

1.2 Planning scheme components

- (1) The planning scheme, in respect of:-
- (a) the planning scheme area, other than that part of the planning scheme area referred to in paragraph (b) below, comprises the following components:-
- (i) about the planning scheme (this part);
 - (ii) state planning provisions (Part 2);
 - (iii) the strategic framework (Part 3);
 - (iv) the priority infrastructure plan (Part 4);
 - (v) tables of assessment (Part 5);
 - (vi) the zones and, where applicable zone precincts specified in **Table 1.2.1 (Zones and zone precincts)** below (Part 6);

Table 1.2.1 Zones and zone precincts

Zones and zone precincts	
Residential zones category	
(a)	Low density residential zone, including:-
(i)	Precinct LDR 1 (Protected Housing Area)
(b)	Medium density residential zone
(c)	High density residential zone
(d)	Tourist accommodation zone
Centre zones category	
(e)	Principal centre zone
(f)	Major centre zone
(g)	District centre zone
(h)	Local centre zone
Industry zones category	
(i)	Low impact industry zone
(j)	Medium impact industry zone
(k)	High impact industry zone
(l)	Waterfront and marine industry zone
Recreation zones category	
(m)	Sport and recreation zone
(n)	Open space zone
Environmental zones category	
(o)	Environmental management and conservation zone
Other zones category	
(p)	Community facilities zone
(q)	Emerging community zone
(r)	Limited development (landscape residential) zone
(s)	Rural zone, including:-
(i)	Precinct RUR1 (Meridan Plains Extractive Resource Area)
(t)	Rural residential zone
(u)	Specialised centre zone
(v)	Tourism zone including:-
(i)	Precinct TOU1 (Australia Zoo)
(ii)	Precinct TOU2 (Aussie World)
(iii)	Precinct TOU3 (Big Pineapple)

- (vii) the local plans and, where applicable, local plan precincts specified in **Table 1.2.2 (Local plans and local plan precincts)** below (Part 7);

Table 1.2.2 Local plans and local plan precincts

Local plans and local plan precincts	
(a)	Beerburum local plan
(b)	Beerwah local plan
(c)	Blackall Range local plan
(d)	Bli Bli local plan
(e)	Buderim local plan, including:-
	(i) Precinct BUD LPP-1 (Gloucester Road South)
(f)	Caloundra local plan, including:-
	(i) Precinct CAL LPP-1 (Bulcock Street)
	(ii) Precinct CAL LPP-2 (Ormuz Avenue)
	(iii) Precinct CAL LPP-3 (Bowman Road/Oval Avenue)
	(iv) Precinct CAL LPP-4 (Moffat Beach/Shelly Beach)
	(v) Precinct CAL LPP-5 (Events Centre Hospitality Area)
	(vi) Precinct CAL LPP-6 (Bulcock Street Hospitality Area)
	(vii) Precinct CAL LPP-7 (Bulcock Beach Hospitality Area)
	(viii) Precinct CAL LPP-8 (Kings Beach Hospitality Area)
	(ix) Precinct CAL LPP-9 (Omrah Avenue)
	(x) Precinct CAL LPP-10 (Caloundra Aerodrome)
(g)	Caloundra West local plan, including:-
	(i) Precinct CAW LPP-1 (Homestead Drive)
(h)	Coolum local plan, including:-
	(i) Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences)
(i)	Eudlo local plan
(j)	Eumundi local plan, including:-
	(i) Precinct EUM LPP-1 (Eumundi Butter Factory)
(k)	Forest Glen / Kunda Park / Tanawha local plan
(l)	Glass House Mountains local plan
(m)	Golden Beach / Pelican Waters local plan
(n)	Kawana Waters local plan, including:-
	(i) Precinct KAW LPP-1 (South of Point Cartwright Drive)
	(ii) Precinct KAW LPP-2 (North of Point Cartwright Drive)
	(iii) Precinct KAW LPP-3 (Nicklin Way North Minyama)
	(iv) Precinct KAW LPP-4 (Buddina Urban Village)
	(v) Precinct KAW LPP-5 (Nicklin Way Warana)
	(vi) Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)
(o)	Kenilworth local plan
(p)	Landsborough local plan, including:-
	(i) Precinct LAN LPP-1 (Landsborough Town West)
	(ii) Precinct LAN LPP-2 (Landsborough Town East)
(q)	Maleny local plan, including:-
	(i) Precinct MAL LPP-1 (Maleny Community Precinct)
	(ii) Precinct MAL LPP-2 (Maleny West)
	(iii) Precinct MAL LPP-3 (Walkers Creek)
	(iv) Precinct MAP LPP-4 (Maleny North)
(r)	Maroochy North Shore local plan, including:-
	(i) Precinct MNS LPP-1 (Sunshine Coast Airport)
	(ii) Precinct MNS LPP-2 (Town of Seaside)
	(iii) Precinct MNS LPP-3 (Marcoola Tourist Accommodation)
(s)	Maroochydhore / Kuluin local plan, including:-
	(i) Precinct MAR LPP-1 (Evans Street)
	(ii) Precinct MAR LPP-2 (Wharf Street)
	(iii) Precinct MAR LPP-3 (Maud Street/Sugar Road)

Local plans and local plan precincts	
(t)	Mooloolaba / Alexandra Headland local plan, including:-
(i)	Precinct MAH LPP-1 (Mooloolaba Hospitality Area)
(ii)	Precinct MAH LPP-2 (Mooloolaba Spit Government Uses)
(iii)	Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)
(u)	Mooloolah local plan
(v)	Nambour local plan, including:-
(i)	Precinct NAM LPP-1 (Nambour Hospitality Area)
(ii)	Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)
(iii)	Precinct NAM LPP-3 (Town Centre Frame)
(iv)	Precinct NAM LPP-4 (Nambour Health Hub)
(w)	Palmwoods local plan
(x)	Peregian South local plan
(y)	Sippy Downs local plan, including:-
(i)	Precinct SID LPP-1 (Sippy Downs Town Centre)
(z)	Woombye local plan
(aa)	Yandina local plan

(viii) the overlays specified in **Table 1.2.3 (Overlays)** below (Part 8);

Table 1.2.3 Overlays

Overlays	
(a)	Acid sulfate soils overlay
(b)	Airport environs overlay
(c)	Biodiversity, waterways and wetlands overlay
(d)	Bushfire hazard overlay
(e)	Coastal protection overlay
(f)	Extractive resources overlay
(g)	Flood hazard overlay
(h)	Height of buildings and structures overlay
(i)	Heritage and character areas overlay
(j)	Landslide hazard and steep land overlay
(k)	Regional infrastructure overlay
(l)	Scenic amenity overlay
(m)	Water resource catchments overlay

(ix) the development codes specified in **Table 1.2.4 (Development codes)** below (Part 9);

Table 1.2.4 Development codes

Development codes	
Statewide codes	
(a)	Community residence code
(b)	Forestry for wood production code
(c)	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Use codes	
(d)	Business uses and centre design code
(e)	Caretaker's accommodation code
(f)	Child care centre code
(g)	Community activities code
(h)	Dual occupancy code
(i)	Dwelling house code
(j)	Extractive industry code

Development codes	
(k)	Home based business code
(l)	Industry uses code
(m)	Market code
(n)	Multi-unit residential uses code
(o)	Nature and rural based tourism code
(p)	Relocatable home park and tourist park code
(q)	Residential care facility and retirement facility code
(r)	Rural industries code
(s)	Rural uses code
(t)	Sales office code
(u)	Service station code
(v)	Sport and recreation uses code
(w)	Telecommunications facility code
(x)	Utility code
Other development codes	
(y)	Advertising devices code
(z)	Landscape code
(aa)	Nuisance code
(bb)	Reconfiguring a lot code
(cc)	Safety and security code
(dd)	Stormwater management code
(ee)	Sustainable design code
(ff)	Transport and parking code
(gg)	Vegetation management code
(hh)	Waste management code
(ii)	Works, services and infrastructure code

- (x) structure plans for the Maroochydore and Palmview declared master plan areas specified on **Map SCC1 (Local government planning scheme area and context)** (Part 10);
- (xi) schedules and appendices;
- (xii) the planning scheme policies specified in **Table 1.2.5 (Planning scheme policies)** below which support the planning scheme (Schedule 6);

Table 1.2.5 Planning scheme policies

Planning scheme policies	
Planning scheme policies relating to Part 7 (Local plans)	
(a)	Planning scheme policy for Landsborough (urban design guidelines)
(b)	Planning scheme policy for Sippy Downs Town Centre
Planning scheme policies relating to Part 8 (Overlays)	
(c)	Planning scheme policy for the acid sulfate soils overlay code
(d)	Planning scheme policy for the airport environs overlay code
(e)	Planning scheme policy for the biodiversity, waterways and wetlands overlay code
(f)	Planning scheme policy for the bushfire hazard overlay code
(g)	Planning scheme policy for the extractive resources overlay code
(h)	Planning scheme policy for the flood hazard overlay code
(i)	Planning scheme policy for the heritage and character areas overlay code
(j)	Planning scheme policy for the landslide hazard and steep land overlay code
(k)	Planning scheme policy for the scenic amenity overlay code
Planning scheme policies relating to Part 9 (Development codes)	
(l)	Planning scheme policy for the utility code

Planning scheme policies	
(m)	Planning scheme policy for development works
(n)	Planning scheme policy for the nuisance code
(o)	Planning scheme policy for the reconfiguring a lot code
(p)	Planning scheme policy for the transport and parking code
(q)	Planning scheme policy for the waste management code
Planning scheme policies relating to Part 10 (Other plans)	
(r)	Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan
(s)	Planning scheme policy for Palmview Structure Plan
Other planning scheme policies	
(t)	Planning scheme policy for biodiversity offsets
(u)	Planning scheme policy for information that local government may require
(v)	Planning scheme policy for performance bonds

- (b) that part of the planning scheme area within *Development Control Plan 1 Kawana Waters* which is the subject of the *Kawana Waters Development Agreement* as shown on **Map SCC1 (Local government planning scheme area and context)**, incorporates *Development Control Plan 1 Kawana Waters*¹.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:-
- the Act; or
 - the *Planning Regulation 2017* (the Regulation), other than the regulated requirements; or
 - the definitions in **Schedule 1 (Definitions)** of the planning scheme, unless the term is separately defined in another part of the planning scheme where the term is used; or
- Editor's note—for example Part 10 (Other plans) includes definitions for terms specific to the structure plans for Maroochydore Principal Activity Centre and Palmview declared master plan areas.
- the *Acts Interpretation Act 1954*; or
 - the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the planning scheme, another part of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list prevails.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—terms defined in **Schedule 1 (Definitions)** appear in *italicised* text throughout the planning scheme, other than in **Part 10 (Other Plans)** and **Schedule 6 (Planning Scheme Policies)**.

Editor's note—the regulated requirements do not apply to this planning scheme.

¹ Editor's note—section 316 (Development control plans) of the Act provides that section 86(4) (Planning schemes for particular local governments) and section 857 (Development control plans under repealed LGP&E Act) of the SP Act continue to apply to the extent necessary to administer *Development Control Plan 1 Kawana Waters*.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title "note" and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

Editor's note—this is an example of an editor's note.

Footnote—this is an example of a footnote.

1.3.3 Punctuation

- (1) A word followed by “;” or alternatively “; and” is considered to be “and”; and
- (2) A word followed by “; or” means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, *waterway* or reclaimed land in the planning scheme area:-
 - (a) if adjoined on both sides by land in the same zone – the road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land; or
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
 - (c) if the road, closed road, *waterway* or reclaimed land is adjoined on one side only by land in a zone – the entire road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land; or
 - (d) if the road, closed road, *waterway* or reclaimed land is covered by a zone then that zone applies.

1.4 Categories of development

- (1) The categories of development under the Act are:-

- (a) accepted development;

Editor's note—a development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 8 of the Regulation also prescribes accepted development.

