

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7 – Minor Editorial and Operational Matters

**Made under the *Sustainable Planning Act 2009*, section 117
(Process for preparing, making or amending local planning
instruments)**

This amendment has effect on and from 15 August 2016



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 7*.

2. Commencement

This amendment instrument has effect on and from 15 August 2016.

3. Purpose

The purpose of this amendment instrument is to:

- (a) correct factual matters incorrectly stated in the *Sunshine Coast Planning Scheme 2014*;
- (b) correct formatting, spelling, grammatical and mapping errors in the *Sunshine Coast Planning Scheme 2014*;
- (c) correct cross-referencing errors in the *Sunshine Coast Planning Scheme 2014*;
- (d) provide drafting clarification for certain provisions in the *Sunshine Coast Planning Scheme 2014*;
- (e) reflect updated use definitions in the Queensland Planning Provisions (version 4.0); and
- (f) appropriately reflect a number of development approvals in the *Sunshine Coast Planning Scheme 2014*.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the provisions stated in Table 1, Column 2, in the manner stated in Table 1, 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 (Levels of assessment – material change of use)	Table 5.5.19 (Rural zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), section 5.9 (Levels of assessment – local plans)	Section 5.9.7 (Maroochy North Shore local plan), Table 5.9.7 (Maroochy North Shore local plan: material change of use)	Amend and renumber as shown in Appendix A
Part 5 (Tables of assessment), section 5.9 (Levels of assessment – local plans)	Table 5.9.7.2 (Maroochy North Shore local plan: building work)	Insert as shown in Appendix A
Part 5 (Tables of assessment), section 5.9 (Levels of assessment – local plans)	Table 5.9.7.3 (Maroochy North Shore local plan: operational work)	Insert as shown in Appendix A
Part 7 (Local plans), section 7.2.5 (Buderim local plan code)	Section 7.2.5.4 (Assessment criteria), Table 7.2.5.4.1 (Criteria for assessable development)	Amend as shown in Appendix A
Part 7 (Local plans), section	Section 7.2.6.4 (Assessment	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
7.2.6 (Caloundra local plan code)	criteria), Table 7.2.6.4.1 (Criteria for assessable development)	
Part 7 (Local plans), section 7.2.7 (Caloundra West local plan code)	Section 7.2.7.4 (Assessment criteria), Table 7.2.7.4.1 (Criteria for assessable development)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.18 (Maroochy North Shore local plan code)	Section 7.2.18.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.18 (Maroochy North Shore local plan code)	Section 7.2.18.4 (Assessment criteria), Table 7.2.18.4.1 (Criteria for assessable development)	Amend as shown in Appendix A
Part 7 (Local plans), section 7.2.23 (Palmwoods local plan code)	Section 7.2.23.4 (Assessment criteria), Table 7.2.23.4.1 (Criteria for assessable development)	Amend and renumber as shown in Appendix A
Part 7 (Local plans), section 7.2.23 (Palmwoods local plan code)	Figure 7.2.23A (Palmwoods local plan elements)	Amend as shown in Appendix A
Part 8 (Overlays), section 8.2.7 (Flood hazard overlay code)	Section 8.2.7.3 (Assessment criteria), Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.2 (Statewide codes), section 9.2.3 (Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code)	Section 9.2.3.2 (Assessment criteria), Table 9.2.3.2.1 (Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3.5 (Dual occupancy code)	Section 9.3.5.3 (Assessment criteria), Table 9.3.5.3.1 (Criteria for self assessable and assessable development)	Amend 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 (Criteria for self assessable and assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.3.19 (Sport and recreation uses code)	Section 9.3.19.2 (2) (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4.4 (Reconfiguring a lot code)	Section 9.4.4.3 (Assessment criteria), Table 9.4.4.3.1 (Criteria for assessable development)	Amend as shown in Appendix A
Part 9 (Development codes), section 9.4.4 (Reconfiguring a	Section 9.4.4.3 (Assessment criteria), Table 9.4.4.3.2 (Minimum lot size and	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
lot code)	dimensions)	
Part 10 (Other plans), section 10.2 (Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan)	Section 10.2.3.3.2 (Tables of assessment for a material change of use), Table 10.2.3.3K (Sunshine Plaza Precinct table of assessment)	Amend as shown in Appendix A
Schedule 1 (Definitions)	SC1.1 (Use definitions)	Amend as shown in Appendix A
Schedule 1 (Definitions)	SC1.2 (Administrative definitions)	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM40	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)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Biodiversity, Waterways and Wetlands Overlay Map (ii) – OVM2C, OVM7C, OVM15C, OVM16C and OVM26C	Amended maps included at Appendix B

Appendix A Amendment schedule (text)

Part 5 (Tables of Assessment)

Table 5.5.19 Rural zone

Note—the level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan 2009-2031.

RURAL ZONE		
Defined use	Level of assessment	Assessment criteria
Residential activities		
<i>Dwelling house</i>	Self assessable	<ul style="list-style-type: none"> Dwelling house code
<i>Nature-based tourism</i>	Code assessable if for a camping ground or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Short-term accommodation</i>	Code assessable if for a farm stay or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Home based business</i>	Exempt if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	
	Self assessable if not otherwise specified.	<ul style="list-style-type: none"> Home based business code
<i>Market</i>	Exempt if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Self assessable if for a prize home.	<ul style="list-style-type: none"> Sales office code
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessable if:- (a) for an art and craft centre; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industry activities		
<i>Extractive industry</i>	Code assessable if located in Precinct RUR1 (Meridan Plains Extractive Resource Area).	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Extractive industry code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Transport depot</i>	Self assessable if involving the storage of not more than 2 vehicles.	<ul style="list-style-type: none"> Rural industries code
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Community use</i>	Exempt if:- (a) located on <i>Council</i> owned or controlled	

5.9.7 Maroochy North Shore local plan

Table 5.9.7.1 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**, **Table 5.5.2 (Medium density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.2** and **Table 5.5.16**.

Defined use	Level of assessment	Assessment criteria
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessable	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	
Industrial activities		
Low impact industry	Exempt if:- (a) located on Council owned or	

Defined use	Level of assessment	Assessment criteria
	Self assessable if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community care centre	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Educational establishment	Exempt if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	
	Impact assessable if not otherwise specified.	The planning scheme
Sport and recreation activities		
Club	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Other activities		
Parking station	Exempt if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessable	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Telecommunications facility code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
<u>Any use</u>	<u>Exempt</u> if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	
	<u>Impact assessable</u> if not otherwise specified.	<ul style="list-style-type: none"> <u>The planning scheme</u>

Table 5.9.7.2 Maroochy North Shore local plan: building work

Note—this table identifies variations to the level of assessment for building work specified in Table 5.7.1 (Building work). This table must be read in conjunction with Table 5.7.1.

Development	Level of assessment	Assessment criteria
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Building work	Exempt if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

Table 5.9.7.3 Maroochy North Shore local plan: operational work

Note—this table identifies variations to the level of assessment for operational work specified in Table 5.8.1 (Operational work). This table must be read in conjunction with Table 5.8.1.

Development	Level of assessment	Assessment criteria
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Operational work – landscape work		
Operational work involving landscape work associated with a material change of use	Exempt if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Maroochy North Shore local plan code
Operational work – engineering work		
Operational work involving engineering work associated with a material change of use	Self assessable if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Criteria for self assessable and assessable development).
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Criteria for self assessable and assessable development)
Operational work involving engineering work not associated with a material change of use	Self assessable if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Criteria for self assessable and assessable development).
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Criteria for self assessable and assessable development)
Operational work – filling or excavation		
Operational work involving	Exempt if involving	

Development	Level of assessment	Assessment criteria
<u>filling or excavation (other than the placement of topsoil) associated with a material change of use</u>	<u>cumulative filling or excavation of not more than 50m³ of material.</u>	
	<u>Self assessable if associated with a dwelling house.</u>	<ul style="list-style-type: none"> • <u>Dwelling house code AO12 of Table 9.3.6.3.1 (Criteria for self assessable and assessable development).</u>
	<u>Code assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>Maroochy North Shore local plan code</u> • <u>Stormwater management code</u> • <u>Works, services and infrastructure code</u>
<u>Operational work involving filling or excavation (other than the placement of topsoil) not associated with a material change of use</u>	<u>Exempt if involving cumulative filling or excavation of not more than 50m³ of material.</u>	
	<u>Self assessable if associated with a dwelling house.</u>	<ul style="list-style-type: none"> • <u>Dwelling house code AO12 of Table 9.3.6.3.1 (Criteria for self assessable and assessable development).</u>
	<u>Code assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>Maroochy North Shore local plan code</u> • <u>Stormwater management code</u> • <u>Works, services and infrastructure code</u>
<u>Operational work – placing an advertising device on premises</u>		
<u>Operational work involving placing an advertising device on premises.</u>	<u>Exempt if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community” for the Town of Seaside.</u>	
	<u>Impact assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>

Performance Outcomes		Acceptable Outcomes	
PO38	<p>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and The Esplanade, Bulcock Beach:-</p> <p>(a) may provide for residential uses or a mix of residential and business uses;</p> <p>(b) where business uses are proposed, maintains a <i>primary active street frontage</i> to The Esplanade;</p> <p>(c) provides for a maximum <i>site cover</i> of:-</p> <p>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</p> <p>(ii) 35% for that part of a building exceeding 8.5 metres in height;</p> <p>(d) provides <i>access</i> from Leeding Terrace, other than where for permanent accommodation; and</p> <p>(e) maintains <i>setbacks</i> to Otranto Avenue in accordance with Acceptable Outcome AO4 in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</p>	AO38	No acceptable outcome provided.
Development in the High Density Residential Zone			
PO39	<p>Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.</p>	AO39	<p>Development provides for buildings which:-</p> <p>(a) are designed and located to respond to the natural topography, such as by stepping down the slope;</p> <p>(b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and</p> <p>(c) are well spaced with a slender rather than bulky appearance.</p>
Development in the Medium Density Residential Zone Generally			
PO40	<p>Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:-</p> <p>(a) Currimundi, in the vicinity of Currimundi Road, <u>Hume Parade</u>, Watson Street and Robe Street;</p> <p>(b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street;</p> <p>(c) Dicky Beach, in the vicinity of Ngungun Street;</p> <p>(d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and</p> <p>(e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.</p>	AO40	<p>The layout and design of development ensures that:-</p> <p>(a) buildings have the appearance of one or more individual buildings on the <i>site</i>, with each building being the scale of a <i>dwelling house</i>;</p> <p>(b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i>;</p> <p>(c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and</p> <p>(d) buildings are set within densely landscaped grounds.</p>
Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)			
PO41	Development is adequately set back	AO41	Development provides for buildings and

Part 7 (Local plans) - Section 7.2.7 (Caloundra West local plan code)

Performance Outcomes		Acceptable Outcomes	
	<p>to be integrated with the proposed Aroona transit station and support the achievement of transit oriented development outcomes;</p> <p>(c) provides for any large format retail use to be sleeved and located behind smaller scale fine grain built form elements;</p> <p>(d) provides for the maximum <i>gross leasable floor area</i> for business uses in the Local centre zone at this location to not exceed 5,000m²; and</p> <p>(e) provides for the establishment of a central community meeting place such as a village square or plaza which:-</p> <p>(i) effectively integrates with the local centre and the Aroona transit station;</p> <p>(ii) provides a comfortable, safe and attractive environment for pedestrians;</p> <p>(iii) integrates with and is overlooked by <i>active uses</i>; and</p> <p>(iv) includes public artwork, shade and seating.</p>		
Development in the Medium Density Residential Zone			
PO13	Development in the Medium density residential zone provides for a significant resident population to be accommodated within the primary catchment of the Aroona transit station so as to support the functional efficiency of the Dedicated Public Transport Corridor (CAMCOS) and promote transit oriented development outcomes.	AO13	Development in the Medium density residential zone within 800 metres of the proposed Aroona transit station, where identified on Figure 7.2.7A (Caloundra West local plan elements) , provides for the establishment of high quality, low rise multi-unit residential uses at densities of between 25 and 50 <i>equivalent dwellings</i> per hectare.
Development in the Low Density Residential Zone (Precinct CAW LPP-1, Homestead Drive)			
PO14	Development for reconfiguring a lot in the Low density residential zone in Precinct CAW LPP-1 (Homestead Drive) identified on Local Plan Map LPM44 protects the low density residential character of Discovery Drive, Homestead Drive and Manor Court.	AO14	Development for reconfiguring a lot in the Low density residential zone in Precinct CAW LPP-1 (Homestead Drive) identified on Local Plan Map LPM44 does not provide for lots fronting Discovery Drive, Homestead Drive and Manor Court to be further subdivided.
Development in the Rural Residential Zone			
PO15	Development for reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:-	AO15	Development for reconfiguring of lot in the Rural residential zone provides for a minimum lot size of 1 hectare.
	<p>(a) is sympathetic to the prevailing rural residential character of the area in which it is located; and</p> <p>(b) sensitively responds to site constraints.</p>		
PO16	Development in the Rural residential zone to the west of Sugarbag Road and Sunset Drive provides for low impact rural residential living in a bushland setting, and is designed in a manner which:-	AO16	No acceptable outcome provided.
	<p>(a) protects the bushland character of Sugarbag Road and Sunset Drive;</p>		

Part 7 (Local plans) - Section 7.2.18 (Maroochy North Shore local plan code)

- (2) The purpose of the Maroochy North Shore local plan code will be achieved through the following overall outcomes:-
- (a) The Maroochy North Shore local plan area is to remain a predominantly low density coastal urban area comprising a number of beachside residential communities and the Sunshine Coast Airport as well as significant tourist and sport and recreation facilities.
 - (b) Urban development within the Maroochy North Shore local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values, avoid further urban development on heavily constrained land, particularly low lying and flood prone land, and provide for the efficient provision of *infrastructure* and services. Whilst some limited consolidation is expected within allocated zones, further significant residential development is not supported in the local plan area due to flooding and environmental constraints.
 - (c) Development within the local plan area protects the primary function of the Sunshine Coast Airport as a major airport and aviation precinct and provides for its expansion over time.
 - (d) Development within the Sunshine Coast Airport (Precinct MNS LPP-1) provides for the establishment of a range of uses and activities that are compatible with the primary function of the airport including aviation related business and industrial uses. Development at the Sunshine Coast Airport does not compromise the Sunshine Coast Activity Centre Network.
 - (e) Development and land use in the vicinity of the Sunshine Coast Airport is compatible with the Airport's existing and potential future operations, such that airport operations will not be affected and land use conflicts are minimised.
 - (f) Development is designed and sited in recognition of the constraints presented by the existing and potential airport operations, local flooding and drainage constraints and significant environmental areas, including the beaches, foreshore, *waterways* and *wetlands*.
 - (g) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of the local plan area, including those to and from Mount Coolum, particularly from the David Low Way and Sunshine Motorway.
 - (h) Development in the Local centre zone at Pacific Paradise supports the role and function of the centre as a local (full service) activity centre providing a business and community focus for the local plan area. Development contributes to a low-scale, compact centre with a village character which provides an attractive interface and gateway to David Low Way and other local roads through high quality building design and the provision of landscape treatments, active *frontages* and off street car parking.
 - (i) Other smaller business centres at Mudjimba, North and South Maroola and Twin Waters continue to function as local (not full service) activity centres providing a basic level of convenience goods and services to nearby residents. Local centres remain compact, with any expansion and enhancement limited to land included within the Local centre zone. No new business centres are established within the Maroochy North Shore local plan area.
 - (j) Development in the Low density residential zone, Medium density residential zone and Local centre zone is designed to protect and reinforce the low key coastal village character of the established residential communities within the local plan area.
 - (k) The Town of Seaside (Precinct MNS LPP-2) continues to be developed as an integrated residential community based on "new urbanism" principles. Development contributes to the establishment of a walkable integrated residential community providing a mix of dwelling types, supported by ~~limited small scale local a local (not full service) activity centre providing limited~~ convenience shopping and local business uses. Development reflects the distinct architectural features and landscape design of existing development within the precinct.
 - (l) Development in the Tourist accommodation zone at Maroola (Precinct MNS LPP-3 (Maroola Tourist Accommodation)), located along David Low Way, remains a focus for visitor accommodation and *ancillary* uses. Development is designed to respond to local climatic conditions and airport noise, enhance facilities and pedestrian connectivity to the beach and foreshore, provide an attractive presentation to David Low Way and conserve the frontal dune system and remaining coastal heath vegetation communities.

