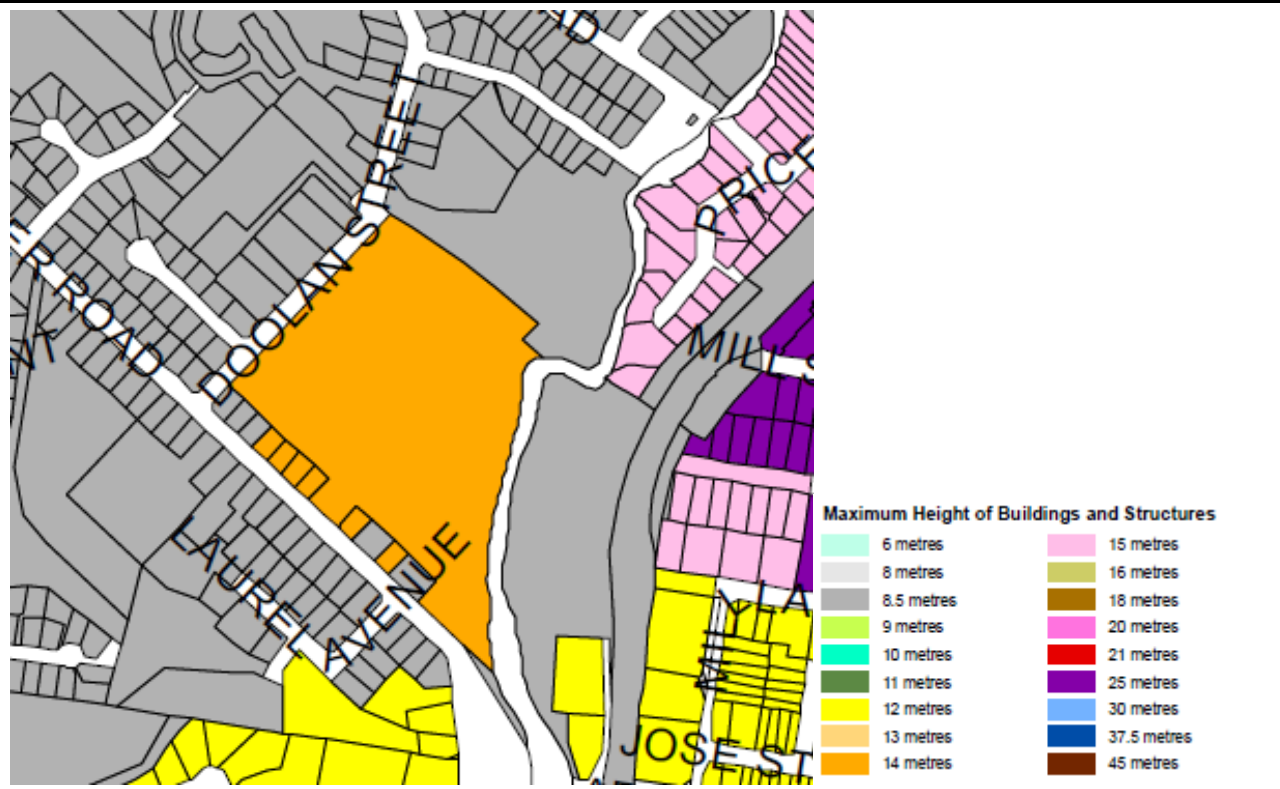


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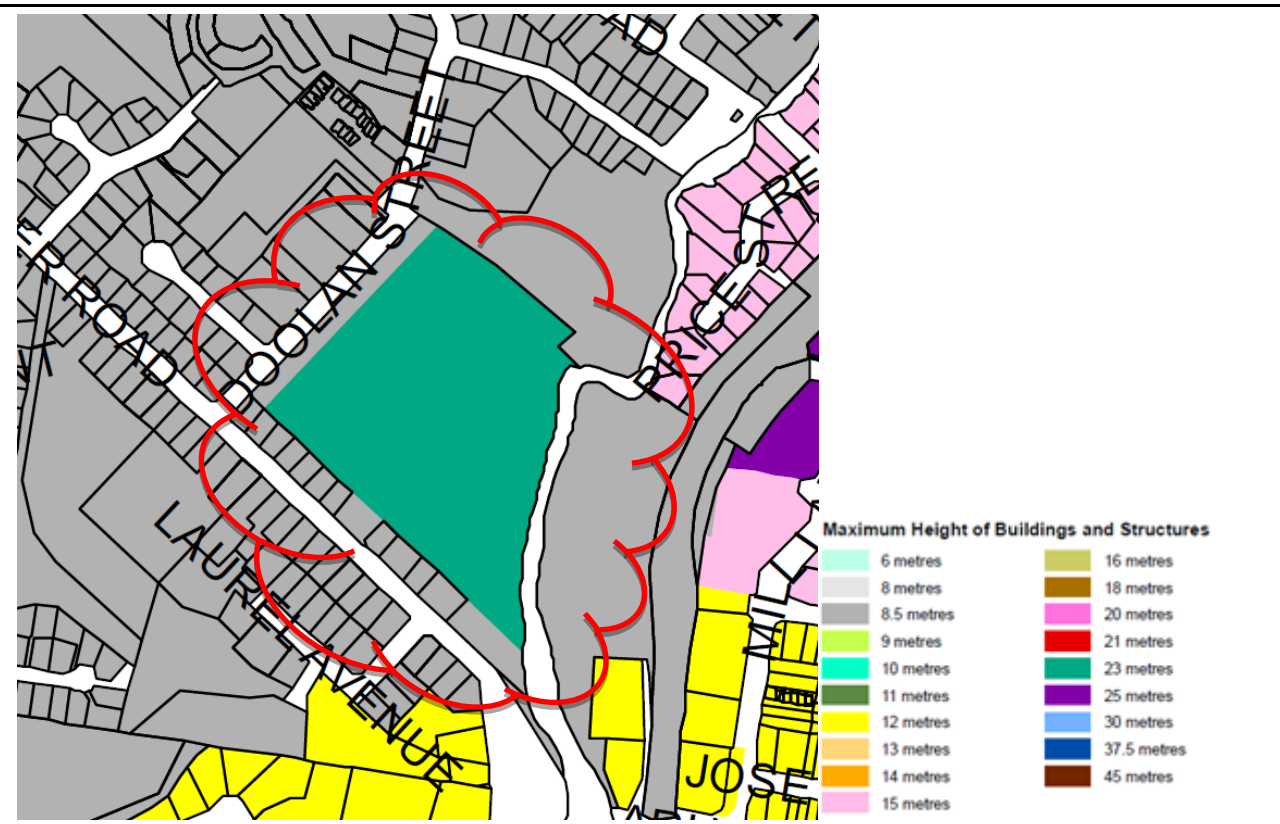


Extract of Height of Buildings and Structures Overlay Map OVM 18H (Nambour Local Plan Area)

Existing



Amendment



Extract of Height of Buildings and Structures Overlay Map OVM 44H (Caloundra West Local Plan Area)