- (b) assessable development requiring either:-

- (i) code assessment; or
- (ii) impact assessment;

Editor's note—a development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.3 (High density residential zone)** and **Table 5.5.16 (Community facilities zone)** and. This table must be read in conjunction with **Table 5.5.3** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shop	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 3 (MOOLOOLABA HEART STREET ACTIVATION)		
Business activities		
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> ;	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use building</i> .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) located at the ground storey of a <i>mixed use building</i> ; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> High density residential zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

5.9.10 Nambour local plan

Table 5.9.10 Nambour local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.6 (Major centre zone)** and **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.6** and **Table 5.5.8**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MAJOR CENTRE ZONE – PRECINCT NAM LPP - 3 (TOWN CENTRE FRAME)		
Business activities		
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Hotel</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Shop</i>	Code assessment if occupying not more than 200m ² of <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Showroom</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Business uses and centre design code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Industrial activities		
<i>Low impact industry</i>	Accepted development if:- (a) in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Industry uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
<i>Major sport, recreation and entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Contents of Part 7

Part 7	Local Plans	7-1
7.1	Preliminary	7-1
7.2	Local plan codes.....	7-4
7.2.1	Beerburrum local plan code.....	7-4
	7.2.1.1 Application.....	7-4
	7.2.1.2 Context and setting	7-4
	7.2.1.3 Purpose and overall outcomes.....	7-5
	7.2.1.4 Performance outcomes and acceptable outcomes	7-5
7.2.2	Beerwah local plan code	7-10
	7.2.2.1 Application.....	7-10
	7.2.2.2 Context and setting	7-10
	7.2.2.3 Purpose and overall outcomes.....	7-11
	7.2.2.4 Performance outcomes and acceptable outcomes	7-12
7.2.3	Blackall Range local plan code.....	7-19
	7.2.3.1 Application.....	7-19
	7.2.3.2 Context and setting	7-19
	7.2.3.3 Purpose and overall outcomes.....	7-20
	7.2.3.4 Performance outcomes and acceptable outcomes	7-21
7.2.4	Bli Bli local plan code	7-32
	7.2.4.1 Application.....	7-32
	7.2.4.2 Context and setting	7-32
	7.2.4.3 Purpose and overall outcomes.....	7-33
	7.2.4.4 Performance outcomes and acceptable outcomes	7-33
7.2.5	Buderim local plan code.....	7-39
	7.2.5.1 Application.....	7-39
	7.2.5.2 Context and setting	7-39
	7.2.5.3 Purpose and overall outcomes.....	7-40
	7.2.5.4 Performance outcomes and acceptable outcomes	7-41
7.2.6	Caloundra local plan code	7-46
	7.2.6.1 Application.....	7-46
	7.2.6.2 Context and setting	7-46
	7.2.6.3 Purpose and overall outcomes.....	7-47
	7.2.6.4 Performance outcomes and acceptable outcomes	7-50
7.2.7	Caloundra West local plan code	7-69
	7.2.7.1 Application.....	7-69
	7.2.7.2 Context and setting	7-69
	7.2.7.3 Purpose and overall outcomes.....	7-70
	7.2.7.4 Performance outcomes and acceptable outcomes	7-71
7.2.8	Coolum local plan code.....	7-81
	7.2.8.1 Application.....	7-81
	7.2.8.2 Context and setting	7-81
	7.2.8.3 Purpose and overall outcomes.....	7-82
	7.2.8.4 Performance outcomes and acceptable outcomes	7-83
7.2.9	Eudlo local plan code	7-90
	7.2.9.1 Application.....	7-90
	7.2.9.2 Context and setting	7-90
	7.2.9.3 Purpose and overall outcomes.....	7-91
	7.2.9.4 Performance outcomes and acceptable outcomes	7-91
7.2.10	Eumundi local plan code.....	7-96
	7.2.10.1 Application.....	7-96
	7.2.10.2 Context and setting	7-96
	7.2.10.3 Purpose and overall outcomes.....	7-97
	7.2.10.4 Performance outcomes and acceptable outcomes	7-98
7.2.11	Forest Glen/Kunda Park/Tanawha local plan code	7-104
	7.2.11.1 Application.....	7-104
	7.2.11.2 Context and setting	7-104

7.2.11.3	Purpose and overall outcomes	7-105
7.2.11.4	Performance outcomes and acceptable outcomes	7-106
7.2.12	Glass House Mountains local plan code.....	7-113
7.2.12.1	Application.....	7-113
7.2.12.2	Context and setting	7-113
7.2.12.3	Purpose and overall outcomes.....	7-114
7.2.12.4	Performance outcomes and acceptable outcomes	7-115
7.2.13	Golden Beach/Pelican Waters local plan code.....	7-121
7.2.13.1	Application.....	7-121
7.2.13.2	Context and setting	7-121
7.2.13.3	Purpose and overall outcomes.....	7-122
7.2.13.4	Performance outcomes and acceptable outcomes	7-123
7.2.14	Kawana Waters local plan code.....	7-133
7.2.14.1	Application.....	7-133
7.2.14.2	Context and setting	7-133
7.2.14.3	Purpose and overall outcomes.....	7-134
7.2.14.4	Performance outcomes and acceptable outcomes	7-136
7.2.15	Kenilworth local plan code.....	7-149
7.2.15.1	Application.....	7-149
7.2.15.2	Context and setting	7-149
7.2.15.3	Purpose and overall outcomes.....	7-150
7.2.15.4	Performance outcomes and acceptable outcomes	7-151
7.2.16	Landsborough local plan code	7-155
7.2.16.1	Application.....	7-155
7.2.16.2	Context and setting	7-155
7.2.16.3	Purpose and overall outcomes.....	7-156
7.2.16.4	Performance outcomes and acceptable outcomes	7-157
7.2.17	Maleny local plan code	7-167
7.2.17.1	Application.....	7-167
7.2.17.2	Context and setting	7-167
7.2.17.3	Purpose and overall outcomes.....	7-168
7.2.17.4	Performance outcomes and acceptable outcomes	7-169
7.2.18	Maroochy North Shore local plan code.....	7-177
7.2.18.1	Application.....	7-177
7.2.18.2	Context and setting	7-177
7.2.18.3	Purpose and overall outcomes.....	7-178
7.2.18.4	Performance outcomes and acceptable outcomes	7-179
7.2.19	Maroochydoore/Kuluin local plan code	7-186
7.2.19.1	Application.....	7-186
7.2.19.2	Context and setting	7-186
7.2.19.3	Purpose and overall outcomes.....	7-187
7.2.19.4	Performance outcomes and acceptable outcomes	7-188
7.2.20	Mooloolaba/Alexandra Headland local plan code.....	7-195
7.2.20.1	Application.....	7-195
7.2.20.2	Context and setting	7-195
7.2.20.3	Purpose and overall outcomes.....	7-196
7.2.20.4	Performance outcomes and acceptable outcomes	7-198
7.2.21	Mooloolah local plan code	7-210
7.2.21.1	Application.....	7-210
7.2.21.2	Context and setting	7-210
7.2.21.3	Purpose and overall outcomes.....	7-211
7.2.21.4	Performance outcomes and acceptable outcomes	7-212
7.2.22	Nambour local plan code	7-218
7.2.22.1	Application.....	7-218
7.2.22.2	Context and setting	7-218
7.2.22.3	Purpose and overall outcomes.....	7-219
7.2.22.4	Performance outcomes and acceptable outcomes	7-221
7.2.23	Palmwoods local plan code	7-234
7.2.23.1	Application.....	7-234
7.2.23.2	Context and setting	7-234

7.2.23.3	Purpose and overall outcomes	7-235
7.2.23.4	Performance outcomes and acceptable outcomes	7-236
7.2.24	Peregian South local plan code	7-246
7.2.24.1	Application.....	7-246
7.2.24.2	Context and setting	7-246
7.2.24.3	Purpose and overall outcomes.....	7-246
7.2.24.4	Performance outcomes and acceptable outcomes	7-247
7.2.25	Sippy Downs local plan code.....	7-253
7.2.25.1	Application.....	7-253
7.2.25.2	Context and setting	7-253
7.2.25.3	Purpose and overall outcomes.....	7-254
7.2.25.4	Performance outcomes and acceptable outcomes	7-257
7.2.26	Woombye local plan code	7-288
7.2.26.1	Application.....	7-288
7.2.26.2	Context and setting	7-288
7.2.26.3	Purpose and overall outcomes.....	7-288
7.2.26.4	Performance outcomes and acceptable outcomes	7-290
7.2.27	Yandina local plan code	7-295
7.2.27.1	Application.....	7-295
7.2.27.2	Context and setting	7-295
7.2.27.3	Purpose and overall outcomes.....	7-296
7.2.27.4	Performance outcomes and acceptable outcomes	7-297

Figures in Part 7

Figure 7.2.1A	Beerburrum local plan elements	7-9
Figure 7.2.2A	Beerwah local plan elements	7-18
Figure 7.2.3A	Blackall Range local plan elements	7-27
Figure 7.2.3B	Places of high community value	7-28
Figure 7.2.3C	Typical Queensland vernacular roof designs	7-28
Figure 7.2.3D	Buildings of consistent height and bulk as to achieve a human scale.....	7-28
Figure 7.2.3E	Use of vegetation to break up large building masses	7-29
Figure 7.2.3F	Use of street trees and site frontage landscaping.....	7-29
Figure 7.2.3G	Siting of built elements.....	7-29
Figure 7.2.3H	Embellishments – use of components which create a distinctive character.....	7-30
Figure 7.2.3I	Awnings and parapets	7-30
Figure 7.2.3J	Appropriate detailing	7-30
Figure 7.2.3K	Sensitive signage.....	7-31
Figure 7.2.3L	Hard Landscape components	7-31
Figure 7.2.3M	Landscaping	7-31
Figure 7.2.4A	Bli Bli local plan elements	7-38
Figure 7.2.5A	Buderim local plan elements.....	7-45
Figure 7.2.6A	Caloundra local plan elements.....	7-67
Figure 7.2.6B	Kings Beach Tavern preferred design treatment	7-68
Figure 7.2.7A	Caloundra West local plan elements.....	7-80
Figure 7.2.8A	Coolum local plan elements.....	7-89
Figure 7.2.9A	Eudlo local plan elements.....	7-95
Figure 7.2.10A	Eumundi local plan elements.....	7-103
Figure 7.2.11A	Forest Glen/Kunda Park/Tanawha local plan elements	7-112
Figure 7.2.12A	Glass House Mountains local plan elements	7-120
Figure 7.2.13A	Golden Beach/Pelican Waters local plan elements	7-132
Figure 7.2.14A	Kawana Waters local plan elements.....	7-148
Figure 7.2.15A	Kenilworth local plan elements	7-154
Figure 7.2.16A	Landsborough local plan elements	7-164
Figure 7.2.16B	Design principles for development fronting the northern side of Caloundra Street	7-165
Figure 7.2.16C	Design principles for development in Landsborough’s Local centre zone	7-165
Figure 7.2.16D	Design principles for development in Landsborough’s Medium impact industry zone.....	7-166
Figure 7.2.16E	Design principles for development in Landsborough’s Medium density residential zone.....	7-166
Figure 7.2.17A	Maleny local plan elements.....	7-176
Figure 7.2.18A	Maroochy North Shore local plan elements	7-185
Figure 7.2.19A	Maroochydore/Kuluin local plan elements	7-194
Figure 7.2.20A	Mooloolaba/Alexandra Headland local plan elements	7-208
Figure 7.2.20B	Brisbane Road upgrade.....	7-209
Figure 7.2.21A	Mooloolah local plan elements.....	7-217
Figure 7.2.22A	Nambour local plan elements	7-232
Figure 7.2.22B	Typical vertical proportions along part of Currie Street	7-233
Figure 7.2.22C	Articulated and ‘fine grain’ skyline.....	7-233
Figure 7.2.23A	Palmwoods local plan elements.....	7-245
Figure 7.2.24A	Peregian South local plan elements	7-252
Figure 7.2.25A	Sippy Downs local plan elements	7-283
Figure 7.2.25B	Sippy Downs Town Centre Master Plan	7-284
Figure 7.2.25C	Sippy Downs Town Centre Core Plan	7-285
Figure 7.2.25D	Sippy Downs Town Centre Road / Street Designations.....	7-286
Figure 7.2.25E	Sippy Downs Town Centre Building Heights.....	7-286
Figure 7.2.25F	Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages	7-287
Figure 7.2.26A	Woombye local plan elements	7-294
Figure 7.2.27A	Yandina local plan elements	7-304

Tables in Part 7

Table 7.2.1.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-5
Table 7.2.2.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-12
Table 7.2.3.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-21
Table 7.2.4.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-33
Table 7.2.5.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-41
Table 7.2.6.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-50
Table 7.2.7.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-71
Table 7.2.8.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-83
Table 7.2.9.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-91
Table 7.2.10.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-98
Table 7.2.11.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-106
Table 7.2.12.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-115
Table 7.2.13.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-123
Table 7.2.14.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-136
Table 7.2.14.4.2	Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone	7-146
Table 7.2.15.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-151
Table 7.2.16.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-157
Table 7.2.17.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-169
Table 7.2.18.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-179
Table 7.2.19.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-188
Table 7.2.20.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-198
Table 7.2.21.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-212
Table 7.2.22.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-221
Table 7.2.22.4.2	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-230
Table 7.2.22.4.3	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone.....	7-231
Table 7.2.23.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-236
Table 7.2.24.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-247
Table 7.2.25.4.1	Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally	7-257
Table 7.2.25.4.2	Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)	7-262
Table 7.2.25.4.3	Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-280
Table 7.2.26.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-290
Table 7.2.27.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-297