Performance Outcomes		Acceptable Outcomes	
	protection for pedestrians.		(c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO12	Development in the Local centre zone at Pacific Paradise and South Marcoola achieves a high level of visual amenity and attractive presentation to David Low Way and promotes a gateway experience for visitors.	AO12	No acceptable outcome provided.
PO13	Development in the Local centre zone at Pacific Paradise and Marcoola South provides for off street car parking and vehicular access arrangements which:- (a) avoids direct service vehicle and car park access to David Low Way; and (b) provides for service vehicle and car park areas to occur behind the active street <i>frontage</i> .	AO13	No acceptable outcome provided.
Development in Precinct MNS LPP-2 (Town of Seaside)			
PO14	Development in Precinct MNS LPP-2 (Town of Seaside) identified on Local Plan Map LPM21 :- (a) contributes to the establishment of a walkable, integrated residential community; (b) provides for a mix of dwelling types in accordance with relevant master plan and zoning land use allocations; (c) provides for building design which addresses the street, respects the scale and character of surrounding development and reflects the distinct architectural features of existing buildings within the precinct; (d) provides for landscape design consistent with the established character of existing development within the precinct; (e) provides for retail and commercial development to be limited to existing nodes and included within the Local centre zone and of a scale which provides for small scale local goods and services only; (f) provides for the maintenance and enhancement of public access to the beach and foreshore; (g) protects the visual amenity of the road network; and	AO14	<u>Development complies with the requirements set out in subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community" for the Town of Seaside. No acceptable outcome provided.</u> <u>Editor's note – development in Precinct MNS LPP-2 (Town of Seaside) is currently regulated in accordance with an approved Master Plan and Plan of Development.</u>

Performance Outcomes		Acceptable Outcomes	
	(g)(h) provides for the maintenance and enhancement of the environmental and landscape values of the area.		
Development in the Tourist Accommodation Zone (Precinct MNS LPP-3, Marcoola Tourist Accommodation)			
PO15	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation) identified on Local Plan Map LPM21:-</p> <ul style="list-style-type: none"> (a) provides a focus for high density tourist and airport related accommodation and <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the precinct and complement the Sunshine Coast Airport; (b) is designed in a manner which responds to local climatic conditions and the beachfront setting; (c) achieves a high level of visual amenity and attractive presentation to David Low Way; (d) provides interesting and diverse public outdoor spaces that extend around and through the Precinct and link the David Low Way to the beach; (e) avoids direct service vehicle and car park access to David Low Way; (f) conserves the frontal dune system from both direct and indirect impacts; and (g) protects the remaining wildflower heathland in the Precinct. 	AO15	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation):-</p> <ul style="list-style-type: none"> (a) provides predominantly visitor accommodation with limited small scale business uses including cafes, restaurants and boutique <i>shops</i> located at ground level around appropriately designed entrances and internal spaces; (b) provides for non-residential uses which have a maximum <i>gross leasable floor area</i> of 150m², with such uses to be located on corner sites; (c) incorporates generous verandahs, balconies and terraces; (d) provides for buildings which address the <i>frontages</i> to David Low Way, internal access streets and main pedestrian areas; (e) is designed to create attractive and interesting public spaces including internal courtyards, squares and gardens that extend around and through the Precinct and link David Low Way to the beach; (f) incorporates appropriate ways of sheltering internal spaces from prevailing winds and mitigating aircraft noise; (g) does not gain direct access to David Low Way; (h) incorporates landscaping, comprising native species which reflect the existing character of the coastal dune <i>vegetation</i>; (i) incorporates dense landscaping along the David Low Way <i>frontage</i> of the <i>site</i> to soften building forms and provide an attractive presentation to the street; (j) provides for all buildings, structures and retaining walls, to be set back a minimum of 10 metres from the seaward boundary of the lot; and (k) retains the remaining wildflower heathland.
Development in the Tourist Accommodation Zone (Twin Waters Resort)			
PO16	<p>Development in the Tourist accommodation zone at Twin Waters Resort provides for:-</p> <ul style="list-style-type: none"> (a) the retention of the <i>site</i> as a significant tourist facility; (b) buildings which are low rise and respect the scale of surrounding development and <i>vegetation</i>; (c) the protection of significant environmental areas including 	AO16	No acceptable outcome provided.

Part 7 (Local plans) - Section 7.2.23 (Palmwoods local plan code)

Performance Outcomes		Acceptable Outcomes	
			including gable, hip, pitched or multiple gable roof forms.
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 Palmwoods.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	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 7.2.23A (Palmwoods local plan elements) .
		AO2.3	<p>Development protects and enhances existing mature trees and character <i>vegetation</i> including:-</p> <ul style="list-style-type: none"> (a) riparian <i>vegetation</i> along Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street; (b) <i>vegetation</i> in Kolora Park identified on Figure 7.2.23A (Palmwoods local plan elements); (c) bushland along Woombye-Palmwoods Road, Eudlo Road and Palmwoods-Montville Road; and (d) other character <i>vegetation</i> identified on Figure 7.2.23A (Palmwoods local plan elements). <p>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.</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Palmwoods.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.23A (Palmwoods local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Palmwoods, and emphasise corner locations.
		AO3.2	<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>
PO4	Development provides through block pedestrian linkages which:- (a) are located to reflect the desire	AO4	Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on

Performance Outcomes		Acceptable Outcomes	
	<p><u>lines of pedestrian movement between major points of attraction and public spaces;</u></p> <p><u>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</u></p> <p><u>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</u></p>		<u>Figure 7.2.23A (Palmwoods local plan elements).</u>
PO₅₄	Development is sited and designed in a manner which sensitively responds to local topography.	AO₅₄	Development on sloping sites provides for building form that steps down the slope and minimises the extent of cut and fill required to accommodate development.
PO₆₅	Development on land with frontage to Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street, or on land otherwise identified as a local ecological linkage on Figure 7.2.23A (Palmwoods local plan elements) , facilitates the provision of the local ecological linkage.	AO₆₅	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO₇₆	Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line.	AO₇₆	No acceptable outcome provided.
PO₈₇	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO₈₇	No acceptable outcome provided.
Development in the Local Centre Zone			
PO₉₈	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Palmwoods' role and function as a local (full service) activity centre; and (b) provide a wide range of goods and services to meet the convenience needs of Palmwoods' resident population and immediately surrounding rural community.	AO₉₈	No acceptable outcome provided.
PO₁₀₉	Development in the Local centre zone provides for:- (a) Main Street to be retained as the primary focus for centre activities; and (b) development along Margaret Street to be limited to small scale, low intensity business uses with low traffic generation.	AO₁₀₉	No acceptable outcome provided.
PO₁₁₄₀	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Palmwoods; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> ; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather	AO₁₁₄₀	Development in the Local centre zone:- (a) provides for Main Street and Margaret Street to be maintained and enhanced as attractive and pedestrian friendly main streets; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements) ; (c) maintains the appearance of fine-

Performance Outcomes		Acceptable Outcomes	
	<p>protection for pedestrians;</p> <p>(f) uses traditional building materials; and</p> <p>(g) provides functional and integrated access, car parking and servicing areas which preserve the integrity of existing stone retaining walls and do not dominate the street.</p>		<p>grained shopfronts addressing the street;</p> <p>(d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings;</p> <p>(e) provides all-weather protection for pedestrians in the form of continuous awnings and/or light verandah structures with decorative (non-load bearing) posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street;</p> <p>(g) has building openings overlooking and addressing the street;</p> <p>(h) incorporates vertical proportions on the front façade and well defined shopfronts and entry doors;</p> <p>(i) uses traditional building materials (timber cladding and corrugated iron roofing);</p> <p>(j) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(k) ensures that signage is integrated with the building;</p> <p>(l) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(m) provides for vehicular access to be from the rear of sites where required to preserve old stone retaining walls; and</p> <p>(n) retains on-street car parking and provides for on-site car parking behind buildings at the rear of the development.</p>
PO1214	<p>Redevelopment of disused railway land adjacent to Main Street in the vicinity of Church Street:-</p> <p>(a) provides for the development of community activities and/or business activities, in particular, a <i>supermarket</i> (where not otherwise established in the local plan area);</p> <p>(b) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line;</p> <p>(c) provides for the retention and/or adaptive re-use of existing heritage buildings and features;</p> <p>(d) provides for safe and convenient pedestrian access to the railway station;</p> <p>(e) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station;</p> <p>(f) retains public parking servicing the railway station integrated within the</p>	AO1214	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	development design; and (g) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.		
Development in the Medium Impact Industry Zone			
PO1342	Development in the Medium impact industry zone:- (a) provides safe and efficient vehicular access; (b) is effectively screened from Palmwoods-Montville Road; (c) provides appropriate riparian buffers to Paynter Creek and protects water quality; and (d) protects the amenity of surrounding or nearby residential areas.	AO1342	No acceptable outcome provided.
Development in the Low Impact Industry Zone			
PO1443	Development in the Low impact industry zone:- (a) is limited to small scale and low impact industry uses that are compatible with a rural town setting; (b) integrates with existing developed areas; (c) provides safe and efficient vehicular access; (d) is effectively screened from, or provides an attractive street front address, to Main Street; and (e) protects the amenity of surrounding or nearby residential areas.	AO1443	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO1544	Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area.	AO1544.1 AO1544.2	Reconfiguring a lot in the Low density residential zone has a minimum lot size of 800m ² . Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid street layout and subdivision pattern.
PO1645	Reconfiguring a lot within the Low density residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected, legible and permeable system of local roads, pedestrian, cycle and open space links with adjoining land.	AO1645	Reconfiguring a lot in the Low density residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links, including where identified on Figure 7.2.23A (Palmwoods local plan elements) .
Development in the Medium Density Residential Zone			
PO1746	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) sensitively responds to local topography; (c) allows for integration of existing <i>character buildings</i> into any redevelopment including the retention and adaptive re-use of	AO1746	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>existing <i>character buildings</i>, with limited external modification;</p> <p>(d) is of a domestic scale that does not dominate the <i>streetscape</i> or hillside or detract from the visual amenity of adjoining properties;</p> <p>(e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours;</p> <p>(f) contributes positively to local <i>streetscape</i> character;</p> <p>(g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel;</p> <p>(h) provides for the retention of existing mature <i>vegetation</i>, particularly on ridgelines and hilltops; and</p> <p>(i) provides strong pedestrian links to the town centre.</p>		
Development in the Emerging Community Zone Generally			
PO1847	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO1847	No acceptable outcome provided.
PO1948	Development in the Emerging community zone provides for:- (a) predominantly low density residential housing; and (b) lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area.	AO1948	No acceptable outcome provided.
PO2049	Reconfiguring a lot within the Emerging community zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land and the Palmwoods Town Centre.	AO2049	Reconfiguring a lot in the Emerging community zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected, permeable internal road system, pedestrian, cycle and open space links, including as indicated on Figure 7.2.23A (Palmwoods local plan elements) .
PO2120	Development in the Emerging community zone provides for:- (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local ecological linkages identified on Figure 7.2.23A (Palmwoods local plan elements) ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.	AO2120	No acceptable outcome provided.
Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)			
PO2224	Development in the Emerging community zone in the north-eastern part of the local plan area:- (a) provides a physical and visual	AO2224	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>buffer</i> at the interface to rural land directly to the north to reinforce and maintain the sub-regional inter urban break between Palmwoods and Woombye;</p> <p>(b) provides for a future road connection to the west of the existing North Coast Rail Line corridor;</p> <p>(c) provides for the retention of existing mature <i>vegetation</i>, particularly in and adjacent to Woombye-Palmwoods Road, drainage lines and <i>wetland</i> areas;</p> <p>(d) does not interfere with or adversely impact on significant views to the west from Woombye-Palmwoods Road; and</p> <p>(e) provides an appropriate interface to the Woombye War Cemetery located on the opposite (eastern) side of Woombye-Palmwoods Road.</p>		
Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)			
PO2322	Development in the Emerging community zone in the south-eastern part of the local plan area provides for local road connections and does not solely rely upon road access from Eudlo Road.	AO2322	No acceptable outcome provided.
Development of Surplus Railway land and Rural land within the Urban Growth Management Boundary not available for Urban Purposes at Commencement of Planning Scheme			
PO2423	Development provides for the following land areas that are not available for urban development at the commencement of the planning scheme to be developed only once the North Coast Rail Line is re-aligned:- <p>(a) surplus railway land included in the Community facilities zone in the central part of the local plan area immediately adjoining the Palmwoods Town Centre; and</p> <p>(b) rural zoned land within the urban growth management boundary in the north-western and south-eastern parts of the local plan area.</p>	AO2423	No acceptable outcome provided.
PO2524	Development of rural land within the urban growth management boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements) , and made available in the life of the planning scheme (once the North Coast Railway is realigned):- <p>(a) provides for predominantly low density residential development;</p> <p>(b) is already connected to or can be efficiently connected to the <i>infrastructure</i> required to service the land;</p> <p>(c) is sympathetic to the rural town character and heritage of Palmwoods;</p> <p>(d) avoids development of land subject to constraints and protects <i>ecologically important areas</i>;</p>	AO2524	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (e) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (f) protects visual amenity from Woombye-Palmwoods Road, Eudlo Road and the re-aligned rail line; (g) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the town centre, community, sport and recreation facilities and open space; (h) provides appropriate open space to service the local community; and (i) provides effective buffering to adjoining rural areas and uses. 		
PO2625	<p>Development of surplus railway land immediately adjoining the Palmwoods Town Centre, where identified on Figure 7.2.23A (Palmwoods local plan elements), and made available in the life of the planning scheme:-</p> <ul style="list-style-type: none"> (a) provides for the improvement of the town centre and the consolidation of Main Street as the focus for centre activities and community interaction; (b) provides for predominantly open space and community activities, with limited business and residential activities; (c) is sympathetic to the rural town character and heritage of Palmwoods and provides a coherent and attractive streetfront address; (d) provides safe and convenient access to the new railway station, Kolora Park and surrounding areas; (e) effectively integrates with existing developed areas and the new railway station; and (f) where for business uses, provides an active <i>frontage</i> to Main Street and the pedestrian link to the new railway station. 	AO2625	No acceptable outcome provided.
PO2726	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the planning scheme to be master planned and occur in a logical sequence, providing for the efficient and timely provision of <i>infrastructure</i> and services.	AO2726	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that has been subject to public consultation and implemented either through a planning scheme amendment or a preliminary approval pursuant to Section 242 of the Act.

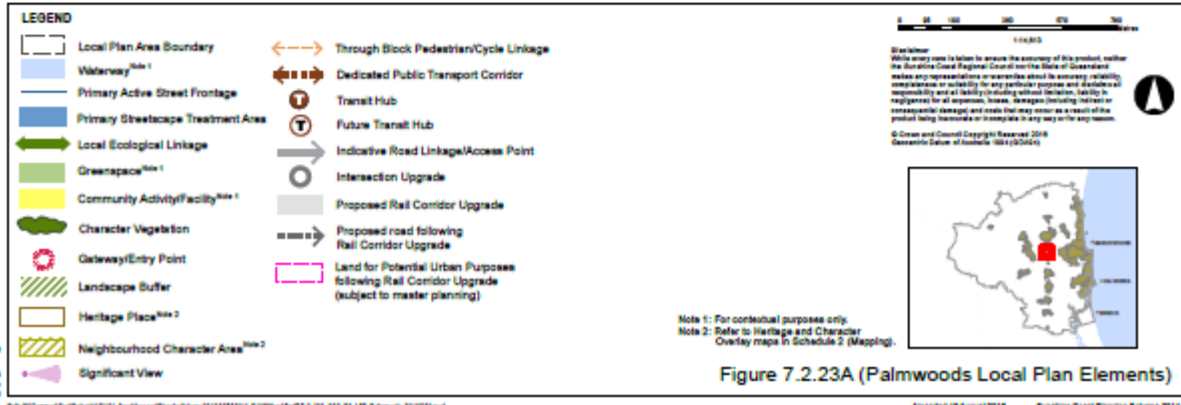
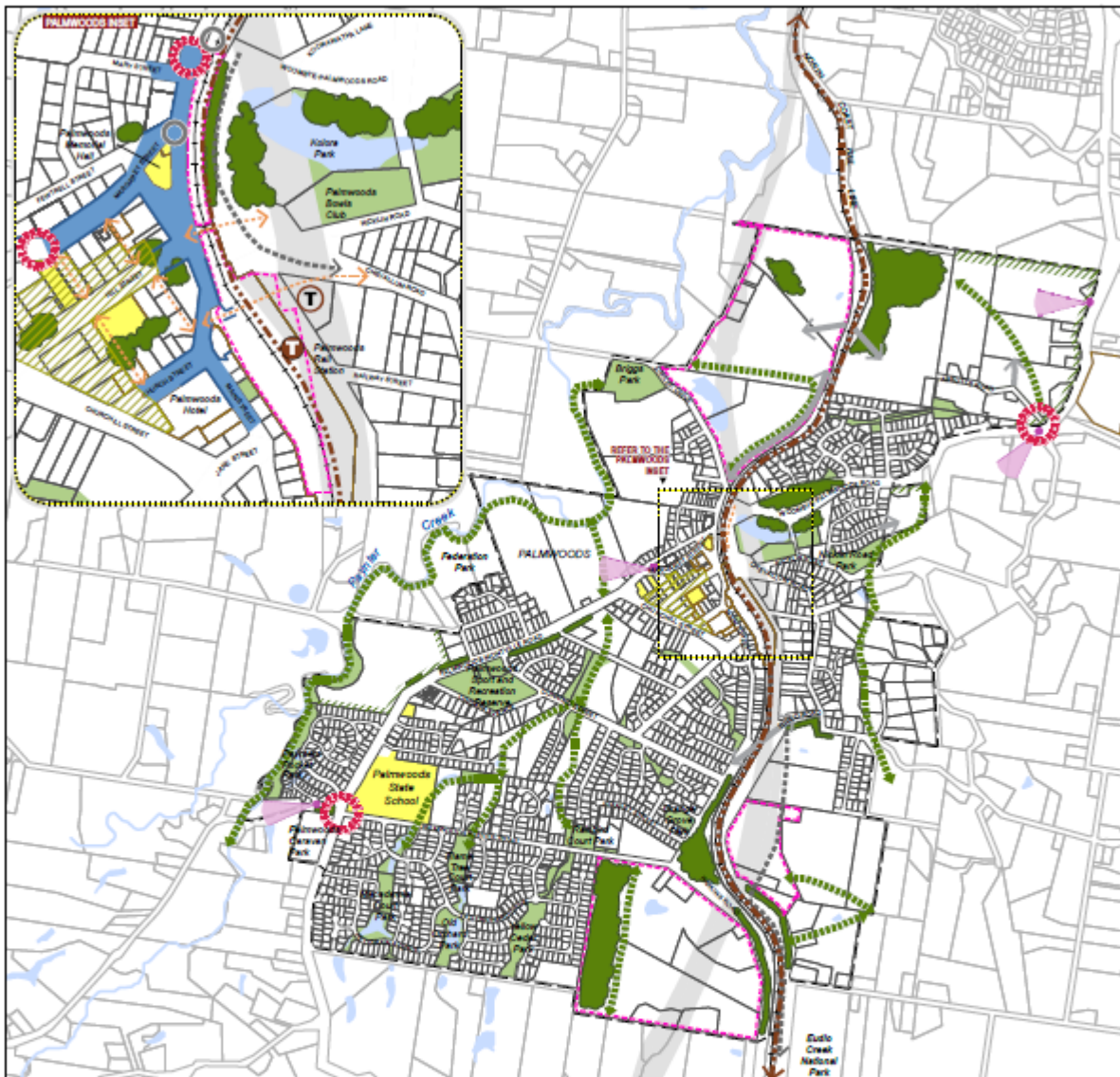