Existing



Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Amendment

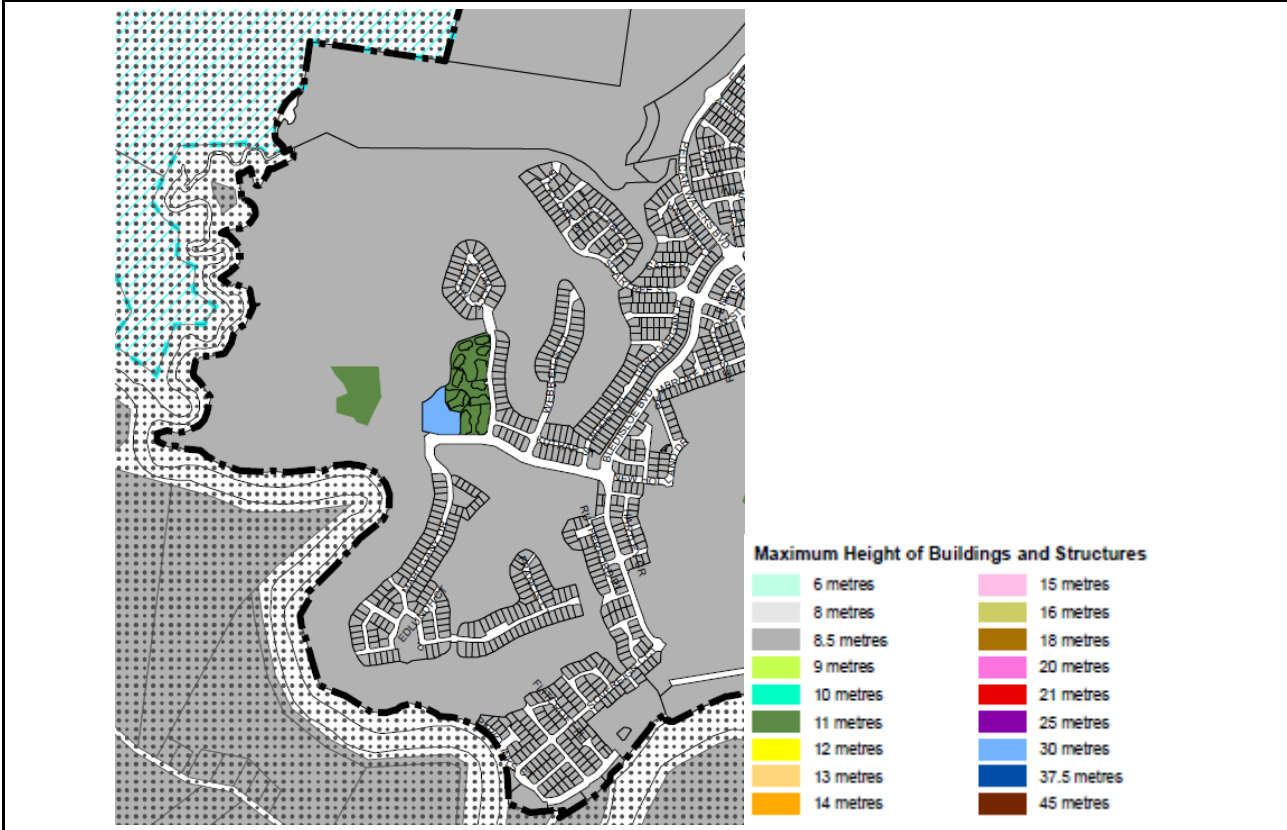


Maximum Height of Buildings and Structures

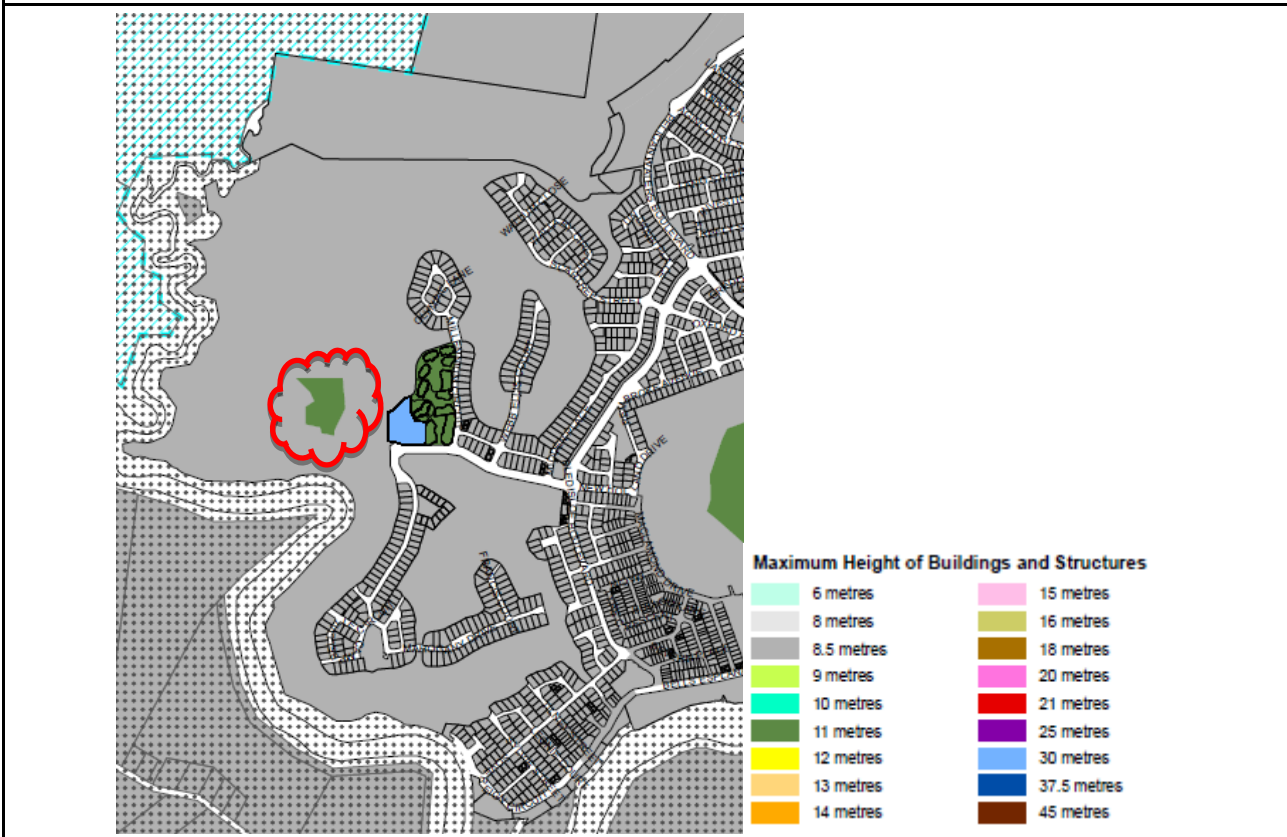
6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Extract of Height of Buildings and Structures Overlay Map OVM 46H (Golden Beach/Pelican Waters Local Plan Area)