Part 7 Local Plans

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local level and provide more detailed planning for the zones.
- (2) Local plan areas are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and categories of assessment for development in a local plan are in **Part 5 (Tables of Assessment)**.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code includes the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Beerburrum local plan code;
 - (b) Beerwah local plan code;
 - (c) Blackall Range local plan code;
 - (d) Bli Bli local plan code;
 - (e) Buderim local plan code, including:-
 - (i) Precinct BUD LPP-1 (Gloucester Road South);
 - (f) Caloundra local plan code, including:-
 - (i) Precinct CAL LPP-1 (Bulcock Street);
 - (ii) Precinct CAL LPP-2 (Ormuz Avenue);
 - (iii) Precinct CAL LPP-3 (Bowman Road/Oval Avenue);
 - (iv) Precinct CAL LPP-4 (Moffat Beach/Shelly Beach);
 - (v) Precinct CAL LPP-5 (Events Centre Hospitality Area);
 - (vi) Precinct CAL LPP-6 (Bulcock Street Hospitality Area);
 - (vii) Precinct CAL LPP-7 (Bulcock Beach Hospitality Area);
 - (viii) Precinct CAL LPP-8 (Kings Beach Hospitality Area);
 - (ix) Precinct CAL LPP-9 (Omrah Avenue);
 - (x) Precinct CAL LPP-10 (Caloundra Aerodrome);
 - (g) Caloundra West local plan code, including:-
 - (i) Precinct CAW LPP-1 (Homestead Drive);
 - (h) Coolool local plan code, including:-
 - (i) Precinct COL LPP-1 (Palmer Coolool Resort and The Coolool Residences);
 - (i) Eudlo local plan code;

- (j) Eumundi local plan code, including:-
 - (i) Precinct EUM LPP-1 (Eumundi Butter Factory);
- (k) Forest Glen/Kunda Park/Tanawha local plan code;
- (l) Glass House Mountains local plan code;
- (m) Golden Beach/Pelican Waters local plan code;
- (n) Kawana Waters local plan code, including:-
 - (i) Precinct KAW LPP-1 (South of Point Cartwright Drive);
 - (ii) Precinct KAW LPP-2 (North of Point Cartwright Drive);
 - (iii) Precinct KAW LPP-3 (Nicklin Way North Minyama);
 - (iv) Precinct KAW LPP-4 (Buddina Urban Village), including:
 - (A) Sub-precinct KAW LPSP-4a (Urban Village Residential);
 - (B) Sub-precinct KAW LPSP-4b (Bermagui Crescent/Iluka Avenue);
 - (C) Sub-precinct KAW LPSP-4c (Pacific Boulevard);
 - (v) Precinct KAW LPP-5 (Nicklin Way Warana);
 - (vi) Precinct KAW LPP-6 (Regatta Boulevard Wurtulla);
- (o) Kenilworth local plan code;
- (p) Landsborough local plan code, including:-
 - (i) Precinct LAN LPP-1 (Landsborough Town West);
 - (ii) Precinct LAN LPP-2 (Landsborough Town East);
- (q) Maleny local plan code, including:-
 - (i) Precinct MAL LPP-1 (Maleny Community Precinct);
 - (ii) Precinct MAL LPP-2 (Maleny West);
 - (iii) Precinct MAL LPP-3 (Walkers Creek);
 - (iv) Precinct MAL LPP-4 (Maleny North);
- (r) Maroochy North Shore local plan code, including:-
 - (i) Precinct MNS LPP-1 (Sunshine Coast Airport);
 - (ii) Precinct MNS LPP-2 (Town of Seaside);
 - (iii) Precinct MNS LPP-3 (Marcoola Tourist Accommodation);
- (s) Maroochydhore/Kuluin local plan code, including:-
 - (i) Precinct MAR LPP-1 (Evans Street);
 - (ii) Precinct MAR LPP-2 (Wharf Street);
 - (iii) Precinct MAR LPP-3 (Maud Street/Sugar Road);
- (t) Mooloolaba/Alexandra Headland local plan code, including:-
 - (i) Precinct MAH LPP-1 (Mooloolaba Hospitality Area);
 - (ii) Precinct MAH LPP-2 (Mooloolaba Spit Government Uses);
 - (iii) Precinct MAH LPP-3 (Mooloolaba Heart Street Activation);
- (u) Mooloolah local plan code;
- (v) Nambour local plan code, including:-
 - (i) Precinct NAM LPP-1 (Nambour Hospitality Area);
 - (ii) Precinct NAM LPP-2 (Former Mill Site and Hospitality Area);
 - (iii) Precinct NAM LPP-3 (Town Centre Frame);
 - (iv) Precinct NAM LPP-4 (Nambour Health Hub);
- (w) Palmwoods local plan code;
- (x) Peregian South local plan code;

- (y) Sippy Downs local plan code, including:-
 - (i) Precinct SID LPP-1 (Sippy Downs Town Centre), including:-
 - (A) Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core);
 - (B) Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct);
 - (C) Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood);
- (z) Woombye local plan code; and
- (aa) Yandina local plan code.

7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolaba/Alexandra Headland local plan area as shown on Map ZM34 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolaba/Alexandra Headland local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.20.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)**.

7.2.20.2 Context and setting

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

The Mooloolaba/Alexandra Headland local plan area is located centrally in the eastern part of the Sunshine Coast to the south of Maroochydore and includes the coastal area from Alexandra Headland to Mooloolaba extending west to the Sunshine Motorway. The local plan area takes in a diverse range of land uses including tourist accommodation and associated services and events, business centres, marine industries, a variety of residential areas, as well as a range of community and sport and recreation uses. The local plan area has a land area of approximately 536 hectares.

The Mooloolaba/Alexandra Headland local plan area is a renowned and popular tourist destination and is characterised by its frontage to a spectacular natural coastline, which includes Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit and the Mooloolah River. Extensive foreshore parklands include surf lifesaving clubs, playgrounds, barbeque facilities, tourist parks and the Coastal Path. Impressive water views are available from foreshore areas and particularly from Alexandra Headland.

Business and commercial uses are concentrated in the Mooloolaba District Centre focussed on Brisbane Road and Walan Street. This area provides a range of retail, business and entertainment venues at the main entry road into Mooloolaba. A range of local businesses extend along the southern part of Brisbane Road, providing local convenience shopping and business activities for the surrounding residential community.

The beachfront areas are characterised by medium rise residential development catering for visitor and permanent accommodation. These uses are supported by small scale boutique shopping, cafes, restaurants and tourist and entertainment facilities located at key nodes along Alexandra Parade and Mooloolaba Esplanade and at Underwater World/Mooloolaba Wharf. Other low to medium rise multiple dwellings are located around the activity centres. Traditional low rise residential areas are located on the slopes to the west of Alexandra Headland and around Mooloolaba Waters.

The Mooloolaba marina, boat ramp and Yacht Club are popular recreational boating facilities within the local plan area. The Mooloolaba State Boat Harbour caters for commercial fishing operations and associated marine industries, including seafood retail and wholesale operations. Community services such as Air Sea Rescue and the Coast Guard also operate in the Mooloolaba State Boat Harbour.

Pedestrian and cycle pathways are located along the foreshore and along major roads. The CoastConnect Priority Public Transport Corridor is intended to travel along Brisbane Road, Walan Street, Mooloolaba Esplanade and Alexandra Parade providing opportunities for transit oriented redevelopment. Alexandra Parade, Brisbane Road and Buderim Avenue provide the major road links into the local plan area.

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

7.2.20.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
 - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
 - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park, character *vegetation* along the foreshore and views either to or from important landscape features.
 - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
 - (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
 - (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
 - (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street *frontages* and improved public spaces.
 - (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area, a new road link between Smith Street and Brisbane Road to improve accessibility, and a well-designed and integrated public carpark.
 - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
 - (j) Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including *food and drink outlets, function facilities, bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere.
 - (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness

of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and entertainment destination, whilst maintaining the operation of the marina and protecting the amenity of surrounding residences. Development provides for Hancock Street to be enhanced with streetscaping, landscaping and public art to create an improved entrance from River Esplanade into the *site*, and includes an accessible, safe and integrated public parking facility.

- (l) Redevelopment of Key Site 2 (Underwater World/Mooloolaba Wharf) provides for a pedestrian friendly, activated village square or plaza which links to the Mooloolaba Town Park and provides improved pedestrian and visual connections through to the Mooloolah River.
- (m) Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) provides for an integrated, high quality *mixed use development* which incorporates facilities capable of attracting and accommodating a five-star international standard accommodation hotel and reinforces the role of Mooloolaba as a premier tourist destination and visitor accommodation area. Development provides for exemplar architecture, streetscape and landscape design, through a sub-tropical design response that recognises the beachfront and landmark nature of the *site*.
- (n) Development in the Local centre zone along Brisbane Road functions as a local (not full service) activity centre servicing the local convenience needs of nearby residents and visitors. Development in this area supports the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local area and contributes to the establishment of a vibrant centre and entry boulevard to Mooloolaba.
- (o) Development in the Low density residential zone maintains the traditional beachside residential character of these parts of local plan area.
- (p) Development in the Medium density residential zone in Alexandra Headland respects the existing topography and contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (q) Development in the Waterfront and marine industry zone provides for the continued operation of Mooloolaba State Boat Harbour and associated industries and small-scale complementary business uses, to support the ongoing viability of the commercial fishing operations at Mooloolaba.
- (r) The existing *tourist park* sites located on Mooloolaba Esplanade and Parkyn Parade are maintained or redeveloped as *tourist parks* to provide short term, affordable visitor accommodation to complement Mooloolaba's role as a tourism focus area.
- (s) The State government uses at Mooloolaba Spit are rationalised and provide for low key government functions which are dependent on water access, with a limited number of small scale business uses which contribute to the activation of the area and the attractiveness and safety of Mooloolaba Spit as well as improved access to adjoining parkland.
- (t) Development in the Sport and recreation zone at the Yacht Club and boat ramp contributes to tourism opportunities in Mooloolaba by providing for enhanced recreational boating opportunities and associated business uses and improving public access between Parkyn Parade and the Mooloolah River.
- (u) Development provides strong pedestrian and visual links to the coastal foreshore and Mooloolah River including through block pedestrian connections, and facilitates safe and convenient pedestrian and cycle connections to and between other key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River north along the full length of the local plan area.
- (v) Development adjacent to the CoastConnect Priority Public Transport Corridor is for transit oriented development which is fully integrated with the corridor, in particular through the protection and provision of land required for major *infrastructure* in the corridor and the provision of works to minimise vehicle *access points* to roads in the corridor.
- (w) Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba, provides for a future road link between Muraban Street and Naroo Court to improve local connectivity.

7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Mooloolaba/Alexandra Headland Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Mooloolaba and Alexandra Headland in terms of form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the beachside character of, Mooloolaba and Alexandra Headland, including boulevard treatments along Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade.	AO2.1	Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides landscaping, public art and public space improvements; (b) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, Mooloolaba and Alexandra Headland, and emphasise corner locations; and (c) incorporates design elements such as varied roof forms, changes in materials, and variations of projected and recessed elements and facades.
		AO2.2	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. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.

Performance Outcomes		Acceptable Outcomes	
PO3	Development provides for the retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland.	AO3	Development on sites fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views to and from important landmark sites and landscape features including Alexandra Headland Beach, Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit, Point Cartwright, the Pacific Ocean and elevated parts of the local plan area including where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
PO4	Development protects and enhances the major open space links and scenic qualities offered by the foreshore park and reserve system, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park and the character <i>vegetation</i> along the foreshore area.	AO4.1 AO4.2	Development protects and enhances the greenspace links identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) . Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River. 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.
PO5	Development is fully integrated with the CoastConnect Priority Public Transport Corridor, including through the protection and provision of the land required for the major <i>infrastructure</i> corridor that is located on the premises and the provision of works to minimise vehicular <i>access</i> points to roads in the corridor.	AO5.1 AO5.2	Development on sites identified on Figure 7.2.20B (Brisbane Road upgrade) as subject to road widening provides for:- (a) development to be sufficiently set back to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast; and (b) land to be provided as required to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast. Development provides for integrated vehicular <i>access</i> which minimises the number of <i>access</i> points to Brisbane Road, Mooloolaba Esplanade, Alexandra Parade, Hancock Street, Walan Street and Venning Street in the CoastConnect Priority Public Transport Corridor.
PO6	Development improves pedestrian accessibility by providing through block linkages as shown on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO6	No acceptable outcome provided.
Development in the District Centre Zone Generally			
PO7	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where

Performance Outcomes		Acceptable Outcomes	
	<p>coastal built form and <i>streetscape</i>;</p> <p>(b) provides for any new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and;</p> <p>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) provides for any residential uses to be effectively integrated with business uses;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</p> <p>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
PO8	Development in the District centre zone provides functional and integrated car parking and vehicular access, which rationalises the number of access points to Brisbane Road.	AO8	Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.
Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)			
PO9	<p>Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the <i>site</i>;</p> <p>(c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and</p> <p>(d) effectively integrates with visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.</p>	AO9	No acceptable outcome provided.
PO10	Development in the District centre zone on Key Site 1 (Brisbane Road	AO10.1	Development provides for a new road link between Smith Street and Brisbane