Figure 7.2.23A (Palmwoods Local Plan Elements)

Table 8.2.7.3.3 Flood levels and flood immunity requirements for development and infrastructure

Column 1 Type of development	Column 2 Flood level (DFE/DSTE) ²²		Column 3 Minimum design level ^{23 24 25}	
	Column 2A Recurrence Interval	Column 2B Planning period for climate change	Column 3A Surface ²⁶	Column 3B Floor
<i>General</i>				
Business	1% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 0.6m
Industrial	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
Residential	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
Community (<i>Child care centre / Educational establishment</i>)	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Other than as specified above	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
<i>Community activities that are essential community infrastructure (recommended flood level [RFL])</i>				
Emergency service facilities other than police facilities ²⁷	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Emergency shelter	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Hospitals and associated facilities	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Police facilities ²⁷	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Stores of valuable records or items of historic or cultural significance	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
<i>Utilities that are essential community infrastructure (recommended flood level [RFL])</i>				
Major switch yards and substation	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Power station	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Sewage treatment plant ²⁸	0.01% AEP	2100	N/A	DFE/DSTE or Historical + 1m
Water treatment plant	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
<i>Infrastructure²⁹</i>				
Access roads and car parking	10% AEP	2100	DFE/DSTE and maximum inundation depth of 250mm during 1% AEP event	N/A
Collector streets and above	1% AEP	2100	DFE/DSTE	N/A
Other than as specified above	1% AEP	2100	DFE/DSTE or Historical	DFE/DSTE or Historical
<i>Hazardous and other materials</i>				
Manufacture and storage of hazardous materials in bulk	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 1m	DFE/DSTE + 0.5m or Historical + 1m

²² Note—the DFE/DSTE is the nominated recurrent event at the end of the nominated planning period.
²³ Note—the minimum design level is the DFE/DSTE, (including freeboard where nominated). Where the DFE/DSTE is unavailable the minimum design level is the historic level (including freeboard where nominated).
²⁴ Note—for development which is reconfiguring a lot for urban purposes, the minimum design level nominated applies to the entire lot and all associated infrastructure.
²⁵ Note—for development which is reconfiguring a lot for rural or rural residential purposes, the minimum design level nominated applies to the building envelope or development footprint area only, subject to access to the building envelope or development footprint area from the road network being trafficable during the 1% AEP event and flood-free during the 3950% AEP event.
²⁶ Note—surface level requirements apply to development for reconfiguring a lot only.
²⁷ Note—some emergency services and police facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.
²⁸ Note—for a sewage treatment plant, the recommended flood level applies only to electrical and other equipment that, if damaged by flood water or debris, would prevent the plant from functioning. This equipment should either be protected from damage or designed to withstand inundation.
²⁹ Note—minimum design levels for infrastructure apply to standalone infrastructure only. Where infrastructure is proposed as part of development, the minimum design levels nominated for that development category also apply to the associated infrastructure.

Firebreaks	
Forestry for wood production of 40 hectares to 100 hectares	10 metres
Forestry for wood production greater than 100 hectares	20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 metres in height.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

9.2.3.1 Purpose

- (1) The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed under **Table 5.4.2 (Prescribed levels of assessment: reconfiguring a lot)** in **Part 5 (Tables of assessment)**.

Note—development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

9.2.3.2 Assessment criteria

Table 9.2.3.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance Outcomes	
<i>Lot Design</i>	
CO1	Each lot complies with the minimum <i>frontage</i> requirements specified in Column 4 of Table 9.4.4.3.2 (Minimum lot size and dimensions) as applicable to the zone in which the subject <i>site</i> is located.
CO2	Each lot complies with the minimum building envelope requirements specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions) as applicable to the zone in which the subject <i>site</i> is located.
CO3.1	On land in the industrial zone, no <i>rear lots</i> are created.
CO3.2	On land in a <i>residential zone</i> , any <i>rear lot</i> complies with the following:- (a) the number of adjoining <i>rear lots</i> does not exceed three; (b) only one <i>rear lot</i> is provided behind each standard lot; (c) no more than two <i>rear lot</i> access strips directly adjoin each other; and (d) no more than two <i>rear lots</i> gain access from the head of a cul-de-sac.
CO4	The reconfiguration ensures that any existing building or structure is <i>setback</i> to any new property boundary in accordance with the <i>setback</i> requirements for the existing use as specified in the applicable use code and any applicable local plan code.
CO5	The reconfiguration ensures that any proposed building or structure can comply with boundary <i>setback</i> requirements for the proposed future use of the land as specified in the applicable use code and any applicable local plan code.
CO6.1	The reconfiguration ensures that any proposed building or structure avoids easements, such as easements for trunk sewer lines.
CO6.2	No new lots are created where a proposed building or structure cannot be constructed due to existing or planned underground or aboveground <i>infrastructure</i> .
CO7	No new lots are created on land subject to flooding up to and including the <u>declared level determined by Council. Defined Flood Event (DFE) as identified on the Flood Hazard</u>

Compliance Outcomes	
	Overlay Maps, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD).
CO8	If the land is located in a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing <i>slope</i> of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises located in a reticulated water area, each lot is connected to the reticulated water supply <i>infrastructure</i> network. OR For premises located outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity of 45,000 litres.
CO11	For premises located in a sewerage area ¹ , each lot is connected to the reticulated sewer <i>infrastructure</i> network. OR For premises located outside a sewerage area, each lot provides for an effluent treatment and disposal system in accordance with the requirements of <i>Plumbing and Drainage Act 2002</i> .
CO12	Each lot is connected to an electricity supply <i>infrastructure</i> network.
CO13	Each lot is connected to a telecommunications infrastructure network.
CO14	<i>Infrastructure</i> (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with the standards specified in the Planning scheme policy for development works .
Access	
CO15	Each lot has lawful, safe and practical <i>access</i> to the existing road network via:- (a) direct road <i>frontage</i> ; or (b) an access strip (for a <i>rear lot</i>); or (c) an access easement.
CO16	Where <i>access</i> to a lot is proposed via an access strip or easement, the access strip or easement:- (a) has a minimum width that complies with the requirements specified in Columns 2, 3 and 4 of Table 9.4.4.3.4 (Access strip requirements for rear lots) ; and (b) is designed and constructed in accordance with the standards specified in the Planning Scheme policy for development works .
CO17	The maximum length of an access strip or easement does not exceed 40 metres.
CO18	The gradient of an access strip or easement does not exceed 15%.
CO19	A driveway crossover to each lot is designed and constructed in accordance with the standards specified in the Planning scheme policy for development works .
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the standards specified in the Planning scheme policy for development works .
CO21	<i>Filling or excavation</i> on the premises does not exceed a maximum of one metre vertical change in <i>natural ground level</i> at any point.
CO22	<i>Filling or excavation</i> does not cause ponding on the premises or adjoining land.

¹ Editor's note—sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

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

Performance Outcomes		Acceptable Outcomes	
			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			
PO3	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.	AO3.1	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.
		AO3.2	The maximum number of bedrooms per <i>dwelling</i> in the <i>dual occupancy</i> does not exceed 3.
Streetscape Character			
PO4	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.	AO4.1	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).
		AO4.2	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.
		AO4.3	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 forward of the main face or faces.
		AO4.4	The <i>dual occupancy</i> (other than a garage, carport or shed) , is <i>setback</i> from any side or rear property boundary in accordance with the <u>boundary clearance provisions of the QDC MP1.3</u> , following:- (a) 1.5 metres for any part of the building that is 4.5 metres in height

Performance Outcomes		Acceptable Outcomes	
			<p>or less;</p> <p>(b) 2 metres for any part of the building that is higher than 4.5 metres, but not higher than 7.5 metres; and</p> <p>(c)(a) 2 metres plus 0.5 metres for every 3 metres of any part of the building that exceeds 7.5 metres in height.</p>
Private Open Space			
PO5	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> .	AO5	<p>Each <i>dwelling</i> is provided with <i>private open space</i> at ground level free of buildings which:-</p> <p>(a) is at least 50m² in area;</p> <p>(b) comprises not more than two separate parts;</p> <p>(c) has one part directly accessible from the main living area which:-</p> <p>(i) is at least 25m² in area;</p> <p>(ii) has a minimum dimension of 4 metres; and</p> <p>(iii) has a maximum gradient of 1 in 20 (5%).</p>
Setbacks to Canals and Artificial Waterways			
PO6	<p>Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or waterbodies (e.g. lakes) to:-</p> <p>(a) protect the structural integrity of the canal/<i>waterway</i>/waterbody profile and revetment wall; and</p> <p>(b) ensure no unreasonable loss of amenity occurs to adjacent land and dwellings, having regard to:-</p> <p>(i) privacy and overlooking;</p> <p>(ii) views and vistas;</p> <p>(iii) building character and appearance; and</p> <p>(iv) building massing and scale as seen from neighbouring premises.</p>	AO6	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> /waterbody.
Site Landscapes			
PO7	<p>The <i>dual occupancy</i> incorporates site landscapes that:-</p> <p>(a) provide an attractive landscape setting for the enjoyment and appreciation of residents;</p> <p>(b) integrate the development into the surrounding urban landscape;</p> <p>(c) effectively define and screen <i>private open space</i> and service areas;</p> <p>(d) utilise locally native <i>vegetation</i> species as the major planting theme; and</p> <p>(e) maximise the retention of existing mature trees in order to retain the landscape character of the area.</p>	<p>AO7.1</p> <p>AO7.2</p> <p>AO7.3</p> <p>AO7.4</p> <p>AO7.5</p>	<p>The <i>site</i> is fully landscaped with turf and tree and shrub species.</p> <p>At least 20% of the <i>site</i> is retained for soft landscapes (i.e. not used as hardstand area).</p> <p>A minimum 1 metre wide landscape strip is provided along the full length of the street <i>frontage</i> (excluding driveways and pathways).</p> <p>A 1.8 metre high solid screen fence is provided along:-</p> <p>(a) the full length of all rear <i>site</i> boundaries; and</p> <p>(b) the full length of all side <i>site</i> boundaries to the front building line.</p> <p>Fences or walls are not provided along street <i>frontages</i>.</p> <p>OR</p> <p>Fences or walls to street <i>frontages</i> are</p>

9.3.19 Sport and recreation uses code

9.3.19.1 Application

This code applies to assessable development identified as requiring assessment against the Sport and recreation uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.19.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation uses code is to ensure sport and recreation uses are developed in appropriate locations, meet the needs of users and protect the amenity of surrounding premises.
- (2) The purpose of the Sport and recreation uses code will be achieved through the following overall outcomes:-
 - (a) sport and recreation uses are established in appropriate locations that provide convenient access for users;
 - (b) sport and recreation uses are located and designed so as to be compatible with the preferred character of the local area;
 - (c) sport and recreation uses involving the establishment of major facilities provide high quality buildings, structures and facility design;
 - (d) sport and recreation uses do not have an adverse impact upon the amenity of existing or proposed future residential areas or neighbouring premises; and
 - (e) sport and recreation uses provide access, car parking, public transport and other services and utilities commensurate with the scale and nature of the use.

9.3.19.3 Assessment criteria

Table 9.3.19.3.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Facility Design			
PO1	The sport and recreation use is located and designed so as to be:- (a) convenient to users; and (b) compatible with the preferred character of the local area.	AO1	No acceptable outcome provided.
PO2	The sport and recreation use:- (a) is effectively designed to meet the needs of users, having regard to the scale and nature of the use; (b) has buildings and structures that are fit for purpose; and (c) in the case of a <i>major sport, recreation and entertainment facility</i> , has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.	AO2	No acceptable outcome provided.
PO3	The sport and recreation use ensures that mechanical plant and equipment and storage areas associated with the use are designed and screened so as to provide an attractive address to streets and adjoining properties.	AO3	No acceptable outcome provided.
Road System and Public Transport			
PO4	The surrounding road system is capable of accommodating the additional traffic	AO4	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
Size and Dimensions of Lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable <i>private open space</i> , without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide an area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	AO3.1	Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.2	Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum <i>frontage</i> that complies with Columns 3 and 4 respectively of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.3	All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.
		AO3.4	No additional lots are created on land included in:- (a) the Environmental management and conservation zone; (b)(a) the Limited development (landscape residential) zone; or (e)(b) the Rural residential zone (outside of the rural residential growth management boundary).
		AO3.5	Lot boundaries and roads are aligned to avoid traversing <i>ecologically important areas</i> .
Small Residential Lots			
PO4	Development provides for small residential lots (of less than 600m ²) to be created in limited circumstances where:- (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints.	AO4.1	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone.
		AO4.2	The land on which small residential lots are created has a <i>slope</i> of not more than 10%.
PO5	Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:- (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points;	AO5.1	A plan of development complies with the design criteria for small residential lots specified in Table 9.4.4.3.3 (Design criteria for small residential lots) .
		AO5.2	Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north.

Table 9.4.4.3.2 Minimum lot size and dimensions^{13 14 15 16}

Column 1 Zone	Column 2 Minimum lot size			Column 3 Minimum square or rectangle (metres)	Column 4 Minimum frontage (metres)
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%		
Low density residential zone	600m ²	1,000m ²	1,500m ²	15 x 20	15
Medium density residential zone	800m ²	1,000m ²	1,500m ²	15 x 20	15
High density residential zone	800m ²	1,000m ²	1,500m ²	20 x 30	20
Tourist accommodation zone	1,000m ²	1,000m ²	1,500m ²	20 x 40	20
Principal centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Major centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
District centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Local centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Specialised centre zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Sport and recreation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified	Not specified	Not specified
Low impact industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Medium impact industry zone	1,500m ²	1,500m ²	1,500m ²	30 x 40	30
High impact industry zone	4,000m ²	4,000m ²	4,000m ²	30 x 40	40
Waterfront and marine industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Community facilities zone	Not specified	Not specified	Not specified	Not specified	Not specified
<u>Environmental management and conservation zone</u>	<u>Not specified</u>	<u>Not specified</u>	<u>Not specified</u>	<u>Not specified</u>	<u>Not specified</u>
<u>Environmental management and conservation zone</u>	<u>No new lots to be created</u>				
Limited development (landscape residential) zone	No new lots to be created				
Rural zone	100 hectares	100 hectares	100 hectares	Not specified	250
Rural residential zone where within the rural residential growth management boundary.	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	50 x 100	60
Rural residential zone not otherwise specified.	No new lots to be created				
Emerging community zone	10 hectares	10 hectares	10 hectares	Not specified	100
Tourism zone	Not specified				

¹³ Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

¹⁴ Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

¹⁵ Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that provides for a minimum lot size of 300m² and complies with the criteria for small lot housing.