Existing

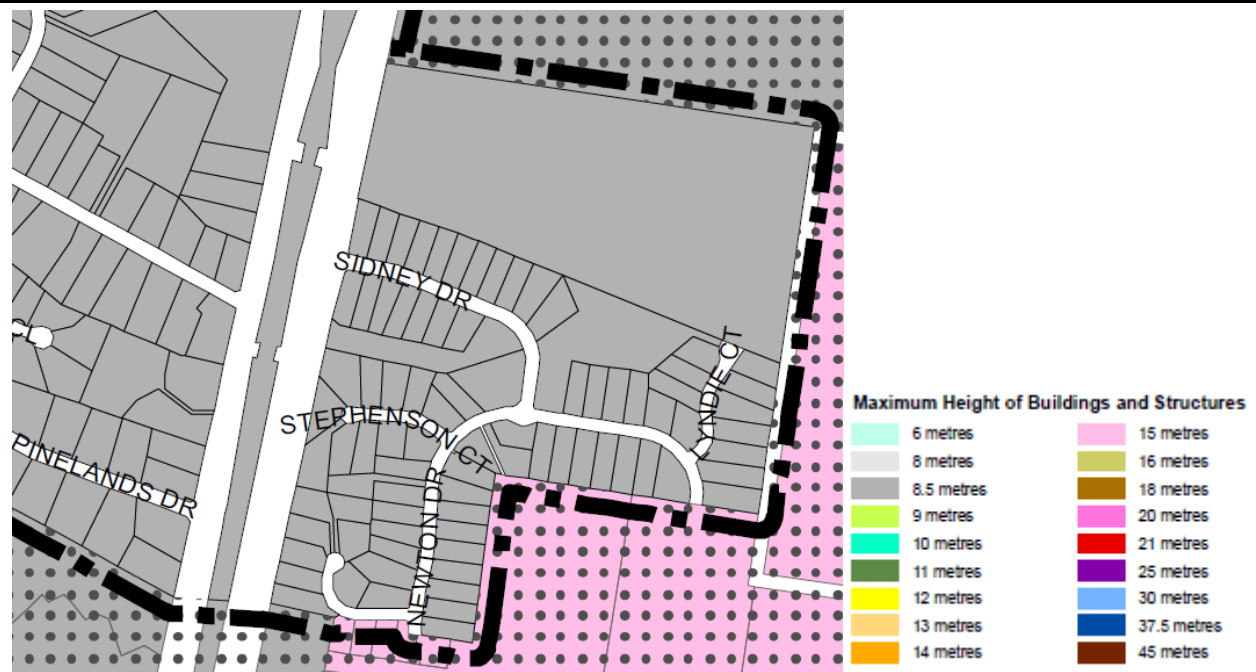


Amendment

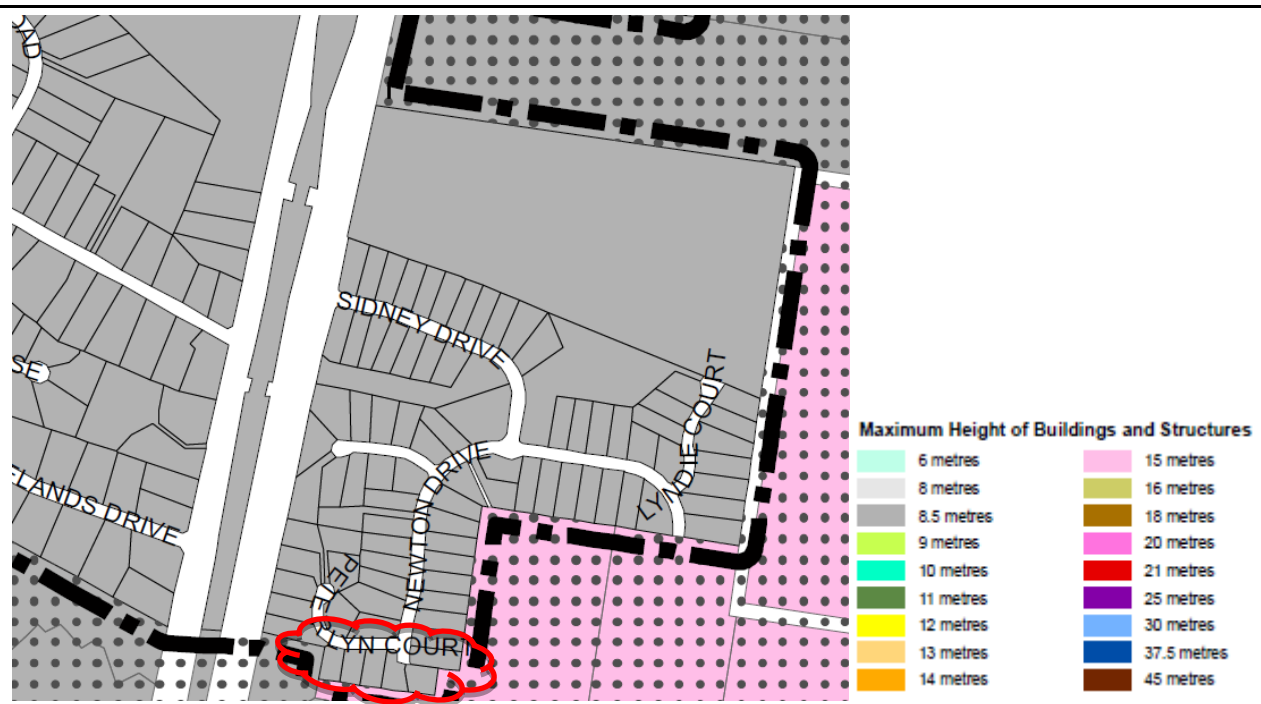


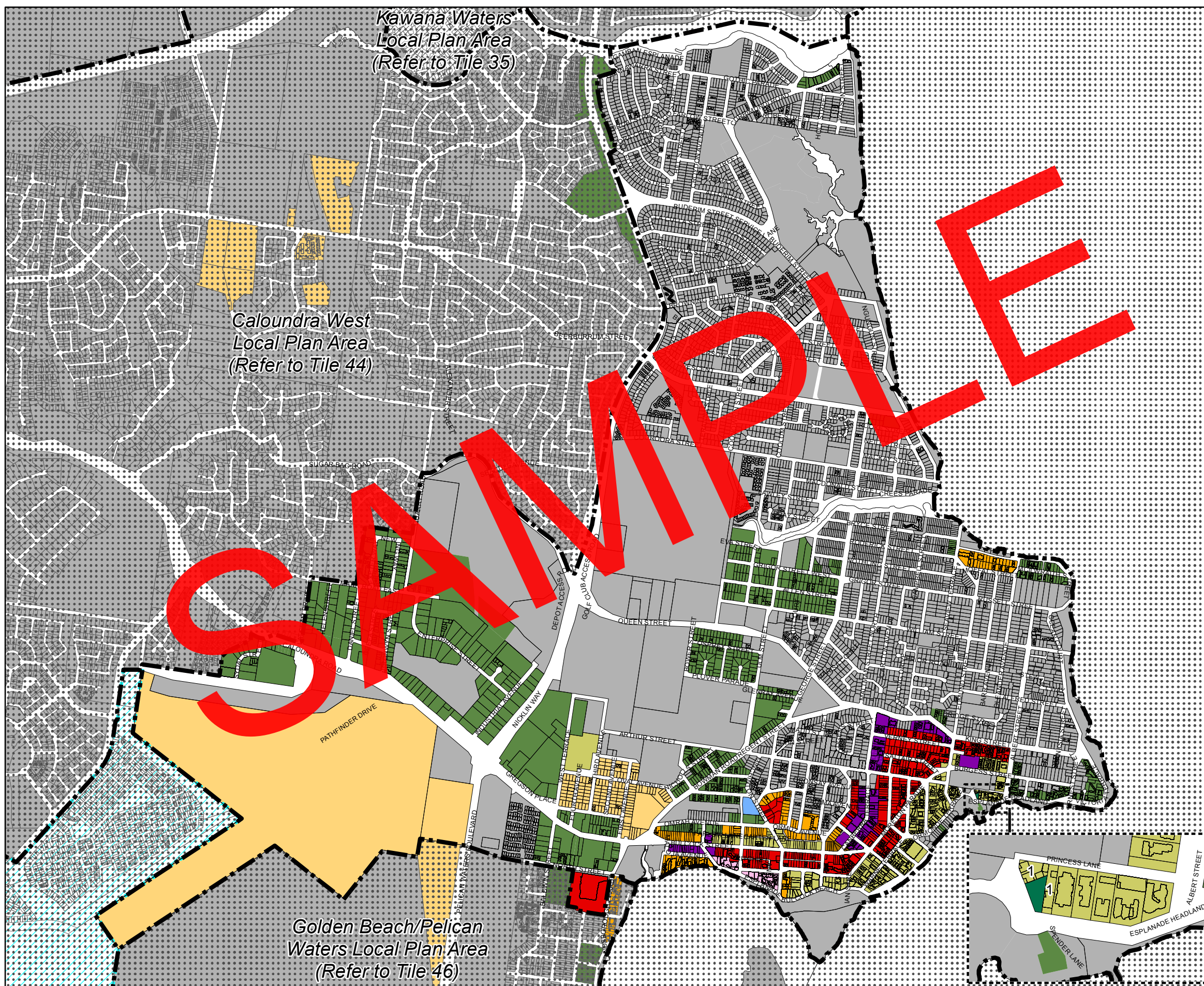
Extract of Height of Buildings and Structures Overlay Map OVM 42H (Landsborough Local Plan Area)

Existing



Amendment





Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres	16 metres
8 metres	18 metres
8.5 metres	19 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres
15 metres	

Other Elements

- Local Plan Area Boundary (see Part 10 - Other Plans)
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- DCDB 24 April 2018 © State Government

Specific Site Note 1 – (Key Site 5 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 19 metres applies.

Note 1 - For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in POZ in **Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Height of buildings and structures overlay code.

Note 2 - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

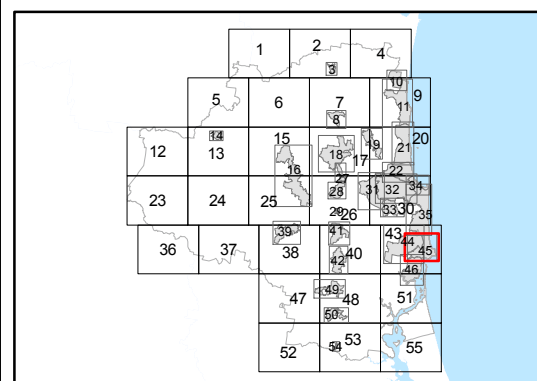
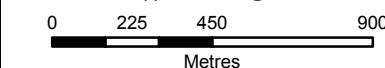
Note 3 - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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Geocentric Datum of Australia 1994 (GDA94)

Approx Scale @ A3 1:21,199



Overlay Map OVM45H