Performance Outcomes		Acceptable Outcomes	
	<p>Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) improves pedestrian and vehicular accessibility between Smith Street and Brisbane Road as an extension of Muraban Street; and</p> <p>(b) provides for well designed, accessible and integrated public car parking.</p>	<p>AO10.2</p> <p>AO10.3</p>	<p>Road to improve accessibility as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides through block pedestrian linkages through the <i>site</i>.</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
PO11	<p>Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements), where integrating a multi-storey public car parking facility, may:-</p> <p>(a) increase <i>site cover</i> to a maximum of 90% for that part of the building up to 4 <i>storeys</i> and a maximum of 65% for that part of the building exceeding 4 <i>storeys</i>; and</p> <p>(b) build to the <i>primary active street frontages</i> for that part of the building up to 4 <i>storeys</i>.</p>	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone Generally			
PO12	<p>Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the Mooloolaba/Alexandra Headland local plan area and support the role of the Mooloolaba Town Centre.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development in the Tourist accommodation zone:-</p> <p>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</p> <p>(b) provides a continuous pedestrian friendly facade;</p> <p>(c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>; and</p> <p>(d) provides functional and integrated parking and access arrangements that do not dominate the street.</p>	AO13.1	<p>Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a site having a <i>primary active street frontage</i> where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) is built to the front boundary;</p> <p>(b) provides a fine scale built form;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods;</p> <p>(e) 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;</p> <p>(f) ensures that signage is integrated with the building; and</p>

Performance Outcomes		Acceptable Outcomes	
		AO13.2	<p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p> <p>Development in the Tourist accommodation zone:-</p> <p>(a) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive;</p> <p>(b) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and</p> <p>(c) provides for vehicular <i>access</i> to be rationalised and minimises <i>access</i> across active street <i>frontages</i>.</p>
Development in the Tourist Accommodation Zone (Key Site 3 – Club Eatery)			
PO14	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i>; and</p> <p>(b) provides for exemplar architecture, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the beachfront and landmark nature of the <i>site</i>.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—a peer review will be required to demonstrate best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>	AO14	No acceptable outcome provided.
PO15	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) where incorporating a five-star international standard accommodation hotel component may provide for:-</p> <p>(a) a maximum <i>building height</i> to RL 50m AHD, as identified in Specific Site Note 1 on the applicable Height of Buildings and Structures Overlay Map; and</p>	AO15	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(b) a maximum <i>site cover</i> of 90% for that part of the building up to 2 <i>storeys</i> and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 <i>storeys</i>, provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 <i>storeys</i>.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> • exemplar architecture and landscape design (refer PO14); • over-sized guest rooms; • expansive lobby; • multiple restaurants; • conference facilities; • wide passageways; • high ceiling heights; • dedicated service lift; • housekeeping and linen store on every floor; • covered porte cochere capable of bus set down; and • publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool). <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining <i>site cover</i> for this performance outcome, <i>site cover</i> shall be determined based upon the floor plane of each level and not the aggregate of all levels, when viewed in plan view.</p>		
Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)			
PO16	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on Local Plan Map LPM34 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars and hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere.	AO16	No acceptable outcome provided.
Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO17	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified	AO17	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the site to be redeveloped as a high quality, integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade;</p> <p>(g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River;</p> <p>(h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and</p> <p>(i) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
PO18	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p>	AO18.1	<p>Development provides for vehicular site access which provides for:-</p> <p>(a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) improves vehicular accessibility into and through the site with primary access provided for from a road other than Parkyn Parade; (b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and (c) provides for well designed, accessible and integrated public car parking. 	<p>AO18.2</p> <p>AO18.3</p>	<p>Headland local plan elements);</p> <ul style="list-style-type: none"> (b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry boulevard; (c) improved secondary access from Parkyn Parade; and (d) improved facilities for tourist buses. <p>Development provides improved pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
Development in the Local Centre Zone (Brisbane Road)			
PO19	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and (b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area. 	AO19	No acceptable outcome provided.
PO20	<p>Development in the Local centre zone provides:-</p> <ul style="list-style-type: none"> (a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access that does not dominate the street. 	AO20	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements); (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reduces the dominance of signage elements, particularly along Brisbane Road; (d) has building openings overlooking the street; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides on-site car parking in

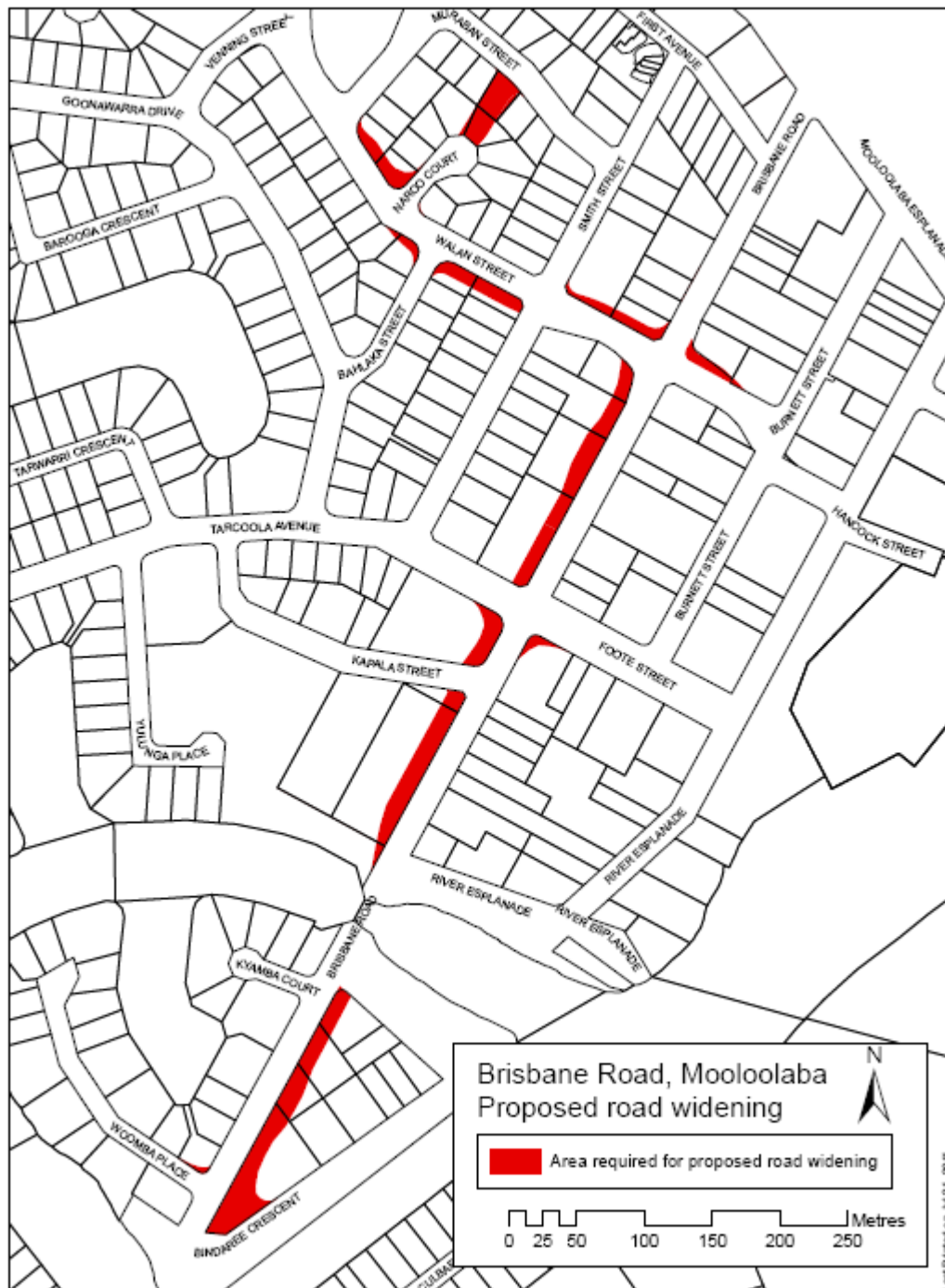
Performance Outcomes		Acceptable Outcomes	
			basements or at the rear or one side of the development, integrated with other vehicle movement areas.
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO21	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future road, pedestrian and cycle link between Muraban Street and Naroo Court as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to improve local connectivity.	AO21	No acceptable outcome provided.
Development in the High Density Residential Zone in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)			
PO22	Development in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation) identified on Local Plan Map LPM34 provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which:- (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO22	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO23	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	AO23	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO24	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of	AO24	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>this <i>frontage</i>;</p> <p>(e) provides required car parking on site;</p> <p>(f) contributes to streetscape improvements along Parkyn Parade; and</p> <p>(g) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO25	<p>Development in the Sport and recreation zone at The Yacht Club and boat ramp:-</p> <p>(a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated <i>ancillary</i> uses;</p> <p>(b) improves public access between Parkyn Parade and the Mooloolah River;</p> <p>(c) provides required car-parking on site;</p> <p>(d) contributes to streetscape improvements along Parkyn Parade; and</p> <p>(e) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>	AO25	No acceptable outcome provided.
Development in the Community Facilities Zone			
PO26	<p>Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i>.</p>	AO26	No acceptable outcome provided.
PO27	<p>Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on Local Plan Map LPM34 provides for:-</p> <p>(a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions;</p> <p>(b) building design which addresses the street and adjoining parkland;</p> <p>(c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and</p> <p>(d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.</p>	AO27	No acceptable outcome provided.

Figure 7.2.20A Mooloolaba/Alexandra Headland local plan elements

<Figure to be inserted>

Figure 7.2.20B Brisbane Road upgrade



7.2.21 Mooloolah local plan code

7.2.21.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolah local plan area as shown on Map ZM41 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolah local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.21.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.21.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.21A (Mooloolah local plan elements)**.

7.2.21.2 Context and setting

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

The Mooloolah local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Landsborough and Eudlo. The local plan area comprises the small rural town of Mooloolah and adjacent urban and rural residential areas. The local plan area has a land area of approximately 790 hectares.

The Mooloolah local plan area is framed to the west by the Blackall Range, to the south by the tall eucalypts of the Dularcha National Park, Mooloolah Forest Reserve and Tunnel Ridge and to the north by the Mooloolah Range. The local plan area is traversed by the Mooloolah River and South Mooloolah River and their tributaries and has a generally flat to gently undulating landform reflecting its location adjacent to the Mooloolah floodplain. Steeper parts are found on the edges of the local plan area where the land rises around the adjacent ranges.

The Mooloolah local plan area derives its character from its picturesque rural and natural landscape setting, village character and strong community feel. Mooloolah Connection Road provides a physical and visual gateway to the town, with a distinct sense of arrival provided by striking views to the Blackall Range, and the current railway crossing and traditional style pedestrian overpass. The town has a strong horse riding community with a pony club and riding school both located in close proximity to the town centre. Riders often travel through the town, adding to the rural character.

The Mooloolah Town Centre provides important commercial, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of the surrounding rural residential and rural communities. The town centre is currently divided into two parts by the North Coast Rail Line, with the western side of the rail line focussed on Bray Road and Jones Street, and the eastern side predominantly along Mooloolah Connection Road. The open level crossing provides good connectivity between the two sides of the town centre and functions as a gateway to the town.

Although the buildings in the centre are relatively new, they comprise characteristics of traditional rural towns, particularly on the western side of the railway. The town centre is complemented by the open space reserves of the Village Green and Martin Rungert Park. A number of community facilities are located within the local plan area including a local State primary school, community centre, public hall and recreation reserve (pony club). The Mooloolah railway shelter is of local heritage significance.

The local plan area consists of small residential lots focused on Jones Street and the northern side of Paget Street with the remaining residential areas of the town characterised by dwelling houses on larger sized lots.

The rural residential and rural lands surrounding the town are constrained by flooding, sloping topography and native vegetation which also contribute to the scenic amenity and character of the local plan area.

The North Coast Rail Line is planned to be subject to realignment and duplication. As part of the duplication, provision has been made for a potential road overpass and closure of the current open level crossing. Closure of the open level crossing will physically and visually segregate the town and has the potential to impact significantly on the character and functionality of the town centre. If this option is pursued, maintaining connectivity for pedestrians, cyclists and horse riders will be critical.