¹⁶ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Part 10 (Other plans) - Section 10.2 (Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan)

SUNSHINE PLAZA PRECINCT			
1. Development identified in a table of assessment as self assessable or code assessable that exceeds the height limit for the site specified on Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Level of Assessment	Assessment Criteria	
		design code	
Office if in an existing building. (Consistent use)	Self assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Office if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Sales office	Self assessable	<ul style="list-style-type: none"> Maroochydore PRAC structure plan code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Sale office code 	
Shop if:- (a) in an existing building; and (b) not for a department store. (Consistent use)	Self assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Shop if for a department store. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Shop if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Shopping centre if:- (a) in an existing building and not involving a <u>new</u> department store; or (b) being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 & Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992. (Consistent use)	Self assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and AO30) Transport and parking code 	
Shopping centre if not otherwise specified. (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Sunshine Coast Planning Scheme as applicable to the Master Planned Area 	
Theatre (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Veterinary services if in an existing building. (Consistent use)	Self assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29 and 30) Transport and parking code 	
Veterinary services if not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes
Industrial activities			
Service industry if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Self assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code (Section 10.2.4.3: AO27.1, AO27.2, AO29, and AO30) Transport and parking code 	
Service industry if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> Maroochydore structure plan area code Business uses and centre design code 	<ul style="list-style-type: none"> Prescribed other development codes

Schedule 1 (Definitions) - SC1.1 (Use definitions)

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community residence	Any <i>dwelling</i> used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	<i>Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation</i>
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the <i>ancillary</i> preparation and provision of food and drink.	Public art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the <i>site</i> and the <i>ancillary</i> repair and servicing of machinery used on the <i>site</i> .	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	<i>Permanent plantations, intensive horticulture, rural industry</i>
Dual occupancy	Premises containing two <i>dwelling</i> s each for a separate <i>household</i> , and consisting of: <ul style="list-style-type: none"> a single lot, where neither <i>dwelling</i> is a <i>secondary dwelling</i> two lots sharing common property where one <i>dwelling</i> is located on each lot. on one lot (whether or not attached) for separate households.	Duplex, <u>two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply.</u>	<i>Dwelling house, multiple dwelling</i>
Dwelling house	A residential use of premises for one <i>household</i> that contains a single <i>dwelling</i> . The use includes out-buildings and works normally associated with a <i>dwelling house</i> and may include a <i>secondary dwelling</i> .		<i>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</i>
Dwelling unit	A single <i>dwelling</i> within premises containing non-residential use(s).	'Shop-top' apartment	<i>Caretaker's accommodation, dwelling house</i>

Schedule 1

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, <i>food and drink outlet</i>, amenity buildings, communal facilities and accommodation for staff.</p>		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	<i>Market</i>
Rooming accommodation	<p>Premises used for the accommodation of one or more <i>households</i> where each resident:-</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms; • does not have a right to occupy the whole of the premises in which the rooms are situated; • may be provided with separate facilities for private use; • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:-</p> <ul style="list-style-type: none"> • rooms not in the same building on-site; or • provision of a food or other service; or • on-site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, <i>community residence, dwelling house, short-term accommodation, multiple dwelling</i>
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are <i>ancillary</i> to a rural use on or adjacent to the <i>site</i>.</p>	Packing shed	Intensive animal husbandry, <i>intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supplies store</i>
Rural workers accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers accommodation	<i>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation,</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
			<i>multiple dwellings.</i>
Sales office	The <i>temporary use</i> of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable <i>dwelling</i> or structure.	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the <i>site</i> and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	<i>High impact industry, low impact industry, medium impact industry, research and technology industry, special industry</i>
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where <i>ancillary, a shop, food and drink outlet</i> , maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		<i>Car wash</i>
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, <i>department store, discount department store, discount variety stores, betting agencies, supermarket, corner store</i>	<i>Adult store, food and drink outlet, showroom, market</i>
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, <i>rooming accommodation, tourist park</i>
Showroom	Premises used primarily for the sale of goods of a related	Bulky goods sales, motor vehicles sales	<i>Food and drink outlet, shop, outdoor sales</i>

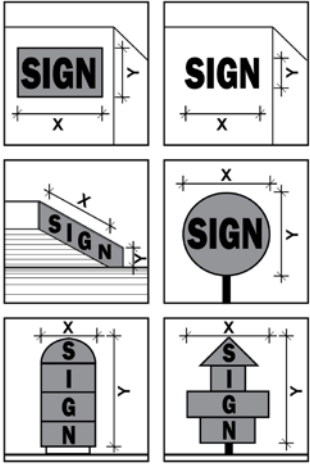
Schedule 1

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>water, hydraulic power or gas;</p> <ul style="list-style-type: none"> • sewerage, drainage or stormwater services; • transport services including road, rail or water; • waste management facilities; or • network <i>infrastructure</i>. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>		<p><i>infrastructure, substation, renewable energy facility, transport depot</i></p>
Veterinary services	<p>Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.</p>		<p><i>Animal keeping</i></p>
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where <i>ancillary</i> to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	<p>Self-storage sheds</p>	<p><i>Hardware and trade supplies, outdoor sales, showroom, shop</i></p>
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the <i>site</i>.</p> <p>The use may include sale of gardening materials where these are <i>ancillary</i> to the primary use.</p>		<p><i>Bulk landscape supplies, garden centre</i></p>
Winery	<p>Premises used for manufacturing of wine, which may include the sale of wine manufactured on <i>site</i>.</p>		<p><i>Rural industry</i></p>

Schedule 1 (Definitions) - SC1.2 (Administrative definitions)

Column 1 Term	Column 2 Definition
	<p><i>vegetation</i>;</p> <p>(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;</p> <p>(v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map;</p> <p>(vi) does not involve the removal of <i>vegetation</i> on a heritage place; and</p> <p>(vii) does not involve the removal of <i>vegetation</i> identified as character vegetation in a local plan.</p> <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> <p>(a) building services, plant and equipment;</p> <p>(b) access between levels;</p> <p>(c) ground floor public lobby;</p> <p>(d) a mall;</p> <p>(e) the parking, loading and manoeuvring of motor vehicles;</p> <p>(f) unenclosed private balconies whether roofed or not.</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> <p>(a) any form of vehicle repairs, services, detailing;</p> <p>(b) panel beating;</p> <p>(c) spray painting;</p> <p>(d) engine reconditioning, repairs;</p> <p>(e) wood working/manufacturing involving the use of power tools;</p> <p>(f) furniture manufacturing;</p> <p>(g) metal work;</p> <p>(h) welding.</p>
High volume convenience restaurant	The use of premises being fast food outlet for the preparation of take-away meals and foods for sale as a nationally or internationally franchised business, where provision is made for high customer turn over, facilities are provided for eating on the premises, and which may or may not include a <i>drive-through facility</i> .
Home office	<p>The use of premises being <i>home based business</i> for office activities which:-</p> <p>(a) are subordinate to the residential component of the <i>dwelling</i>;</p> <p>(b) are conducted only by residents of the <i>dwelling</i>;</p> <p>(c) involve no client visits to the premises;</p> <p>(d) are located in the <i>dwelling</i> or an associated building, with no outside activity;</p>

Column 1 Term	Column 2 Definition
	(d) controlled distributor; (e) distributor; or (f) district collector.
Major utility	The use of premises being <i>utility installation</i> for:- (a) the generation of power (including electricity or gas) from a power plant; (b) the storage or treatment of water, sewage or refuse; or (c) any other Local Government, State or Federal Government purpose which is not a defined use. The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.
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	An alteration, addition or extension to an existing building(s), where:- (a) <u>which results in an increase in the gross floor area, including balconies, of the building(s) of is less than five per cent of the gross floor area of the existing building(s) or 50m², whichever is the lesser; and</u> (b) <u>where</u> the building work does not intrude into any boundary <i>setback</i> specified as an acceptable solution in an applicable use code.
Minor electricity infrastructure	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. This includes:- (a) augmentations/upgrades to existing powerlines where the voltage of the <i>infrastructure</i> does not increase; and (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.
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	Means:- (a) the level of the ground of the lot on the day the first plan of survey showing the lot was registered; or (b) if the level of the ground on the day mentioned in paragraph (a) is not 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

Column 1 Term	Column 2 Definition
	
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the <i>site</i> covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:-</p> <p>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;</p> <p>(b) <u>basement</u> car parking areas located wholly below ground level;</p> <p>(b)(c) <u>eaves and sun shading devices.</u></p> <p>Editor's note—For the purpose of determining compliance with assessment criteria for <i>site cover</i> and <i>setback</i>, development is deemed to comply with the assessment criteria if the development exceeds the assessment criteria only by reason of the inclusion of an <i>outermost projection</i> which is part of a building or structure that is:-</p> <ul style="list-style-type: none"> • an eave of a roof; or • a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.
Slope	<p>Means:-</p> <p>(a) for the purpose of reconfiguring a lot:-</p> <p>(i) where the proposed lot is contained wholly within a single <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(ii) where a proposed lot is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the predominant <i>slope</i> of the <i>use area</i>, as follows:-</p> <p>(A) where the <i>use area</i> is contained within one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(B) where the <i>use area</i> is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> is the average of all predominant <i>slopes</i> of the <i>use area</i>.</p> <p>(b) for the purposes of building works or material change of use, the <i>slope</i> of the <i>use area</i> is that determined as follows:-</p> <p>(i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or</p> <p>(ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>.</p> <p>For the purposes of this definition, predominant <i>slope</i> (%) = $(x \div y) \times 100$ where:-</p> <ul style="list-style-type: none"> • 'x' is the vertical distance in metres between the highest point and the lowest point of the area, and • 'y' is the horizontal distance in metres measured in a straight line between the highest point and the lowest point of the area. <p>Where the area has more than one predominant <i>slope</i> e.g. a knoll or gully, the</p>

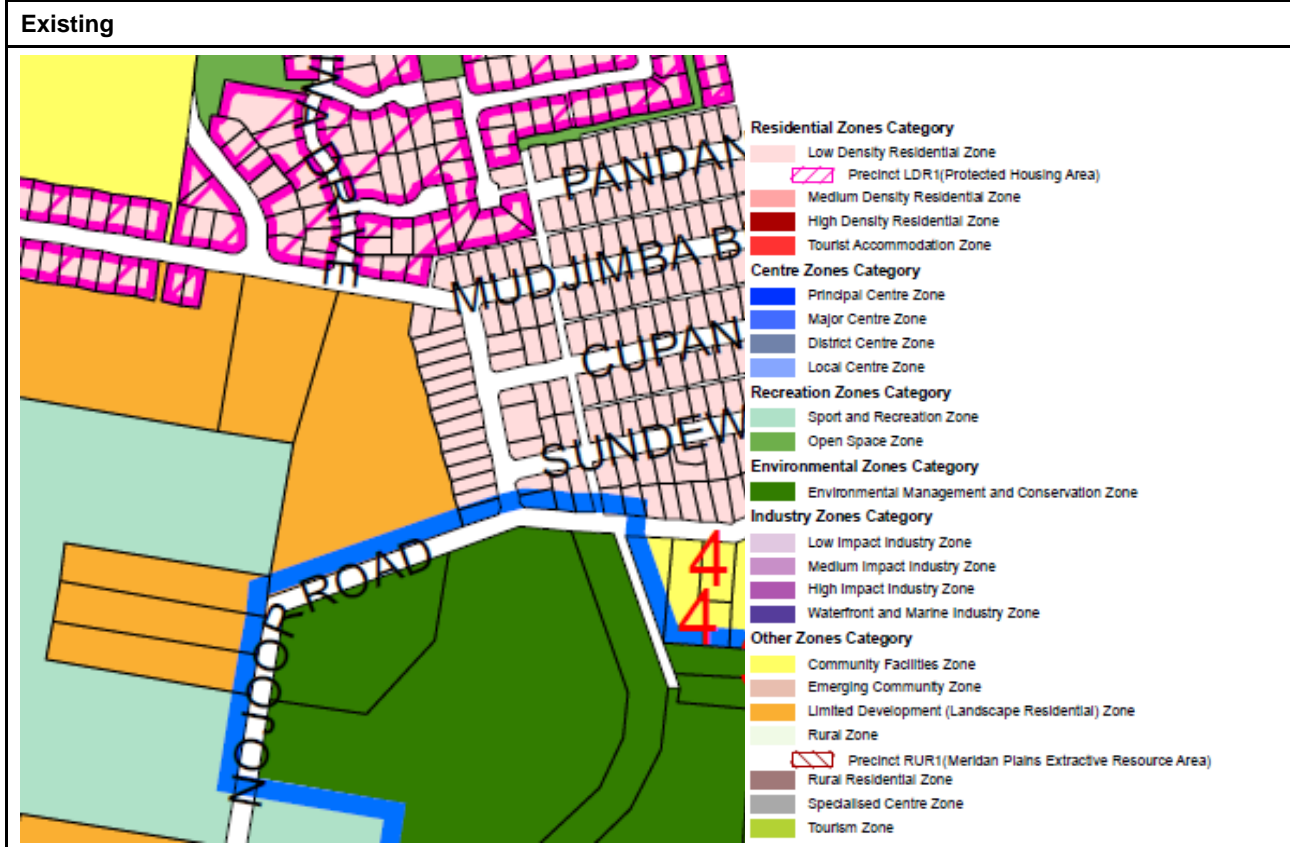
Column 1 Term	Column 2 Definition
	average of all predominant <i>slopes</i> applies.
Slope analysis	Means a diagram prepared by a licensed surveyor indicating the <i>slope</i> of the <i>site</i> based on one metre contour intervals using the following <i>slope</i> categories:- (a) up to 15%; (b) 15% or more but less than 20%; (c) 20% or more but less than 25%; (d) 25% or more.
Sport and recreation activity group	The uses identified in Figure SC1.1.2E (Sport and recreation activity group) as forming part of the <i>sport and recreation activity group</i> .
State heritage place¹	A place of State cultural heritage significance as entered in the Queensland Heritage Register under the <i>Queensland Heritage Act 1992</i> .
Steep land	Land comprising <i>slopes</i> of 15% or greater.
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:- (a) a lift shaft, stairway or meter room; (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (c) a combination of the above. A <i>mezzanine</i> is a <i>storey</i> . A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a <i>storey</i> . A <i>basement</i> is not a <i>storey</i> .
Storm tide inundation area	An area subject to storm tide inundation during the <i>defined storm tide event</i> .
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, <i>vegetation</i> , open spaces and street furniture.
Supermarket	A single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale. <i>Examples – Aldi, Coles, Foodstore, IGA, Woolworths.</i>
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of <u>a permanent buildings</u> or the installation of permanent <i>infrastructure</i> or services.
Third party advertising device	An <i>advertising device</i> placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.
Tidal waters	Means:- (a) the sea and any part of a harbour or <i>waterway</i> ordinarily within the ebb and flow of the tide at spring tides; or (b) the water downstream from a downstream limit declared under the <i>Water Act 2000</i> .
Transport hierarchy	The <i>transport hierarchy</i> shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) .
Transport network	All transport corridors within the defined <i>transport hierarchy</i> , network of pedestrian and cyclist links and network of public transport links.
Transport route	A <i>transport route</i> shown on an Extractive Resource Areas Overlay Map, being the primary route for the transport of extracted resources from the extractive resource

¹ Editor's note—*State heritage places* are shown on the Heritage and Character Areas Overlay Maps for information purposes only. Development involving a *State heritage place* is subject to the provisions of the *Queensland Heritage Act 1992*.