Mooloolah Road/Connection Road is the major road link within the local plan area. Other important local road links include Neil Road, Bray Road and King Road. Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.21.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolah local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolah local plan area.
- (2) The purpose of the Mooloolah local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolah remains a small rural town with an intimate rural character and identity, primarily servicing the local community and visitors to the area. Some expansion of local business, residential and rural residential uses is provided for.
 - (b) Urban and rural residential development within the Mooloolah local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Mooloolah, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key landscape, built form and natural environment elements that contribute to the setting, character and identity of the Mooloolah local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) The Mooloolah Town Centre functions as a local (full service) activity centre providing a range of convenience goods and services to residents of the local plan area and surrounding rural and rural residential areas and provides a focus for small scale retail, commercial and community activity.
 - (e) Whilst the retail and commercial functions of Mooloolah centre may expand and be enhanced, the town centre remains compact and focused on the western side of the railway, with any expansion limited to land included within the Local business zone. Residents of Mooloolah continue to rely upon larger centres such as Beerwah, Sippy Downs or Caloundra to fulfil higher order business and industry needs.
 - (f) The 'rural town' feel, traditional built form and *streetscape* character of the Mooloolah Town Centre is retained and reinforced with Bray Road, Jones Street and Mooloolah Road enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements and enhances the traditional *streetscape* and building form established on the western side of the railway line.
 - (g) Development in the Local centre zone on Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, provides for the establishment of a *hotel (tavern)* and *short-term accommodation*. Such development is configured, designed and operated in a manner which minimises impacts on local residential amenity and *adjoining premises*.
 - (h) Development is designed and sited to protect significant views from Mooloolah Connection Road and the Mooloolah Town Centre to the Blackall Range.
 - (i) Development in the Medium density residential zone provides for the establishment of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the Mooloolah local plan area, the scale and character of the *streetscape* and surrounding development.
 - (j) Development in the Low density residential zone and Rural residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees. Development is designed and sited to sensitively respond to the physical characteristics of the land including

flooding and slope constraints, and provides for the retention and enhancement of native *vegetation* and appropriate riparian buffers to the Mooloolah River, South Mooloolah River and tributaries. Where applicable, development provides for the effective treatment and disposal of effluent on-site.

- (k) *Home based business, bed and breakfast* accommodation and other complementary uses support local employment and take advantage of the comparatively large lot size and the town's picturesque rural and natural setting. These complementary uses are located and designed to protect the local environment and the amenity of surrounding areas.
- (l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (m) Development does not compromise or adversely impact upon the future provision or operation of the North Coast Rail Line realignment and duplication and preserves the option for an associated road overpass and pedestrian and cycle connections.

7.2.21.4 Performance outcomes and acceptable outcomes

Table 7.2.21.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Mooloolah Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that reflects and enhances the rural town character of Mooloolah in terms of form, composition and use of materials.	AO1.1	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.2	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development provides for the retention and enhancement of key landscape elements including historical structures, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Mooloolah.	AO2.1	Development provides for the retention or relocation and adaptive re-use of, the Mooloolah railway shelter and pedestrian overpass.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to the Blackall Range, particularly from Mooloolah Road and the town centre, and other views to surrounding rural and natural areas including Dularcha National Park and adjacent ranges where identified on Figure 7.2.21A (Mooloolah local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contribute to the <i>streetscape</i> character and vegetated backdrop to the town including:- (a) character <i>vegetation</i> in Martin Rungert Park and the Village Green where identified on Figure 7.2.21A (Mooloolah local plan elements) ; and (b) riparian <i>vegetation</i> along the Mooloolah River and South

Performance Outcomes		Acceptable Outcomes	
			<p>Mooloolah River and their tributaries.</p> <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 sense of entry to, and the rural town character of, Mooloolah.	<p>AO3.1</p> <p>AO3.2</p> <p>AO3.3</p>	<p>Development adjacent to the primary streetscape treatment area or the identified gateway/entry point within the town centre on Figure 7.2.21A (Mooloolah local plan elements) incorporates architectural and landscape treatments and other design elements which:-</p> <p>(a) enhance the sense of arrival to, and the rural town character of, Mooloolah; and</p> <p>(b) emphasise corner sites and locations.</p> <p>Development adjacent to the gateway/entry point on Mooloolah Road at the South Mooloolah River identified on Figure 7.2.21A (Mooloolah local plan elements) provides for the retention and enhancement of riparian <i>vegetation</i> and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	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> .	AO4	No acceptable outcome provided.
PO5	Development on land with frontage to the Mooloolah River and South Mooloolah River, or on land otherwise identified as a local ecological linkage on Figure 7.2.21A (Mooloolah local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	Development does not compromise the future provision and operation of	AO6	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>transport networks</i> including:-</p> <ul style="list-style-type: none"> (a) the proposed North Coast Rail Line realignment and duplication; (b) the potential future road overpass connecting Mooloolah Road and Jones Street; and (c) the pedestrian and cycle overpass linking the two business areas of the town. 		
Development in the Local Centre Zone Generally			
PO7	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support Mooloolah Town Centre's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors. 	A07	No acceptable outcome provided.
PO8	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) is sympathetic to the rural character and identity of Mooloolah; (b) complements the traditional built form and <i>streetscape</i>; (c) provides an active interface to the street; and (d) provides integrated and functional parking and access arrangements that do not dominate the street. 	A08	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) provides for Bray Road, Jones Street and Mooloolah Road to be maintained and enhanced as wide, attractive and pedestrian friendly main streets; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reflects and enhances the character of existing buildings on the western side of the railway; (d) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.21A (Mooloolah local plan elements); (e) provides all weather protection in the form of continuous cantilevered 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 kerb; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street including a well defined shopfront and entry doors; (h) uses colour schemes and external finishes consistent with the theme established on the western side of the railway; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (k) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.

Performance Outcomes		Acceptable Outcomes	
Development in the Local Centre Zone (Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road)			
PO9	<p>Development in the Local centre zone on Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, provides for the establishment of a <i>hotel</i> (tavern) and <i>short-term accommodation</i>, provided that such development:-</p> <ul style="list-style-type: none"> (a) provides for Lot 2 on RP8476 to be developed for residential purposes, with <i>hotel</i> related activities occurring on the remainder of the site oriented towards Way Street and Mooloolah Road; (b) provides for a minimum 3 metre wide densely planted landscape <i>buffer</i> and 1.8 metre solid screen fence to adjoining residential premises; (c) does not provide for gaming or betting activities or a drive through bottle shop; (d) is designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and (e) is subject to a safety, security and emergency management plan developed in conjunction with the <i>Council</i> and relevant emergency services. 	AO9	No acceptable outcome provided.
PO10	Development of Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, is limited to residential uses should the tavern not proceed in order to facilitate consolidation of business uses in the town centre on the western side of the railway line.	AO10	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO11	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (c) provides for building form that reflects the traditional Queensland style; (d) contributes positively to local <i>streetscape</i> character; (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; and (g) avoids constrained land. 	AO11	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides an attractive street address to Paget Street and the Village Green; (b) provides buildings which have the appearance of one or more individual buildings on the <i>site</i> with each building being of a <i>dwelling house</i> scale; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i>; and (g) avoids flood prone land, protects

Performance Outcomes		Acceptable Outcomes	
			native <i>vegetation</i> areas and provides appropriate riparian buffers to South Mooloolah River.
Development in the Low Density Residential Zone and Rural Residential Zone			
PO12	Reconfiguring a lot in the Low density residential zone and Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of the Mooloolah local plan area; and (b) where applicable, provides for safe and effective treatment and disposal of effluent on site.	AO12.1 AO12.2	Development in the Low density residential zone provides for lots which are a minimum of 1,000m ² in area. Development in the Rural residential zone provides for lots which are a minimum of 4,000m ² in area, or larger where required to provide for adequate on-site effluent disposal.
PO13	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; (b) avoids flood prone land and responds sensitively to areas with slope and landslide constraints; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Mooloolah River, South Mooloolah River and their tributaries; and (d) provides an open feel and transition between the town and adjoining rural residential and rural areas.	AO13	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.21A (Mooloolah local plan elements) ; (b) avoids land subject to flooding, slope and landslide constraints; (c) protects native <i>vegetation</i> and dedicates land for ecological purposes along <i>waterways</i> , where identified as a local ecological linkage on Figure 7.2.21A (Mooloolah local plan elements) , that links to existing land in the Open space zone or Environmental management and conservation zone; and (d) provides for larger lot sizes adjoining land in the Rural zone or Rural residential zone.

Figure 7.2.21A Mooloolah local plan elements

<Figure to be inserted>

7.2.22 Nambour local plan code

7.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Nambour local plan area as shown on Map ZM18 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Nambour local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.22.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.22A (Nambour local plan elements)**.

7.2.22.2 Context and setting

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

The Nambour local plan area is located in the central hinterland of the Sunshine Coast on the North Coast Rail Line and west of the Bruce Highway. The local plan area takes in the town centre and surrounding urban areas of Nambour, which is the largest rural town on the Sunshine Coast. The local plan area has a land area of approximately 1,990 hectares.

The local plan area has a picturesque setting, framed by surrounding hills and hillside vegetation. The local plan area itself is characterised by variable topography with steeper slopes around the margins of the area and undulating land in the central parts. Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek are the main waterways that traverse the local plan area, with central parts of the local plan area, including the fringes of the town centre, being subject to periodic flooding.

Areas of significant riparian vegetation, open space and natural bushland are contained within the local plan area, with Petrie Creek and tributaries providing an important ecological and open space spine. Bushland parks such as Koala Park and Cilento Bushland Conservation Reserve contain high quality remnant vegetation and contribute to the visually attractive setting of Nambour. Nambour also enjoys significant vistas to the Blackall Range in the west and east along the Petrie Creek floodplain to the coast.

Nambour serves an important role as a major regional activity centre providing higher order retail, employment and service needs of its resident population and surrounding hinterland areas, including the nearby rural towns of Woombye, Palmwoods, Montville, Mapleton and Yandina.

These services are mainly provided by the traditional town centre of Nambour focused around Currie Street and Howard Street. A number of smaller local business centres provide for the convenience needs of residential neighbourhoods within the local plan area.

The local plan area also accommodates industrial uses and development, including established industrial estates located in and around Windsor Road, Daniel Street and Rigby Street. The north-eastern corner of the local plan area, focused around the Bruce Highway/Bli Bli Road interchange, includes large extractive industry operations as well as major municipal uses including a regional waste management facility and wastewater treatment plant.

A range of State and Commonwealth Government services are provided in the town and Nambour is also the centre of local government administration for the Sunshine Coast Council. Nambour is also the main regional hub for health and medical services on the Sunshine Coast accommodating two major hospitals, being Nambour General Hospital and the Nambour Selangor Private Hospital. The local plan area contains a range of educational facilities, including a number of primary and secondary schools as well as the Sunshine Coast Institute of TAFE, which is one of the key centres for learning in the region.

A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies that provide a valuable community focus for the surrounding hinterland and the wider Sunshine Coast.

Nambour provides a mix of residential types to meet community needs, including several retirement communities. However, housing remains predominantly detached in character. Significant consolidation and redevelopment opportunities are available in the local plan area, particularly within walking distance to the town centre and railway station. The older residential parts of the local plan area contain pockets of character housing in the traditional Queensland style. Consolidation is intended to be undertaken in a manner which is sympathetic to the established character of these areas, including the retention of existing character buildings within the development design.

The main north-south road access through the local plan area is via Nambour Connection Road. Bli Bli Road and Petrie Creek Road provide the main road connections between the local plan area and the coastal urban area to the east. Nambour-Mapleton Road provides the main road connection between the local plan area and rural towns and communities to the west. The Bruce Highway passes through the north-eastern corner of the local plan area.

Nambour provides a key transit hub connecting the passenger rail system from Brisbane to the Sunshine Coast's public transport (bus) network. The proposed realignment and duplication of the North Coast Rail Line north to Nambour will further enhance opportunities for transit oriented development in and around the town centre.

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

7.2.22.3 Purpose and overall outcomes

- (1) The purpose of the Nambour local plan code is to provide locally relevant planning provisions for the assessment of development within the Nambour local plan area.
- (2) The purpose of the Nambour local plan code will be achieved through the following overall outcomes:-
 - (a) Nambour is progressively developed as a major regional activity centre, providing a broad range of higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
 - (b) Significant urban consolidation and redevelopment opportunities are provided for within Nambour, with a focus on transit oriented development in and around the town centre and railway station.
 - (c) Urban development within the Nambour local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Nambour, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Nambour as the dominant major regional activity centre for the central Sunshine Coast hinterland are provided to service the needs of Nambour and surrounding areas including Woombye, Palmwoods, Montville, Mapleton and Yandina.
 - (e) Development in the Major centre zone provides for mixed use premises incorporating residential uses above the ground storey so as to provide greater vitality and causal surveillance within the town centre and achieve residential densities that support centre functions and public transport. Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
 - (f) Development in Precincts NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live music which creates a vibrant atmosphere.

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

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1 AO2.2 AO2.3	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments. Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) . Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.	AO3	No acceptable outcome provided.
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the contemporary rural town character of, and sense of entry and arrival to, Nambour.	AO4.1	Development adjacent to a primary <i>streetscape</i> treatment area or identified gateway/entry point on Figure 7.2.22A (Nambour local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and

Performance Outcomes		Acceptable Outcomes	
		<p>AO4.2</p> <p>arrival to, and contemporary rural town character of, Nambour, and emphasise corner locations.</p> <p>Development adjacent to the gateway/entry point on Nambour Connection Road at Panorama Drive, identified on Figure 7.2.22A (Nambour local plan elements) provides for the retention and enhancement of significant views and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.</p> <p>AO4.3</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>	
PO5	Development on land with frontage to Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.22A (Nambour local plan elements) , facilitates the provision of the local ecological linkage.	AO5	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.
PO6	Development protects prominent hillsides, ridgelines and escarpments in the local plan area through sensitive and innovative lot layouts and building siting and design.	AO6	No acceptable outcome provided.
PO7	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including, but not limited to, those connections identified conceptually on Figure 7.2.22A (Nambour local plan elements) .	AO7	No acceptable outcome provided.
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North Coast Rail Line.	AO8	No acceptable outcome provided.
Development in the Major Centre Zone Generally			
PO9	Development in the Major centre zone provides large scale and mixed uses that:- (a) support Nambour's role and function as the dominant major regional activity centre for the central Sunshine Coast hinterland, subservient only to the Maroochydore Principal Regional	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Activity Centre; and</p> <p>(b) provide a wide range of higher order goods and services to Nambour's resident population and surrounding areas, including Woombye, Palmwoods, Montville, Mapleton and Yandina.</p>		
PO10	<p>Development in the Major centre zone:-</p> <p>(a) is sympathetic to and reinforces the rural character and heritage values of Nambour;</p> <p>(b) provides a walkable town centre which includes a permeable street network, wide tree lined footpaths and continuous weather protection for pedestrians along active or semi-active streetfront areas;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) maximises the physical and visual accessibility to Nambour's transit hub; and</p> <p>(e) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	AO10	<p>Development in the Major centre zone:-</p> <p>(a) respects the layout, scale and character of development on adjoining sites;</p> <p>(b) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.22A (Nambour local plan elements);</p> <p>(c) provides for adaptive reuse, with limited modification, of heritage places or <i>character buildings</i> that is sympathetic to the inherent character of the building and the Nambour town centre context;</p> <p>(d) provides for vertical and horizontal building elements created through the visible expression of building design elements such as columns, doors and doorways, windows, awnings, screens, shade structures, low relief decorative elements, parapet details and shadow lines;</p> <p>(e) incorporates variety in <i>storey</i> height, recessed upper levels, single and double <i>storey</i> colonnades and recesses for balconies and verandahs such that long unbroken blank wall planes with repetitive elements and continuous roof lines are avoided;</p> <p>(f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:-</p> <p>(i) vertical building proportions that divide the building elevation into three (3) or more major vertical parts for every 20 metres of street <i>frontage</i> as identified on Figure 7.2.22B (Typical vertical proportions along part of Currie Street);</p> <p>(ii) roof forms designed to diminish the visual impact of large floor plate buildings and large flat roof forms by articulated roof designs (pitched or sloped) with multiple ridge lines and incorporating articulated upper facades as identified on Figure 7.2.22C (Articulated and 'fine grain' skyline); and</p> <p>(iii) understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(g) ensures that signage is integrated with the building;</p> <p>(h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(i) provides all weather protection along</p>

Performance Outcomes		Acceptable Outcomes	
			<p>active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i>;</p> <p>(j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(k) provides for on-site car parking at the rear or below ground level of the development.</p>
PO11	<p>Development in the Major centre zone facilitates pedestrian movement and connectivity by providing pedestrian through-block links that:-</p> <p>(a) are located to connect key activity nodes, including the Nambour transit hub, and pedestrian crossings of streets;</p> <p>(b) provide a safe alternative to the street-based movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO11	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Hospitality Area) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO12	<p>Development in Precinct NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere.</p>	AO12	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO13	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a proportional share of the total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket or discount department store</i>, with a <i>gross leasable floor area</i> not exceeding 4,000m².</p>	AO13	No acceptable outcome provided.
PO14	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for any large floor plate retail use to be located to the north of the Bury Street extension and on the western side of the Mill Lane extension identified on Figure 7.2.22A (Nambour local plan elements).</p>	AO14	No acceptable outcome provided.
PO15	Development in Precinct NAM LPP-2	AO15	Development in Precinct NAM LPP-2

Performance Outcomes		Acceptable Outcomes	
	<p>(Former Mill Site and Hospitality Area):-</p> <p>(a) provides for the establishment of an outwardly focused, active main street format; and</p> <p>(b) visually and physically integrates with the established town centre of Nambour and the State heritage-listed Mill Houses.</p>		<p>(Former Mill Site and Hospitality Area) is provided in a main street configuration and ensures that:-</p> <p>(a) any large floor plate retail use is separated from the street by sleeving;</p> <p>(b) sleeving comprises active retail business uses or catering business uses located at ground level with residential uses and commercial business uses located on upper building levels;</p> <p>(c) sleeving extends to the Bury Street and Mill Street boundaries and is provided adjacent to the Mill House Courtyard;</p> <p>(d) a civic space (mini plaza) is provided opposite the Mill House Courtyard;</p> <p>(e) site interpretative features, such as public artwork, are provided; and</p> <p>(f) service lanes and loading bays are appropriately screened and are located adjacent to the rail line corridor in areas of least visibility.</p>
PO16	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides a functional and permeable street network that:-</p> <p>(a) is integrated with the street network in the Nambour Town Centre;</p> <p>(b) is in the configuration identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(c) incorporates the following road network and intersection improvements:-</p> <p>(i) the widening and extension of Mill Lane to connect to Mill Street adjacent to the Mill Houses;</p> <p>(ii) the extension of Bury Street into the Former Mill Site;</p> <p>(iii) the extension of Mitchell Street into the Former Mill Site;</p> <p>(iv) intersections upgraded at Mill Street/Mill Lane and Mitchell Street/Mill Lane; and</p> <p>(v) a new intersection located at the Bury Street and new Mill Lane extension.</p>	AO16	No acceptable outcome provided.
PO17	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) ensures that the State heritage listed Mill Houses:-</p> <p>(a) are sensitively reused for a range of business, community and cultural activities; and</p> <p>(b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site.</p>	AO17	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for the establishment of a 'Mill Houses Courtyard' that:-</p> <p>(a) is in the location identified on Figure 7.2.22A (Nambour local plan elements);</p> <p>(b) is designed and constructed in accordance with a detailed master plan; and</p> <p>(c) provides for the following:-</p> <p>(i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values;</p> <p>(ii) soft and hard landscaped</p>

Performance Outcomes		Acceptable Outcomes	
			<p>surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses;</p> <p>(iii) retention of mature <i>vegetation</i>;</p> <p>(iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures;</p> <p>(v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre;</p> <p>(vi) public art works and signage elements that celebrate the Mill Houses' heritage values;</p> <p>(vii) public accessibility at all times;</p> <p>(viii) clear sight lines and visibility corridors to the Mill Houses; and</p> <p>(ix) compliance with disability access and CPTED principles and standards.</p>
PO18	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) on or adjacent to the 'Mill House Courtyard':-</p> <p>(a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and</p> <p>(b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function.</p>	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) <i>mixed use development</i> that incorporates medium to high density residential uses;</p> <p>(b) a range of commercial and entertainment/catering business uses;</p> <p>(c) retail business uses at a scale and intensity less than in other parts of the Major centre zone;</p> <p>(d) <i>showrooms</i>; and</p> <p>(e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on surrounding uses.</p>	AO19	No acceptable outcome provided.
PO20	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.2 to occur in the precinct</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.2 is an inconsistent use and is not intended to occur in the Major centre zone in Precinct NAM LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the Major centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone).</p>		
PO21	<p>Development in that part of Precinct NAM LPP-3 (Town Centre Frame) centred on Price Street:-</p> <p>(a) maximises the physical and visual accessibility to the transit hub and town centre core retail area; and</p> <p>(b) does not inhibit, prevent or delay the provision and delivery of the North Coast Rail Line corridor upgrade and transit hub.</p>	AO21	No acceptable outcome provided.
Development in the Local Centre Zone in Precinct NAM LPP-4 (Nambour Health Hub)			
PO22	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Precinct Map LPM18:-</p> <p>(a) contributes to the creation of a cluster of health-related business uses which complement the nearby <i>hospital</i> uses;</p> <p>(b) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; and</p> <p>(c) has an intensity and scale which does not detract from the role and function of the Nambour Town Centre as the key focus for <i>office</i> and retail activities.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.3 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p>	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Note—a use not listed in Table 7.2.22.4.3 is an inconsistent use and is not intended to occur in the Local centre zone in Precinct NAM LPP-4.</p> <p>Note—consistent and potentially consistent uses for other areas within the Local centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).</p>		
PO24	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub):-</p> <p>(a) is sympathetic to the traditional built form and <i>streetscape</i> character of residential development and identified character areas in the locality;</p> <p>(b) provides an attractive streetfront address;</p> <p>(c) provides a high level of accessibility and permeability for pedestrians; and</p> <p>(d) provides an integrated approach to the provision of on-site car parking and the management of car parking demand in a manner which does not dominate the street.</p>	<p>AO24.1</p> <p>AO24.2</p> <p>AO24.3</p> <p>AO24.4</p> <p>AO24.5</p> <p>AO24.6</p>	<p>Development provides for the retention and adaptive re-use of existing residential buildings, with limited external modification.</p> <p>OR</p> <p>New buildings are sited and designed to be of an appearance and scale that is sympathetic to existing residential development in the locality.</p> <p>Development provides for business uses to address the street with attractive buildings and landscaping established along <i>frontages</i> to Blackall Terrace, Nambour-Mapleton Road, and Hospital Road.</p> <p>Development provides for safe, efficient and legible pedestrian access to the hospitals and associated medical and related uses in the locality.</p> <p>Development provides for on-site car parking areas to be located behind, under or at one side of buildings such that parking areas do not dominate the street or interfere with the continuity of the <i>streetscape</i>.</p> <p>Development is undertaken in accordance with a car parking and public transport management plan which identifies how the operational needs of the development are to be met through a combination of travel modes such that there is a reduction in demand for on-site car parking.</p> <p>Where located in a character area identified on a Heritage and character areas overlay map, development provides for shared <i>access</i> driveways between <i>sites</i> where there is restricted <i>access</i> within one <i>site</i> to gain rear <i>access</i>.</p>
Development in the Medium Density Residential Zone			
PO25	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to and respects the character of established residential areas and identified character areas;</p>	AO25	<p>Development in the Medium density residential zone:-</p> <p>(a) provides buildings which have the appearance of one or more individual buildings on the <i>site</i> with each building being of a <i>dwelling house</i> scale;</p> <p>(b) where located within an identified character area identified on a</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for building form that reflects the traditional Queensland style; (e) contributes positively to local <i>streetscape</i> character; (f) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (g) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; and (h) avoids constrained land. 		<p>Heritage and character areas overlay map:-</p> <ul style="list-style-type: none"> (i) provides for the retention and adaptive re-use of existing residential buildings, with limited external modification; (ii) provides for shared access driveways between sites where there is restricted access within one site to gain rear access; <ul style="list-style-type: none"> (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i>; and (g) avoids land subject to constraints.
Development in the Low Density Residential Zone			
PO26	<p>Reconfiguring a lot within the Low density residential zone:-</p> <ul style="list-style-type: none"> (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) is compatible with the predominant landscape character of its location and setting; and (c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land. 	AO26	<p>Reconfiguring a lot in the Low density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) avoids or minimises <i>vegetation clearing</i>; (c) provides street trees and landscaping which complements nearby bushland, contributing to the re-forestation of the hillsides and riparian corridors and softening the visual impact of urban development; and (d) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.22A (Nambour local plan elements).
Development in the Emerging Community Zone			
PO27	<p>Development in the Emerging community zone contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:-</p> <ul style="list-style-type: none"> (a) are designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) are integrated with and connect to established residential development to the north and the east; (c) have legible and permeable local street systems and movement networks; (d) provide for the coordinated provision of <i>infrastructure</i>; and (e) retain, enhance and connect native 	AO27	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	vegetation areas and other ecologically important areas.		
PO28	Development in the Emerging community zone provides for the establishment of a mix of land uses and housing types at a scale and intensity and in a configuration that is sympathetic to the character and amenity of established residential neighbourhoods.	AO28	No acceptable outcome provided.