Column 1 Term	Column 2 Definition
	area to a State-controlled road.
Ultimate development	The realistic extent of development anticipated to be achieved when a <i>site</i> (or projection area or infrastructure <i>service catchment</i>) is fully developed.
Urban purposes	For the purpose of priority infrastructure plans, <i>urban purposes</i> includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban zone	Means each of the following zones:- (a) Low density residential zone; (b) Medium density residential zone; (c) High density residential zone; (d) Tourist accommodation zone; (e) Principal centre zone; (f) Major centre zone; (g) District centre zone; (h) Local centre zone; (i) Low impact industry zone; (j) Medium impact industry zone; (k) High impact industry zone; (l) Waterfront and marine industry zone; (m) Community facilities zone if located within the urban growth management boundary; (n) Emerging community zone; (o) Sport and recreation zone if located within the urban growth management boundary; (p) Specialised centre zone; and (q) Tourism area zone if located within the urban growth management boundary.
Use area	Means the area comprising the total <i>gross floor area</i> of all buildings on the <i>site</i> and any other part of the <i>site</i> which is to be <u>developed/used</u> .
Vegetation	Trees, plants and all other organisms of vegetable origin, whether living or dead.
Vegetation clearing	The destruction of <i>vegetation</i> or interference with its natural growth in any way including removing, clearing, slashing, cutting down, ringbarking, scar-barking, pushing or pulling over, poisoning (including by contamination), burning, flooding, draining or compacting of roots. The term does not include:- (a) destruction of standing <i>vegetation</i> by stock; (b) lopping a tree by cutting or pruning its branches, provided that it does not involve:- (i) removing the tree's trunk; or (ii) cutting or pruning the tree's branches so severely that it is likely to die; or (c) mowing of grass or lawn.
Water resource catchment area	An area shown on a Water Resource Catchments Overlay Map as being a <i>water resource catchment area</i> .
Water supply storage	A water supply storage area used for bulk water supply as shown on a Water Resource Catchments Overlay Map.
Waterway	A river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events, in a natural channel, whether artificially modified or not or in an artificial channel that has changed the course of the stream. A <i>waterway</i> includes any of the following located in it:- (a) in-stream islands; (b) benches; (c) bars. The term includes constructed storm water drains with surface water flows but not piped water drains.
Wetland	An area of permanent, periodic or intermittent inundation that includes areas of

Appendix B Amendment schedule (maps)

Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)

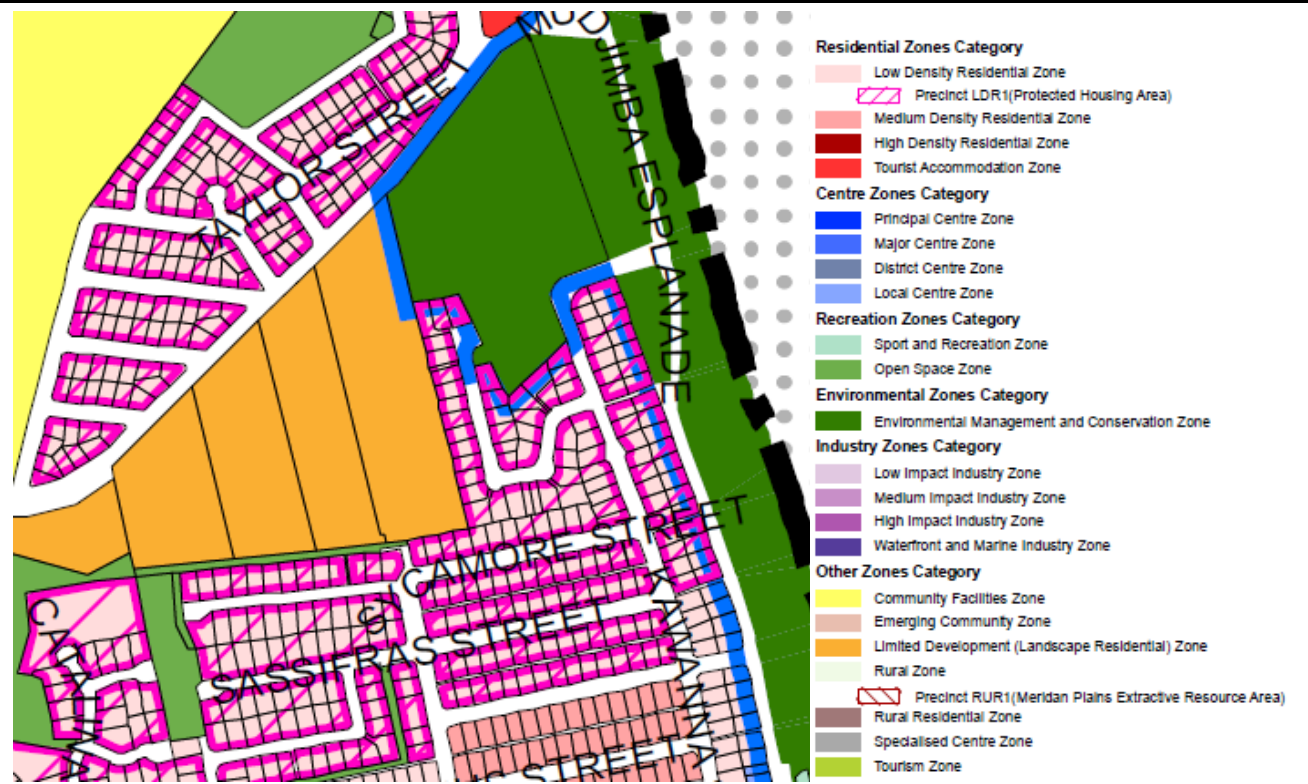


Proposed Amendment

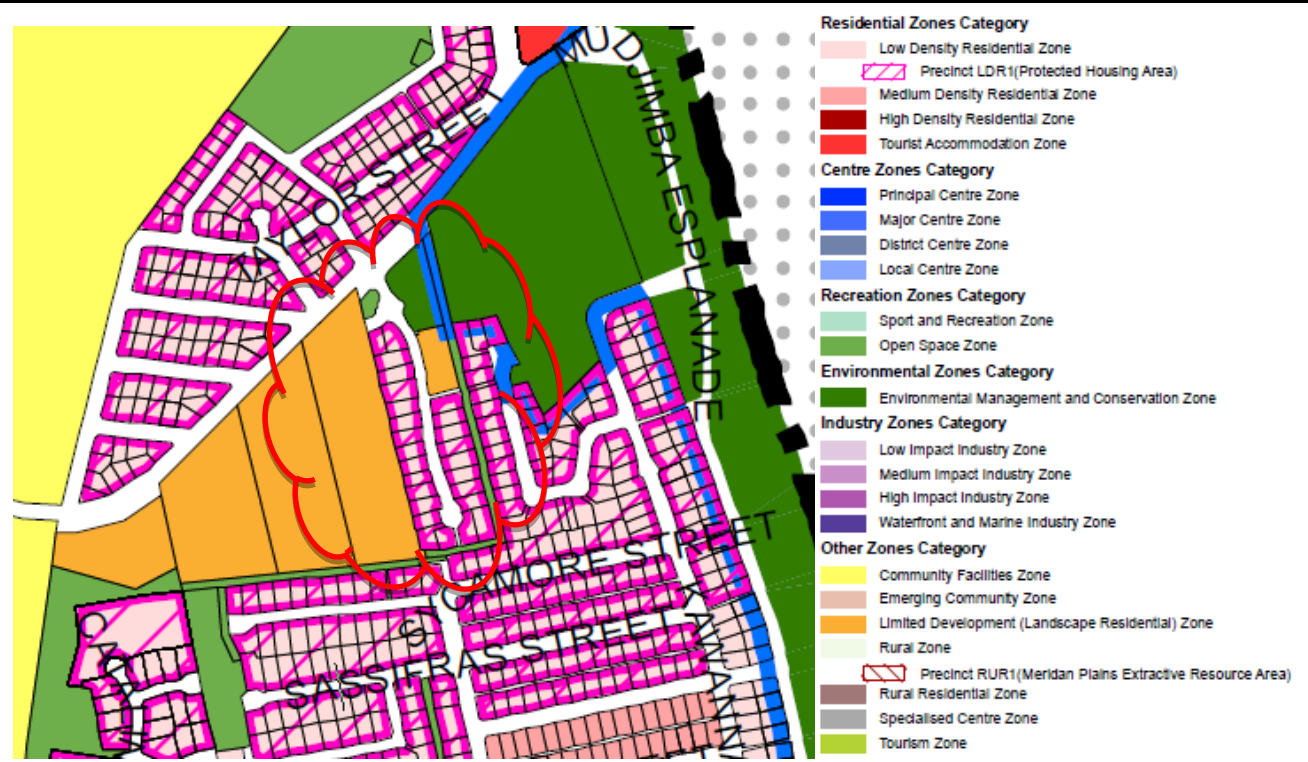


Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)

Existing



Amendment



Extract of Zone Map ZM21 (Maroochy North Shore Local Plan Area)

Existing



Amendment

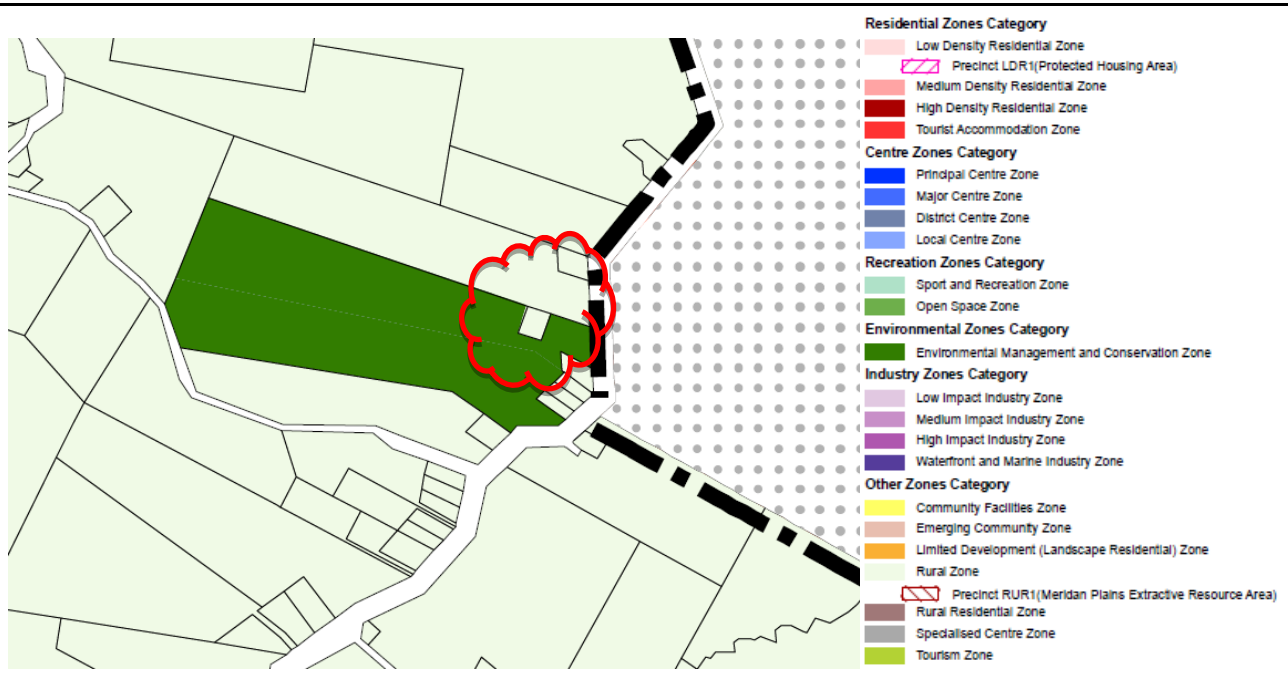


Extract of Zone Map ZM40

Existing

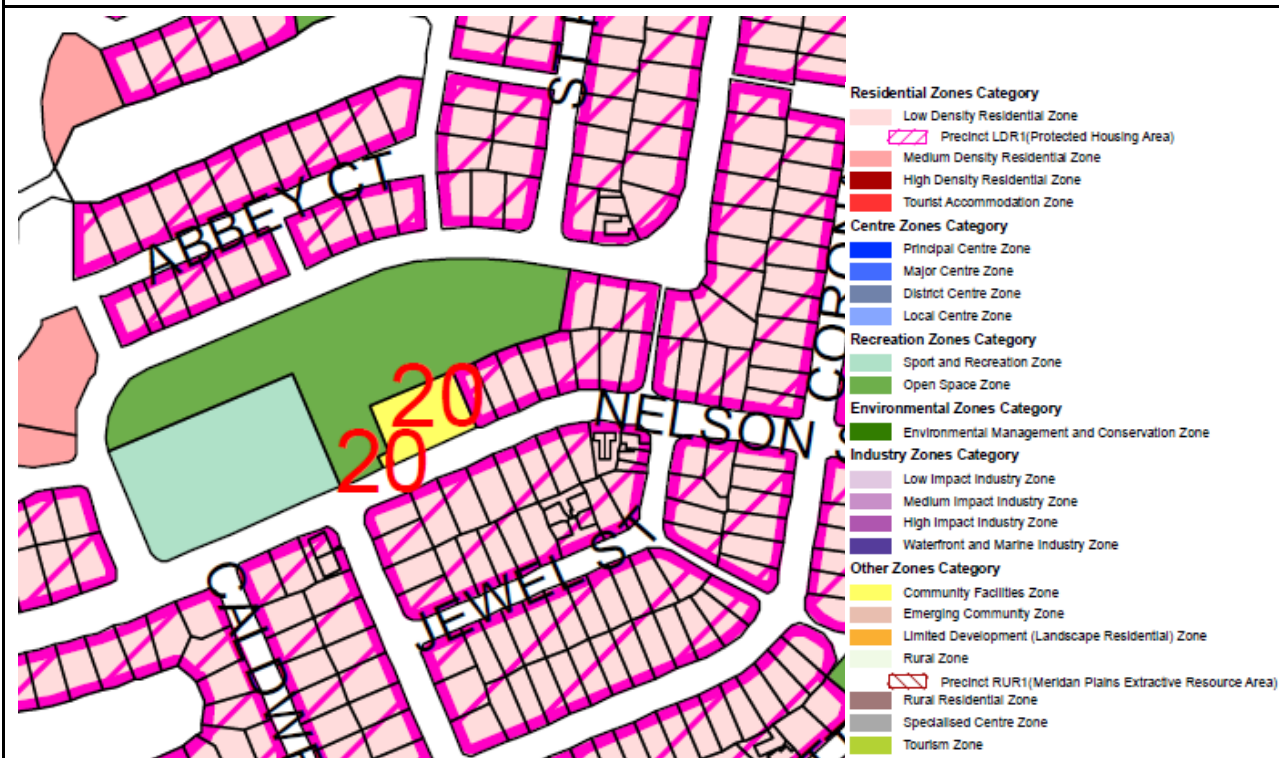


Amendment

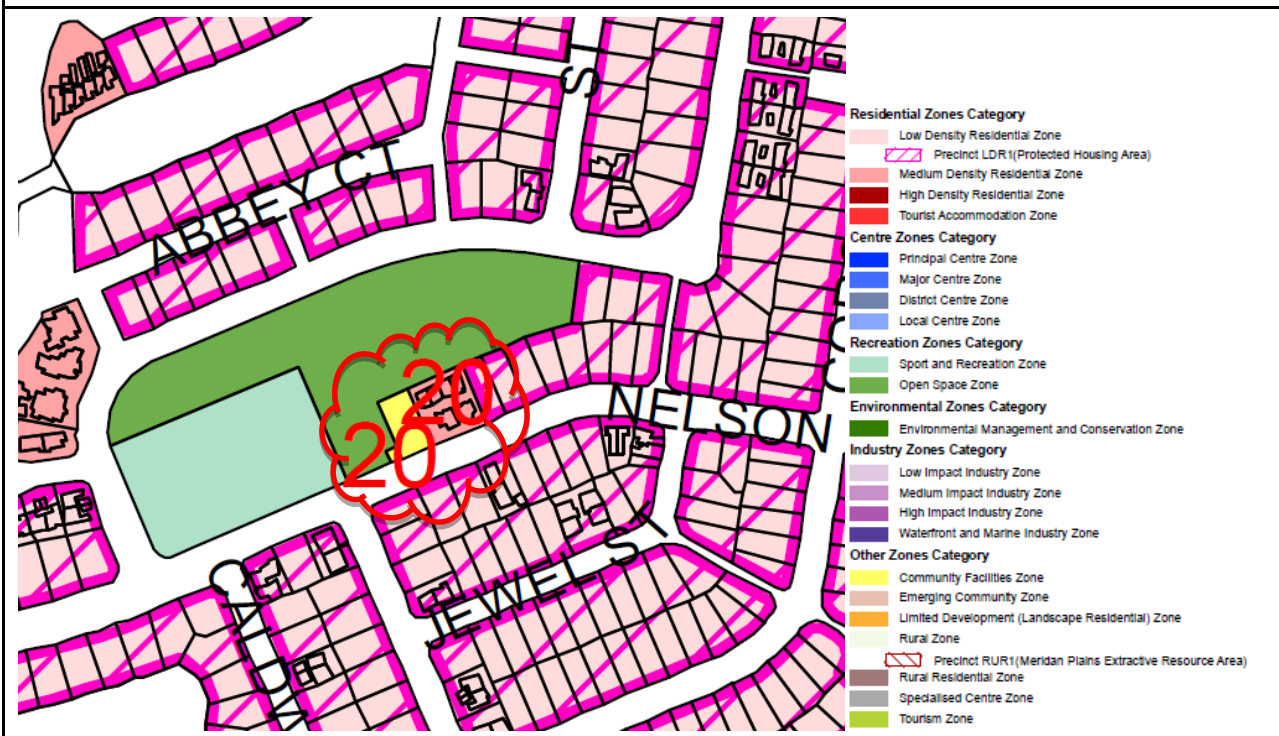


Extract of Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)