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

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

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	

Table 7.2.22.4.3 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Local Centre Zone (Precinct NAM LPP-4 – Nambour Health Hub)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Retirement facility</i> (b) <i>Residential care facility</i>
Business activities	
(a) <i>Food and drink outlet</i> (other than where incorporating a <i>drive-through facility</i> or where for a <i>high volume convenience restaurant</i>) (b) <i>Funeral parlour</i> (c) <i>Health care services</i> (d) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (e) <i>Office</i> (f) <i>Sales office</i> (g) <i>Shop</i> (where having a <i>gross leasable floor area</i> not exceeding 200m ²) (h) <i>Shopping centre</i> (where having a total <i>gross leasable floor area</i> not exceeding 1000m ² and any individual shop tenancy does not exceed a <i>gross leasable floor area</i> of 200m ²)	<i>Theatre</i> (other than a multiplex cinema)
Industrial activities	
<i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation</i> (where a <i>local utility</i>)	None

Figure 7.2.22A Nambour local plan elements

<Figure to be inserted>

Figure 7.2.22B Typical vertical proportions along part of Currie Street

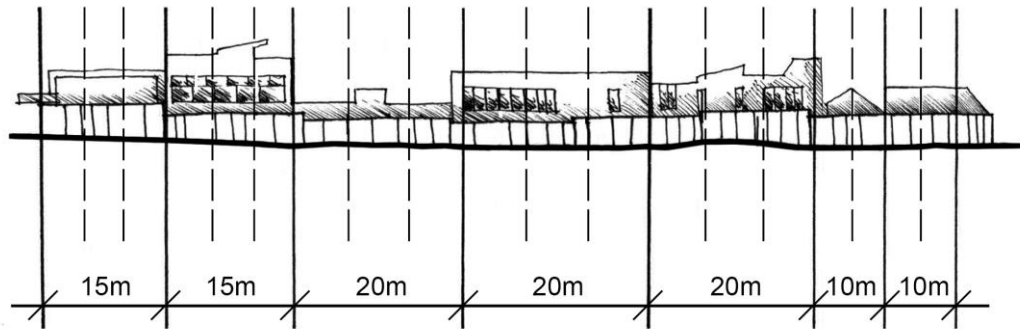
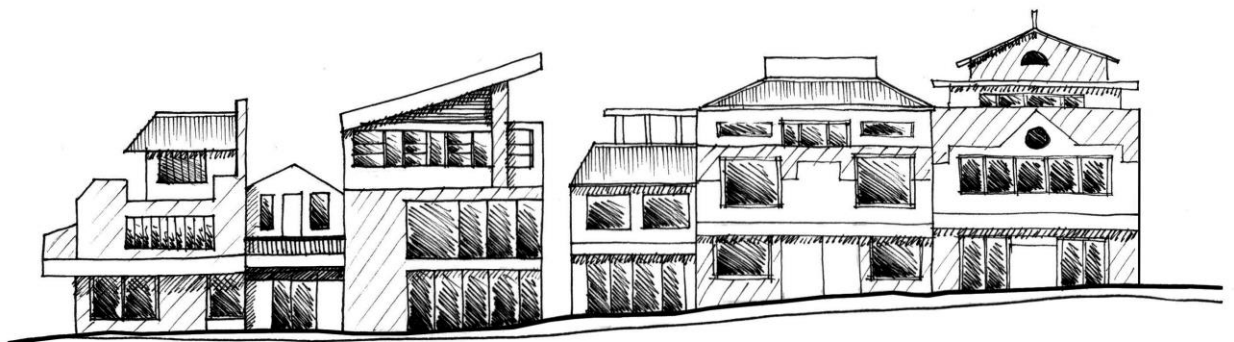


Figure 7.2.22C Articulated and 'fine grain' skyline



7.2.23 Palmwoods local plan code

7.2.23.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Palmwoods local plan area as shown on Map ZM28 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Palmwoods local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.23.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.23.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.23A (Palmwoods local plan elements)**.

7.2.23.2 Context and setting

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

The Palmwoods local plan area is located in the central part of the Sunshine Coast on the North Coast Rail Line immediately south of Nambour and Woombye. The local plan area comprises the rural town of Palmwoods and adjacent residential and rural residential areas. It takes in a land area of approximately 496 hectares.

The local plan area is set within a picturesque rural and natural landscape on the foothills of the Blackall Range. Paynter Creek forms part of the western boundary of the local plan area and a number of other smaller water courses traverse the local plan area generally in a north-south direction. The local plan area is characterised by an undulating and gently sloping topography and is surrounded by large areas of productive rural land.

Palmwoods is a moderate sized rural town with a small town centre that services the local needs of its resident population as well as the needs of rural and residential communities immediately surrounding the town.

The Palmwoods Town Centre is based along Main Street and Margaret Street and has a traditional main street character with a number of older buildings that provide a strong sense of history and links to the past. The town centre meets the local shopping and convenience needs of Palmwoods and residents of nearby rural and residential areas whilst also providing tourist services to visitors. A small light industry area extends along Main Street south of the town centre, and a substantial food processing facility is located on Palmwoods-Montville Road.

The existing historic buildings in Palmwoods, especially fronting Main Street, and other heritage elements, such as the old stone retaining walls, contribute significantly to the character and identity of the town. The Palmwoods Hotel at the corner of Main and Church Streets is an important local landmark and heritage building.

The residential parts of Palmwoods are characterised by predominantly dwelling houses on large suburban lots.

The Palmwoods local plan area is dissected by a number of open space corridors that contain significant areas of remnant vegetation. The local plan area also contains a number of existing sporting facilities and notable parks, such as Kolora Park, with its duck ponds and playground facilities.

The North Coast Rail Line is planned to be subject to re-alignment and duplication, with the proposed new alignment through Palmwoods shifting the rail line and station to the east and freeing up existing rail land for alternative uses and potential improvements to the town centre. The realignment of the rail line also impacts upon opportunities for residential expansion in northern and southern parts of the local plan area with these

areas intended to be predominantly retained for rural uses until the upgrade is completed and associated infrastructure and access issues can be resolved.

Major road links within the local plan area include Palmwoods-Montville Road, Woombye-Palmwoods Road, Eudlo Road and Chevallum Road.

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

7.2.23.3 Purpose and overall outcomes

- (1) The purpose of the Palmwoods local plan code is to provide locally relevant planning provisions for the assessment of development within the Palmwoods local plan area.
- (2) The purpose of the Palmwoods local plan code will be achieved through the following overall outcomes:-
 - (a) Palmwoods remains a moderate sized rural town with a distinct heritage character, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
 - (b) Urban development within the Palmwoods local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Palmwoods, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Palmwoods as a rural town with a strong sense of place and associations with the past.
 - (d) Development in the Local centre zone supports the role and function of the Palmwoods Town Centre as a local (full service) activity centre, providing a wide range of convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities.
 - (e) The “country town” feel, traditional main street built form and heritage and *streetscape* character of the Palmwoods Town Centre is retained and reinforced, with Main Street and Margaret Street enhanced as attractive and pedestrian friendly streets. Development addresses the street, complements the traditional *streetscape* and building form and retains historical buildings and landmarks contributing to the character and identity of the town.
 - (f) Development provides for centre uses to be consolidated along Main Street, with development along Margaret Street limited to small scale, low intensity business uses with low traffic generation.
 - (g) Redevelopment of disused rail land fronting Main Street in the vicinity of Church Street:-
 - (i) provides for community activities and/or business activities and, in particular, a *supermarket*;
 - (ii) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line;
 - (iii) retains existing heritage buildings and features;
 - (iv) provides for safe and convenient pedestrian access to the railway station;
 - (v) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station;
 - (vi) retains public parking servicing the railway station integrated within the development design; and
 - (vii) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.
 - (h) Development in the Low density residential zone and Emerging community zone protects and is sympathetic to the traditional rural town character and identity of Palmwoods, typified by low-rise *dwelling houses* in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of older parts of the town, characterised by regular shaped lots, grid or

modified grid layout, open *streetscape* and mature street trees. Development in these zones provides an interconnected network of roads, pedestrian and cycle paths and open space.

- (i) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Palmwoods and is of a bulk and architectural scale that does not dominate the *streetscape* or the hillside, is compatible with surrounding development and provides strong pedestrian links to the town centre.
- (j) Development in the Low impact industry zone and Medium impact industry zone provides a range of small to medium scale industry uses compatible with a rural town setting. Industry uses are located, designed and operated in manner that does not adversely impact upon environmental values or the amenity of nearby residential land.
- (k) Development provides for the establishment of a linked system of open space focussed on continuous vegetated corridors along Paynter Creek and the major drainage lines which traverse the local plan area.
- (l) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flood prone land, steep slopes and native *vegetation*.
- (m) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (n) Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line. Rural land located within the urban growth management boundary is not developed for urban purposes prior to the re-alignment of the North Coast Rail Line.
- (o) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Palmwoods local plan area is adapted to:-
 - (i) appropriately utilise surplus railway land to consolidate and provide for improvements to the Palmwoods town centre, particularly in terms of the provision of community facilities and urban open space, with some expansion of business uses provided for; and
 - (ii) provide for the development of rural land within the urban growth management boundary that has been identified as being potentially suitable for urban purposes but that cannot be efficiently integrated within the town fabric prior to the realignment of the North Coast Rail Line.
- (p) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line occurs in a logical manner, consistent with the availability of *infrastructure* and services. Development that brings forward a requirement for new *infrastructure* only occurs if that *infrastructure* is provided as part of the development.
- (q) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line is master planned.

7.2.23.4 Performance outcomes and acceptable outcomes

Table 7.2.23.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Palmwoods Local Plan Area Generally</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and built form and rural town character of Palmwoods.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out

Part 7

Performance Outcomes		Acceptable Outcomes	
		AO1.2	requirements for development on heritage places and in character areas. Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs 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	Development protects and enhances existing mature trees and character <i>vegetation</i> including:- (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) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development 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	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. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.

Performance Outcomes		Acceptable Outcomes	
			<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 lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO4	Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.23A (Palmwoods local plan elements) .
PO5	Development is sited and designed in a manner which sensitively responds to local topography.	AO5	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.
PO6	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.	AO6	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO7	Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line.	AO7	No acceptable outcome provided.
PO8	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> .	AO8	No acceptable outcome provided.
Development in the Local Centre Zone			
PO9	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.	AO9	No acceptable outcome provided.
PO10	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	AO10	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	traffic generation.		
PO11	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (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 protection for pedestrians; (f) uses traditional building materials; and (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. 	AO11	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (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-grained shopfronts addressing the street; (d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings; (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; (f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street; (g) has building openings overlooking and addressing the street; (h) incorporates vertical proportions on the front façade and well defined shopfronts and entry doors; (i) uses traditional building materials (timber cladding and corrugated iron roofing); (j) uses understated colour schemes and low-reflective roofing and cladding materials; (k) ensures that signage is integrated with the building; (l) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (m) provides for vehicular access to be from the rear of sites where required to preserve old stone retaining walls; and (n) retains on-street car parking and provides for on-site car parking behind buildings at the rear of the development.
PO12	<p>Redevelopment of disused railway land adjacent to Main Street in the vicinity of Church Street:-</p> <ul style="list-style-type: none"> (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); (b) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line; (c) provides for the retention and/or 	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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 development design; and</p> <p>(g) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.</p>		
Development in the Medium Impact Industry Zone			
PO13	<p>Development in the Medium impact industry zone:-</p> <p>(a) provides safe and efficient vehicular access;</p> <p>(b) is effectively screened from Palmwoods-Montville Road;</p> <p>(c) provides appropriate riparian buffers to Paynter Creek and protects water quality; and</p> <p>(d) protects the amenity of surrounding or nearby residential areas.</p>	AO13	No acceptable outcome provided.
Development in the Low Impact Industry Zone			
PO14	<p>Development in the Low impact industry zone:-</p> <p>(a) is limited to small scale and low impact industry uses that are compatible with a rural town setting;</p> <p>(b) integrates with existing developed areas;</p> <p>(c) provides safe and efficient vehicular access;</p> <p>(d) is effectively screened from, or provides an attractive street front address, to Main Street; and</p> <p>(e) protects the amenity of surrounding or nearby residential areas.</p>	AO14	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO15	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.	AO15.1	Reconfiguring a lot in the Low density residential zone has a minimum lot size of 800m ² .
		AO15.2	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid street layout and subdivision pattern.
PO16	<p>Reconfiguring a lot within the Low density residential zone:-</p> <p>(a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and</p> <p>(b) provides for an interconnected, legible and permeable system of local roads, pedestrian, cycle and open space links with adjoining land.</p>	AO16	<p>Reconfiguring a lot in the Low density residential zone:-</p> <p>(a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and</p> <p>(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).</p>

Performance Outcomes		Acceptable Outcomes	
Development in the Medium Density Residential Zone			
PO17	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (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 existing <i>character buildings</i>, with limited external modification; (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; (e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (f) contributes positively to local <i>streetscape</i> character; (g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (h) provides for the retention of existing mature <i>vegetation</i>, particularly on ridgelines and hilltops; and (i) provides strong pedestrian links to the town centre. 	AO17	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO18	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO18	No acceptable outcome provided.
PO19	<p>Development in the Emerging community zone provides for:-</p> <ul style="list-style-type: none"> (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. 	AO19	No acceptable outcome provided.
PO20	<p>Reconfiguring a lot within the Emerging community zone:-</p> <ul style="list-style-type: none"> (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. 	AO20	<p>Reconfiguring a lot in the Emerging community zone:-</p> <ul style="list-style-type: none"> (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).
PO21	<p>Development in the Emerging community zone provides for:-</p> <ul style="list-style-type: none"> (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local 	AO21	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	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.		
Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)			
PO22	Development in the Emerging community zone in the north-eastern part of the local plan area:- (a) provides a physical and visual <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; (b) provides for a future road connection to the west of the existing North Coast Rail Line corridor; (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; (d) does not interfere with or adversely impact on significant views to the west from Woombye-Palmwoods Road; and (e) provides an appropriate interface to the Woombye War Cemetery located on the opposite (eastern) side of Woombye-Palmwoods Road.	AO22	No acceptable outcome provided.
Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)			
PO23	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.	AO23	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			
PO24	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:- (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 (b) rural zoned land within the urban growth management boundary in the north-western and south-eastern parts of the local plan area.	AO24	No acceptable outcome provided.
PO25	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):-	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) provides for predominantly low density residential development; (b) is already connected to or can be efficiently connected to the <i>infrastructure</i> required to service the land; (c) is sympathetic to the rural town character and heritage of Palmwoods; (d) avoids development of land subject to constraints and protects <i>ecologically important areas</i>; (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. 		
PO26	<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. 	AO26	No acceptable outcome provided.
PO27	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the	AO27	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that

Performance Outcomes		Acceptable Outcomes	
	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.		has been subject to public consultation and implemented either through a planning scheme amendment or a variation approval.