Existing

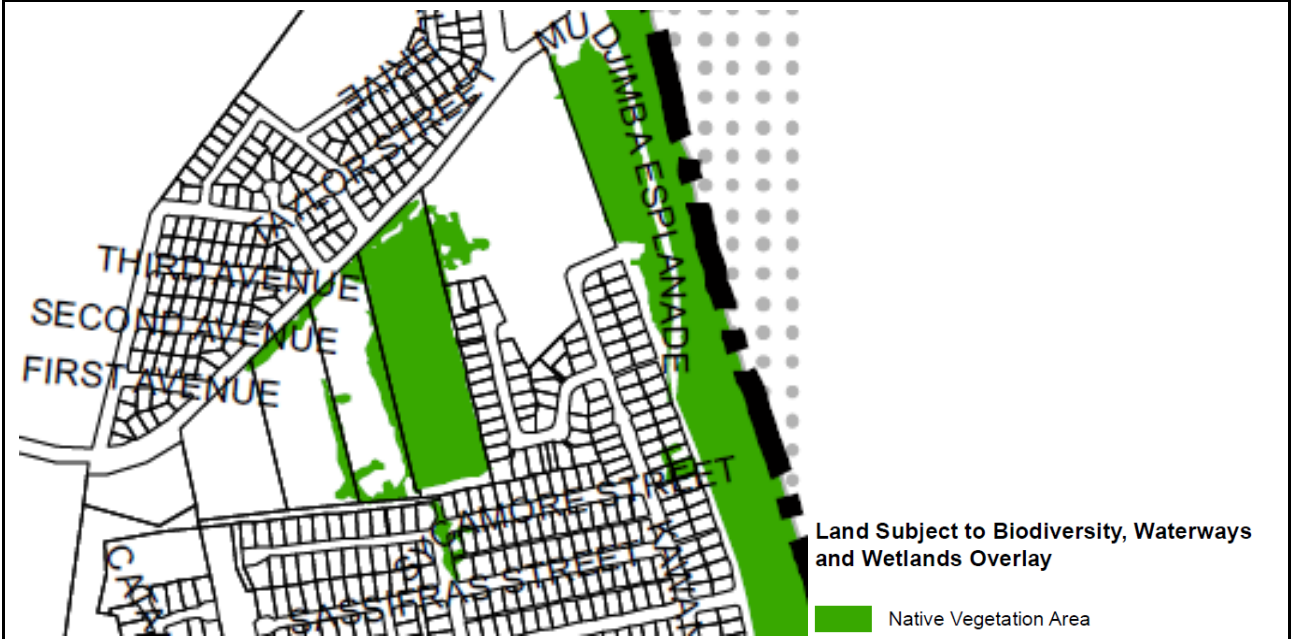


Amendment

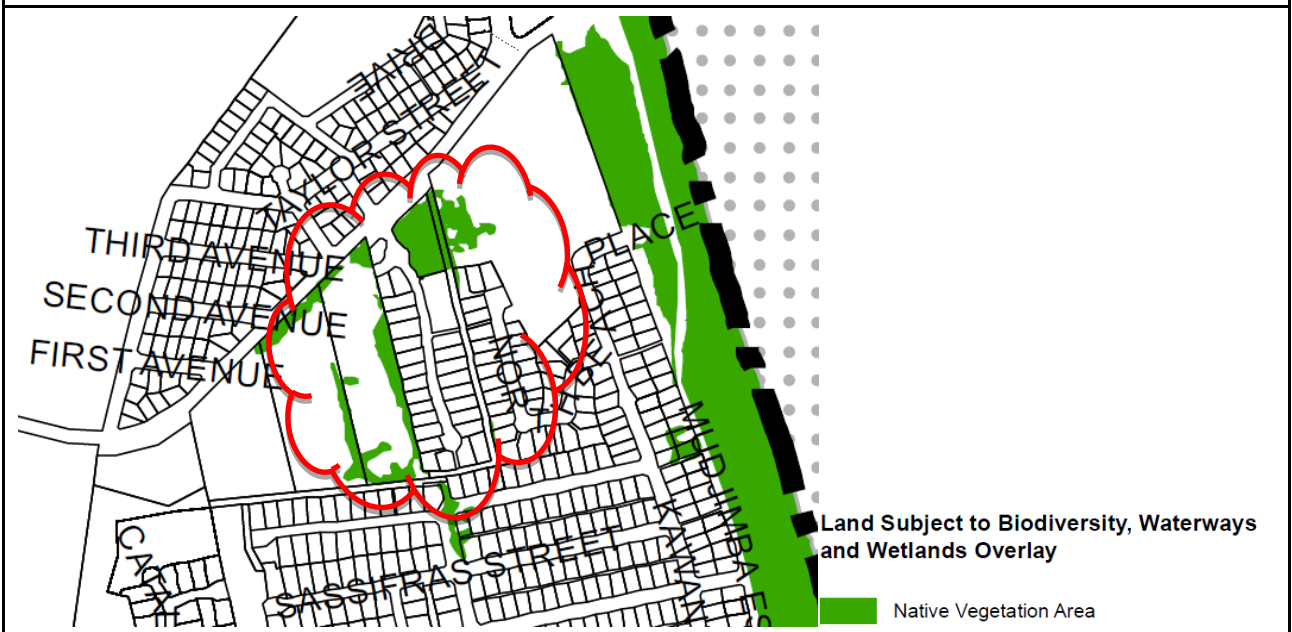


Extract of Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)

Existing



Amendment



Extract of Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)

Existing



Land Subject to Biodiversity, Waterways and Wetlands Overlay

- | | |
|----------------------------|-----------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | Wetlands |
| — Stream Order 3 - 4 | Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | Declared Fish Habitat Area |
| Natural Waterbodies | Riparian Areas |
| Constructed Waterbodies | Riparian Protection Area |

Amendment

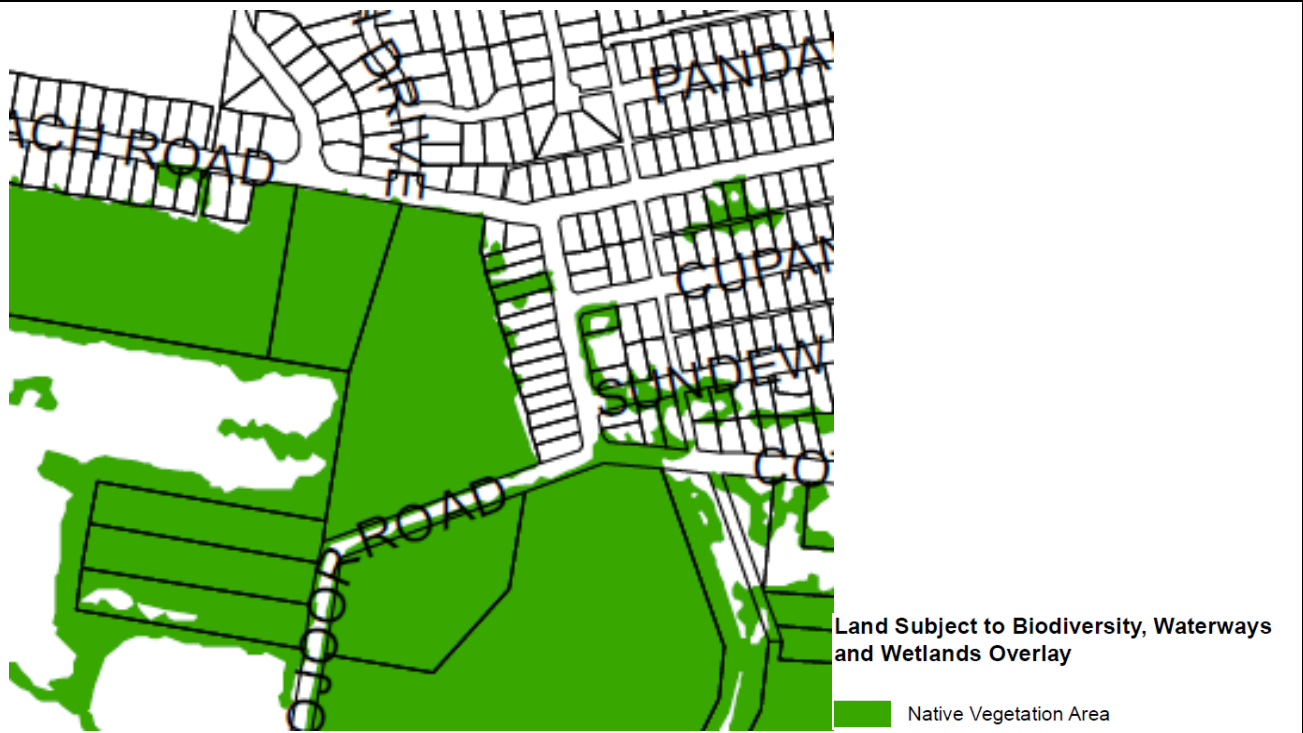


Land Subject to Biodiversity, Waterways and Wetlands Overlay

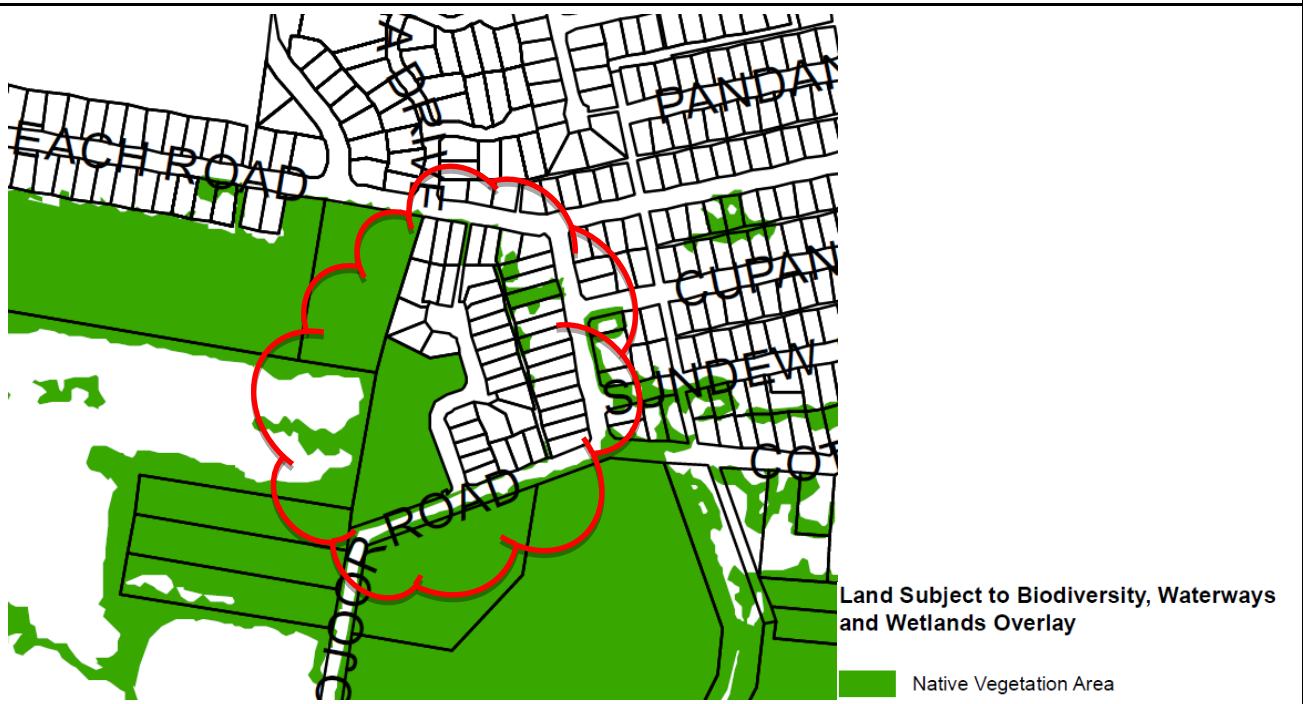
- | | |
|----------------------------|-----------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | Wetlands |
| — Stream Order 3 - 4 | Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | Declared Fish Habitat Area |
| Natural Waterbodies | Riparian Areas |
| Constructed Waterbodies | Riparian Protection Area |

Extract of Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)

Existing

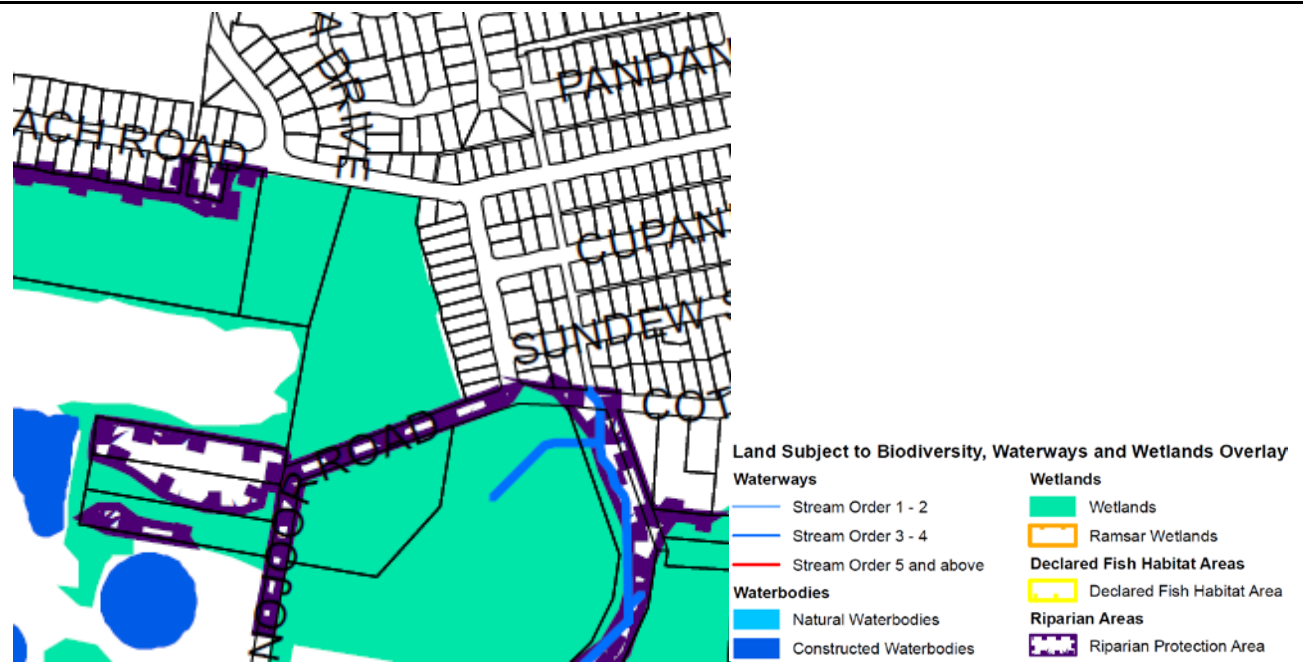


Amendment

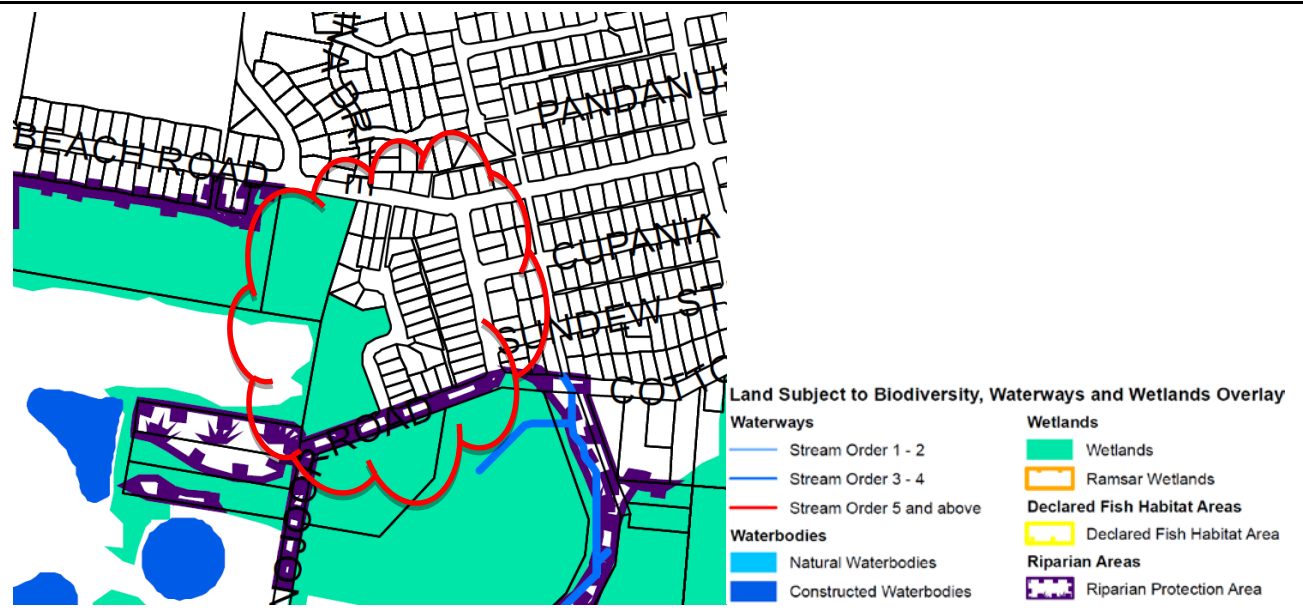


Extract of Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)

Existing

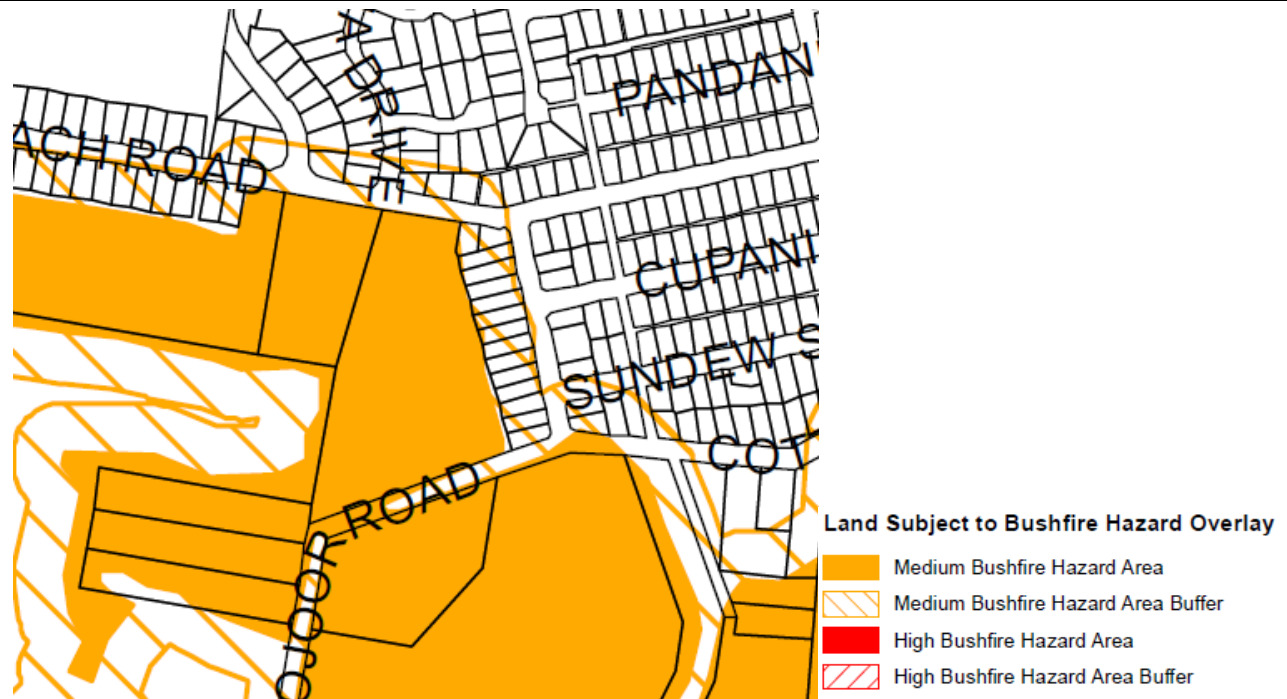


Amendment

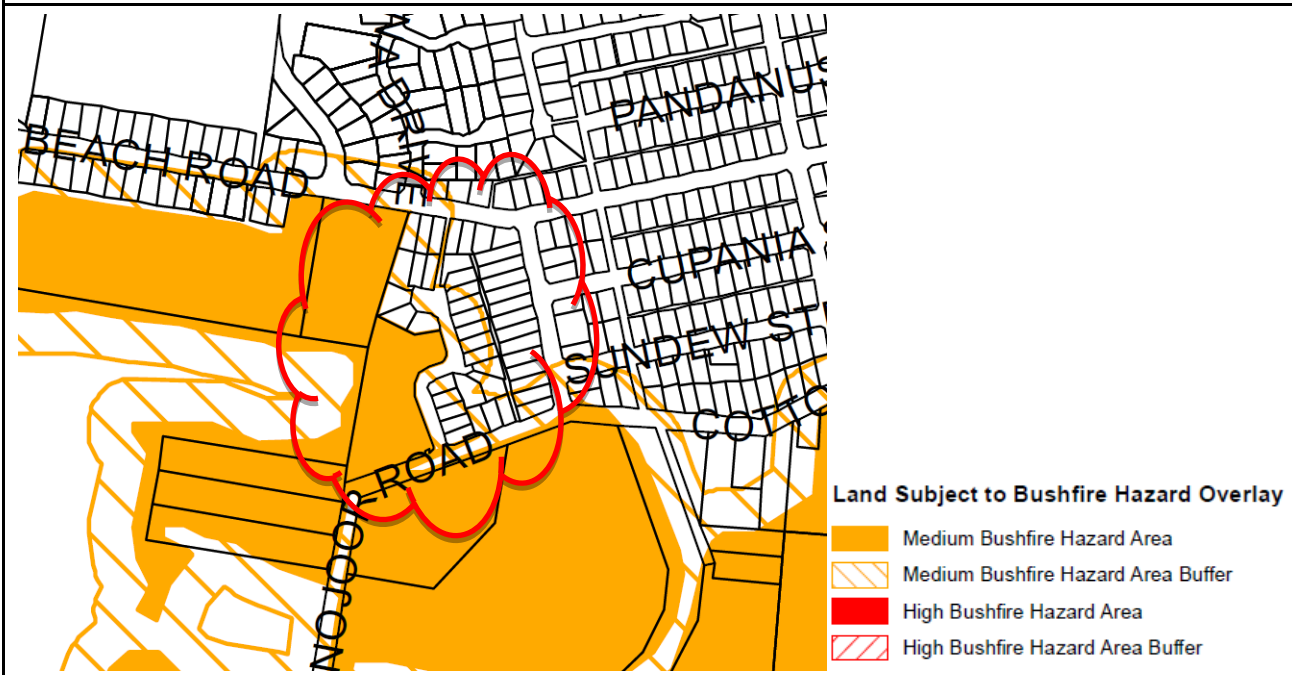


Extract of Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)

Existing



Amendment

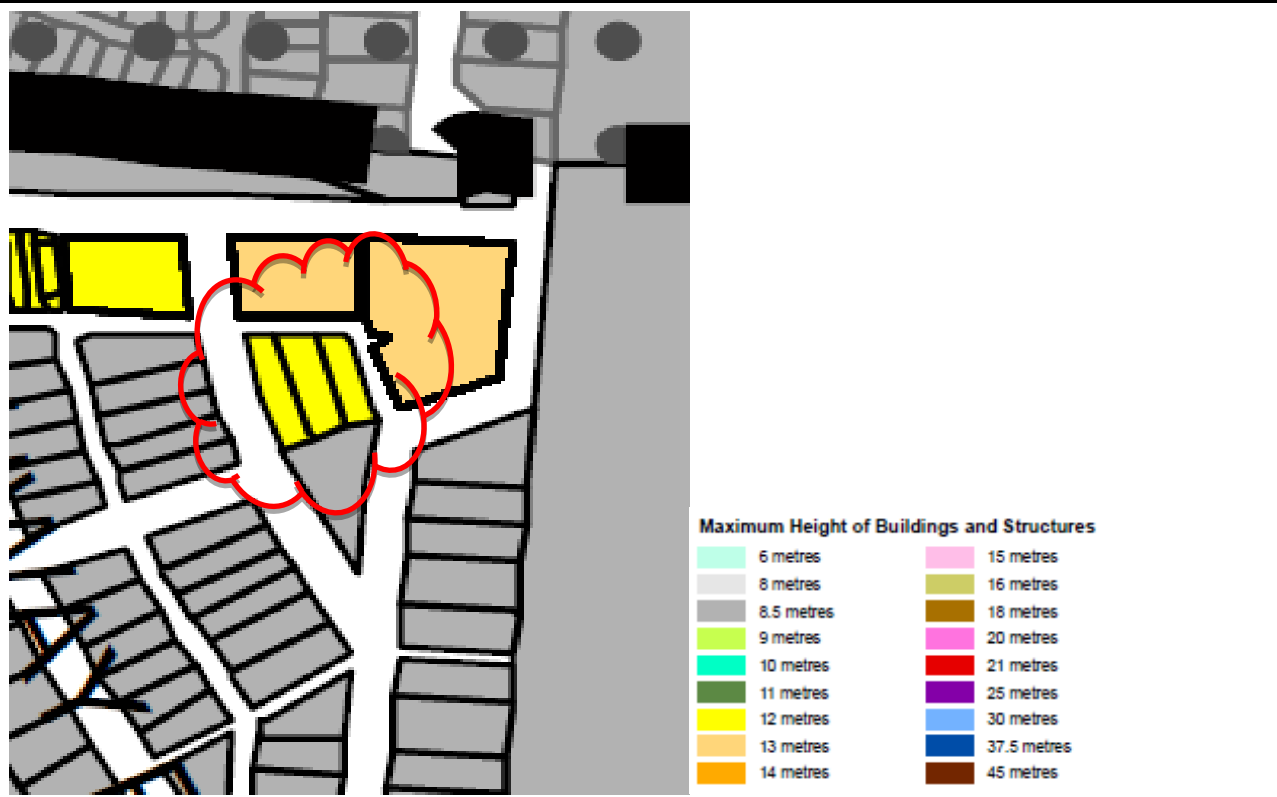


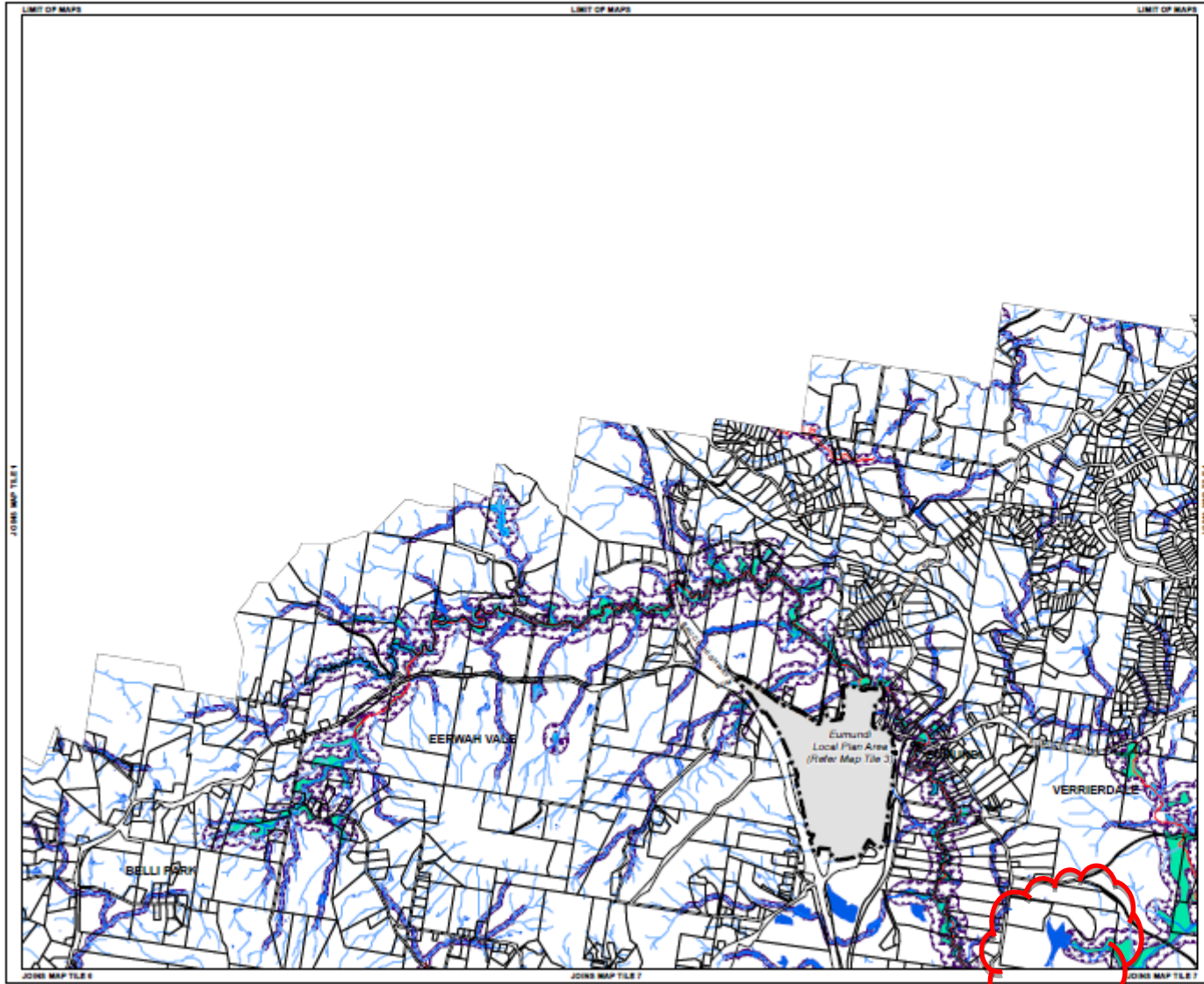
Extract of Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)

Existing



Amendment





Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

Waterways

- Stream Order 1 - 2
- Stream Order 3 - 4
- Stream Order 5 and above

Waterbodies

- Natural Waterbodies
- Constructed Waterbodies

Wetlands

- Wetlands
- Ramsar Wetlands

Declared Fish Habitat Areas

- Declared Fish Habitat Area

Riparian Areas

- Riparian Protection Area

Other Elements

- Local Plan Area Boundary
- 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)

©CC08 22 July 2016 © State Government

Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Map may also contain Biologically Important Areas, rare or threatened flora and fauna species or their supporting habitat. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlay provides a trigger for consideration of an overlay issue to be verified by further on-site investigations.

Note - In appropriate circumstances precluding development approvals may override the operation of an overlay.

Disclaimer: While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representation or warranty about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages (including without limitation consequential damages) and costs that may occur as a result of the product being inaccurate or incomplete in any way for any reason.

© Crown and Council Copyright Reserved 2016
December Edition of Australia 1984 (GDAB)

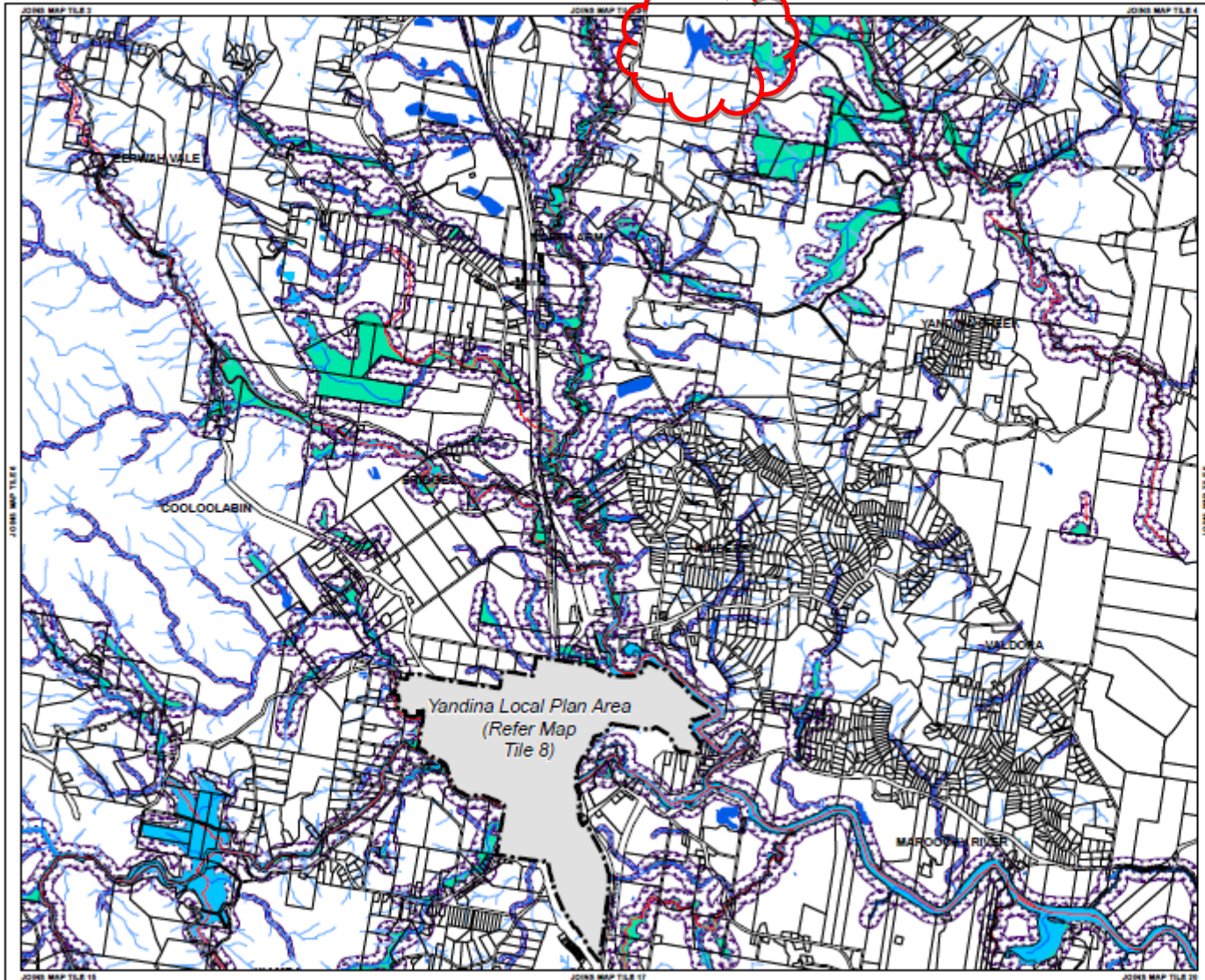
Approx. Scale @A3 1:40,000

0 0.5 1 2 Kilometres

Overlay Map OVM2C(ii)

Amended 13 August 2016 Sunshine Coast Planning Scheme 2014

File: \\C:\council\external\2016_SunshineCoastPlanningScheme2014\DCP2014_RIPMap\Map\TitleA3_Cover\Map\TitleA3_Cover_SVC_LAB_20160202.dwg



Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

- Waterways**
 - Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
- Waterbodies**
 - Natural Waterbodies
 - Constructed Waterbodies
- Wetlands**
 - Wetlands
 - Ramsar Wetlands
 - Declared Fish Habitat Areas
 - Declared Fish Habitat Area
- Riparian Areas**
 - Riparian Protection Area
- Other Elements**
 - Local Plan Area Boundary
 - 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)
 - DC06 22 July 2016 © State Government

Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Map may also contain Biodiversity Conservation Areas, such as Wetland Reserves and Bush Reserves or their supporting habitat. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlay provides a trigger for consideration of an overlay issue to be notified by further on-site investigations.

Note - To enable consideration of existing development approvals may consider the operation of an overlay.

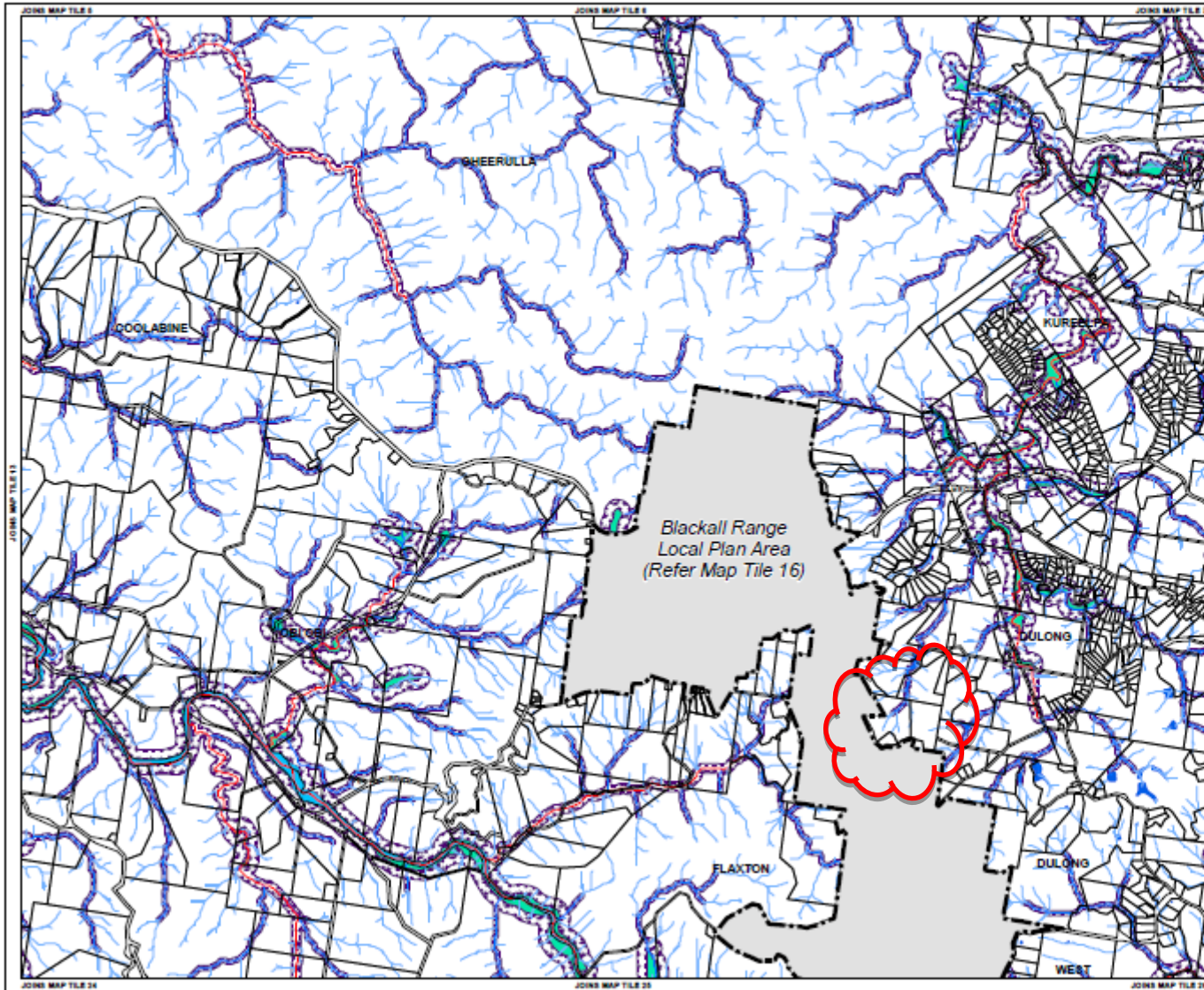
Disclaimer
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representation or warranty about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability to respondents for all expenses, losses, damages or costs) suffered or incurred by any person in reliance on or as a result of the product being provided or incorporated in any way or for any reason.

© Council and Council Copyright Reserved 2014
Geometric Datum of Australia 1984 (GDA84)



Overlay Map OVM7C(ii)

Amended 10 August 2016 Sunshine Coast Planning Scheme 2014



Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

- Waterways**
 - Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
- Waterbodies**
 - Natural Waterbodies
 - Constructed Waterbodies
- Wetlands**
 - Wetlands
 - Ramsar Wetlands
 - Declared Fish Habitat Areas
 - Declared Fish Habitat Area
- Riparian Areas**
 - Riparian Protection Area
- Other Elements**
 - Local Plan Area Boundary
 - 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)
 - DC06 22 July 2016 © State Government

Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Map may also contain Biodiversity Conservation Areas, water treatment areas and storm water or other supporting facilities. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlay provides a trigger for consideration of an overlay issue to be notified by further on-site investigations.

Note - In certain circumstances providing development approvals may override the operation of an overlay.

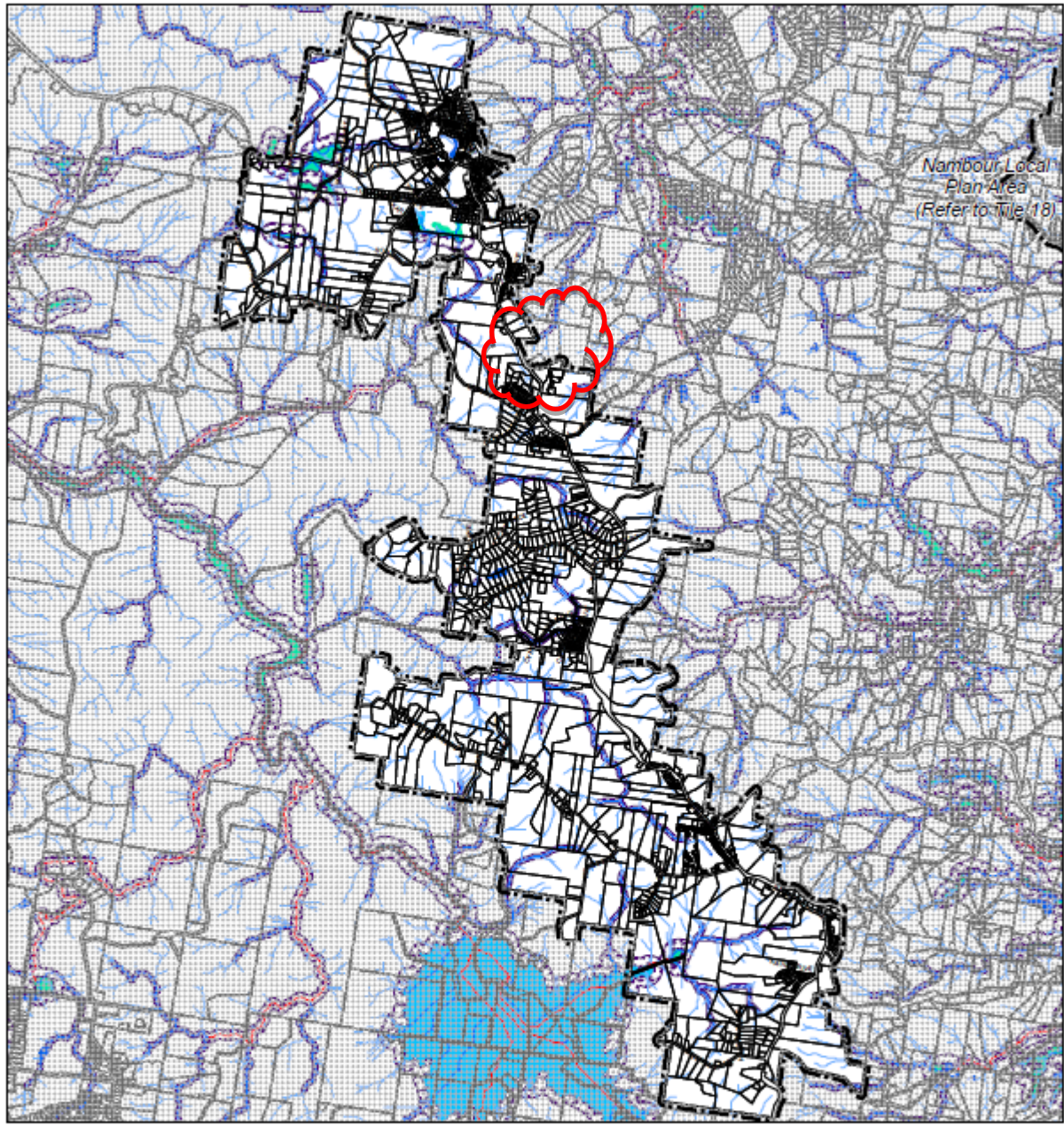
Disclaimer:
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representation or warranty about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages, costs, claims or compensation (including and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

© Council and Council Copyright Reserved 2014
Geometric Datum of Australia 1984 (GDA84)



Overlay Map OVM15C(ii)

Amended 10 August 2018 Sunshine Coast Planning Scheme 2014



Nambour Local Plan Area
(Refer to Tile 18)



Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

- | | |
|----------------------------|-----------------------------|
| Waterways | Wetlands |
| — Stream Order 1 - 2 | Wetlands |
| — Stream Order 3 - 4 | Ramsar Wetlands |
| — Stream Order 5 and above | Declared Fish Habitat Areas |
| Waterbodies | Declared Fish Habitat Area |
| Natural Waterbodies | Riparian Areas |
| Constructed Waterbodies | Riparian Protection Area |

Other Elements

- Local Plan Area Boundary
- 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 20 January 2013 © State Government

Disclaimer: While every care has been taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representation or warranty about the accuracy, reliability, completeness or suitability for any particular purpose and declares all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

© Crown and Council Copyright Reserved 2016

Geometric Datum of Australia 1984 (GDA84)



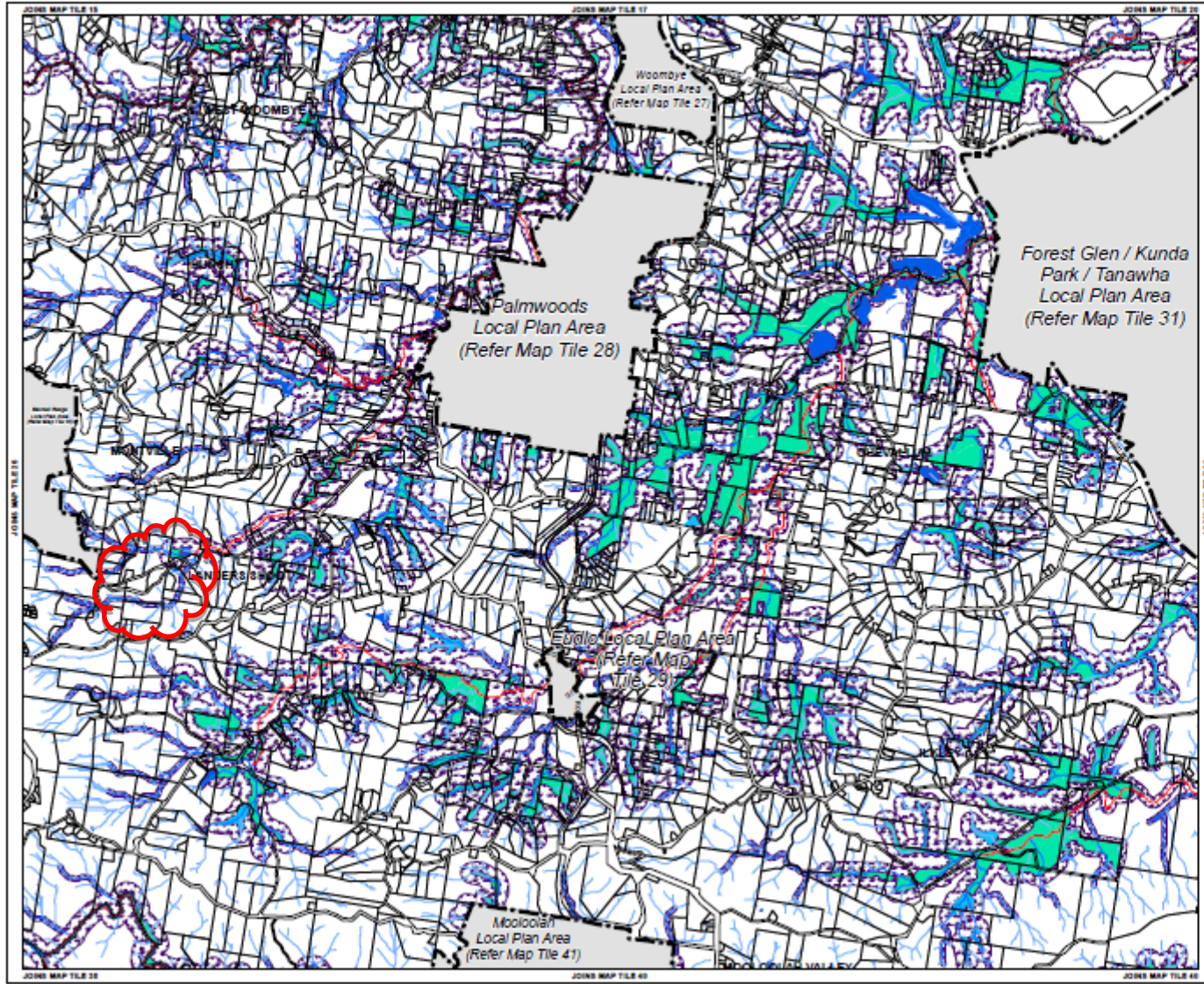
Overlay Map OVM 16C(ii)

Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Map may also contain Biologically Sensitive Areas, use or Sensitive Sites and Sensitive Areas as defined in the Planning Scheme. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Changes possible a trigger for consideration of an overlay issue to be verified by further on site investigations.

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

Path: W:\C:\Users\Public\Documents\SunshineCoast\PlanningScheme2014\OVM16C(ii)_Final\Map\OVM16C(ii)_Final_Plan_20160112.mxd



Biodiversity, Waterways and Wetlands Overlay Map (ii)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

Waterways

- Stream Order 1 - 2
- Stream Order 3 - 4
- Stream Order 5 and above

Waterbodies

- Natural Waterbodies
- Constructed Waterbodies

Wetlands

- Wetlands
- Ramsar Wetlands
- Declared Fish Habitat Areas
- Declared Fish Habitat Area

Riparian Areas

- Riparian Protection Area

Other Elements

- Local Plan Area Boundary
- 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)

©CCBY 22 July 2016 © State Government

Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Map may also contain Biologically Important Areas, rare or threatened flora and fauna habitats or other ecologically sensitive. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlay provides a trigger for consideration of an overlay issue to be verified by further on-site investigations.

Note - In some circumstances pre-existing development approvals may preclude the operation of an overlay.

Disclaimer: While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including without limitation consequential damages) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

© Crown and Council Copyright Reserved 2016

Geospatial Datum of Australia 1984 (GDA84)

Approx Scale @A3 1:40,000

0 0.5 1 2 Kilometres

Overlay Map OVM26C(ii)

Amended 12 August 2016 Sunshine Coast Planning Scheme 2014