Figure 7.2.23A Palmwoods local plan elements

<Figure to be inserted>

7.2.24 Peregian South local plan code

7.2.24.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Peregian South local plan area as shown on Map ZM10 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Peregian South local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.24.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.24.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.24A (Peregian South local plan elements)**.

7.2.24.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Peregian South local plan code.

The Peregian South local plan area is located in the central eastern part of the Sunshine Coast, west of Peregian Beach and immediately west of the Sunshine Motorway. The local plan area includes the emerging communities of Peregian Springs/Coolum Ridges comprising a number of residential neighbourhoods, a local (full service) activity centre, a number of smaller local centres, schools and large areas of open space including the Peregian Springs Golf Course and several environmental parks. The local plan area has a land area of approximately 597 hectares.

The local plan area is located on coastal lowlands within the core conservation area of the National Wallum Estate and is bounded on three sides by adjuncts of the Noosa National Park. The protection of the extensive environmental parks and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas present in and surrounding the local plan area is an important factor in supporting the long-term viability of these state and national reserves.

The established residential parts of the local plan area are characterised by dwelling houses on residential lots of varying sizes surrounding a large private golf course. The local plan area also includes a State school and a private school (St Andrews Anglican College).

Major road links within the local plan area include the Sunshine Motorway, Emu Mountain Road and Peregian Springs Drive.

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

7.2.24.3 Purpose and overall outcomes

- (1) The purpose of the Peregian South local plan code is to provide locally relevant planning provisions for the assessment of development within the Peregian South local plan area.
- (2) The purpose of the Peregian South local plan code will be achieved through the following overall outcomes:-
 - (a) The Peregian South local plan area is a discrete master planned residential area providing a mix of dwelling types in a number of residential neighbourhoods and supported by a local (full service) activity centre and several smaller local (not full service) activity centres providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.

- (b) Urban development with the Peregrian South local plan area is limited to land within the urban growth management boundary so as to protect significant environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
- (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the Peregrian South local plan area and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of a system of interconnected ecological and open space linkages.
- (d) Development adjacent to the Noosa National Park or other conservation areas incorporates appropriate measures to protect the long-term viability of these areas.
- (e) Development in the Local centre zone at the corner of Peregrian Springs Drive and Ridgeview Drive supports its role and function as a local (full service) activity centre providing a wide range of business uses and community facilities to service the local level needs of residents within the local plan area.
- (f) A number of smaller local (not full service) activity centres are also located throughout the local plan area servicing the basic convenience needs of nearby residents. With the exception of areas already zoned for local centre purposes and additional small local centres to be located within the emerging community areas at Coolum Ridges and Old Emu Mountain Road, no additional local business centres are established within the local plan area. Residents continue to rely upon larger centres such as Noosa Business Centre or Maroochydore to fulfil higher order business and industry needs.
- (g) Development within the Low density residential zone, Medium density residential zone and Emerging community zone is effectively integrated with existing subdivision patterns and provides for walkable neighbourhoods with good pedestrian and cycle connectivity to local centres, community and sport and recreation facilities and open space, as well as a diverse range of lot sizes and housing choices.
- (h) Development provides for the Peregrian Springs Golf Course to be retained as an important sport and recreation facility and valuable area of private open space contributing to the character and identity of the local plan area.
- (i) Development provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to local centres, community and sport and recreation facilities and open space.
- (j) Development along the Sunshine Motorway and Emu Mountain Road protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from the road.
- (k) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services.

Editor's note—development at Peregrian Springs, Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.

7.2.24.4 Performance outcomes and acceptable outcomes

Table 7.2.24.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Peregrian South Local Plan Area Generally</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the coastal urban character and natural landscape setting of the Peregrian South local plan area.	AO1.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved

Performance Outcomes		Acceptable Outcomes	
			<p>roof forms;</p> <p>(c) open or transparent balustrades; and</p> <p>(d) landscaping integrated into the building design.</p>
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to the local plan area; and (b) enhance the landscape and visual amenity of the Sunshine Motorway.	AO2.1	Development adjacent to identified gateway/entry points, where identified on Figure 7.2.24A (Peregian South local plan elements) , provides dense landscaping which effectively screens development from the Sunshine Motorway and enhances the natural landscape character of the local plan area.
		AO2.2	<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>
PO3	Development on land adjacent to the Sunshine Motorway or Emu Mountain Road incorporates a <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO3	Development provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along the Sunshine Motorway and Emu Mountain Road <i>frontage</i> , where identified on Figure 7.2.24A (Peregian South local plan elements) .
PO4	Development provides for the Peregian Springs Golf Course to be retained as an important sport and recreation facility and open space area contributing to the character and identity of the local plan area.	AO4	No acceptable outcome provided.
PO5	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting and character of the local plan area.	AO5	Development provides for the retention and enhancement of existing mature trees, stands of paperbarks, eucalypt, wallum heath and <i>wetlands</i> .
PO6	Development facilitates the provision of local ecological linkages connecting remnant <i>vegetation</i> areas within the local plan area to surrounding conservation areas where identified on Figure 7.2.24A (Peregian South local plan elements) .	AO6	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>

Performance Outcomes		Acceptable Outcomes	
PO7	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to protect the sustainability of vegetation communities and maintain visual amenity.	AO7	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
PO8	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations such as local centres, existing and proposed public transport stops, community facilities, schools and recreation facilities.	AO8	No acceptable outcome provided.
Development in the Local Centre Zone Generally			
PO9	Development in the Local centre zone supports the role and function of:- (a) the local centre at the corner of Peregian Springs Drive and Ridgeview Drive as a local (full service) activity centre providing a range of convenience goods and services to local residents; and (b) other local centres as local (not full service) activity centres providing basic convenience goods and services.	AO9	No acceptable outcome provided.
PO10	Development in the Local centre zone provides for the maximum <i>gross leasable floor area</i> of business uses to not exceed:- (a) for the local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive, a total of 6,500m ² ; (b) for the local centre on the corner of Balgownie Drive and Peregian Springs Drive, a total of 1,000m ² ; and (c) for other local centres, a total of 500m ² , with no single tenancy exceeding 100m ² .	AO10	No acceptable outcome provided.
PO11	Development for a <i>supermarket</i> :- (a) is only located within the Peregian South local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive; (b) does not exceed a <i>gross leasable floor area</i> of 3,500m ² ; and (c) is sleeved and located behind smaller scale fine grain built form elements.	PO11	No acceptable outcome provided.
PO12	Development in the Local centre zone:- (a) creates vibrant and active streets and public spaces; (b) provides a coherent and attractive streetfront address and achieves a high level of visual amenity; (c) provides a high level of comfort and convenience to pedestrians; and (d) provides functional and integrated car parking and vehicular access that does not dominate the street.	AO12	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) where applicable, provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and

Performance Outcomes		Acceptable Outcomes	
			<p>business interaction for extended periods;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
PO13	<p>Development in the Local centre zone at the corner of Peregrin Springs Drive and Ridgeview Drive:-</p> <p>(a) does not incorporate uses oriented towards passing trade on the Sunshine Motorway;</p> <p>(b) provides for a range of civic and community facilities and is designed to foster community interaction;</p> <p>(c) provides for any residential uses to be provided in a mixed use format above the ground storey; and</p> <p>(d) occurs in a manner which allows for the gradual and orderly expansion of the centre over time.</p>	AO13	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO14	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types in close proximity to local centres and community facilities;</p> <p>(b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; and</p> <p>(c) contributes positively to local <i>streetscape</i> character.</p>	AO14	No acceptable outcome provided.
Development in the Emerging Community Zone			
PO15	<p>Development in the Emerging community zone:-</p> <p>(a) contributes to the establishment of a walkable integrated residential community configured in a number of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods;</p> <p>(b) provides for the establishment of a small centrally located local (not full service) activity centre;</p> <p>(c) provides for the <i>gross leasable floor area</i> for business uses to not exceed a total of 500m², with no single tenancy exceeding 100m²;</p>	AO15	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (d) provides for a range of lot sizes and in the case of Coolum Ridges, provides medium density residential development close to a local centre; (e) provides an interconnected system of open space and community facilities to meet the needs of the local community; (f) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community, sport and recreation facilities and open space; (g) provides a new connection to the Sunshine Motorway at the southern end of the local plan area; (h) provides a wide, densely vegetated <i>buffer</i> to the Sunshine Motorway and Emu Mountain Road to effectively screen development and protect the visual amenity of these roads as scenic routes; (i) provides a wide, vegetated open space <i>buffer</i> to the Noosa National Park to protect the long term viability of the National Park; and (j) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>. 	

Figure 7.2.24A Peregian South local plan elements

<Figure to be inserted>

7.2.25 Sippy Downs local plan code

7.2.25.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Sippy Downs local plan area as shown on Map ZM33 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Sippy Downs local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.4.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.25.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally)**;
 - (c) **Table 7.2.25.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))**; and
 - (d) **Figure 7.2.25A (Sippy Downs local plan elements)**.

7.2.25.2 Context and setting

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

The Sippy Downs local plan area is located in the central part of the Sunshine Coast, along the Sunshine Motorway, bordered to the west by the Bruce Highway, to the south by Sippy Creek and the Palmview declared master plan area and to the east by the Mooloolah River National Park. The local plan area includes the proposed Sippy Downs Town Centre, the University of the Sunshine Coast, the communities of Chancellor Park and Bellflower located to the south of the Sunshine Motorway and the Stringybark Road area north of the Sunshine Motorway. The local plan area takes in a land area of approximately 775 hectares.

The northern part of the local plan area is well vegetated and provides a bushland setting at the base of the Buderim escarpment and along Mountain Creek. The wallum heathland and open eucalypt woodlands of the Mooloolah River National Park, and remnant riparian vegetation along Sippy Creek provide an attractive landscape setting and natural edge to the local plan area in the east and south. The Chancellor Lakes system also provides an important open space link through the local plan area.

The proposed Sippy Downs Town Centre, located adjacent to the University of the Sunshine Coast, is a major regional activity centre and is intended to provide significant retail, commercial and community activities to service the needs of its resident population as well as the needs of surrounding communities, including the emerging community of Palmview located to the south of the local plan area. The proposed Sippy Downs Business and Technology Sub-precinct is located adjacent to the proposed Town Centre core and the University of the Sunshine Coast and is intended to support a broad range of science and technology based businesses and industries and maintain a strong nexus with the University.

The University of the Sunshine Coast is a regionally significant facility providing a focus for education, research and cultural activities on the Sunshine Coast. The University is intended to continue to grow and develop in conjunction with the new Town Centre. A number of schools are also located within the local plan area adjacent to the University including Chancellor State College primary and secondary campuses, Siena Catholic College and Siena Primary School and the Montessori International College.

The existing residential areas of the local plan area including the Chancellor Park and Bellflower estates comprise primarily single dwelling houses on suburban lots of varying sizes. Substantial retirement facilities are located within Chancellor Park and student accommodation is also provided adjacent to the University. Local centres at Chancellor Village Boulevard and Scholars Drive currently provide for the convenience needs of residents. Several showrooms are also located along Chancellor Village Boulevard.

The Stringybark Road area in the northern part of the local plan area, currently comprises a small local business area and primarily low density and rural residential development, with small areas of multi-unit residential development. Parts of this area are intended to be redeveloped for medium density dwellings and low density residential development, given its proximity to the proposed Sippy Downs Town Centre.

The Sunshine Motorway is the major road link within the local plan area, traversing the local plan area in an east-west direction. Other key local road links include Sippy Downs Drive, University Way, Crosby Hill Road, Claymore Road, Dixon Road and Stringybark Road.

The local plan area has high levels of accessibility due to its location at the juncture of the Sunshine Motorway and the Bruce Highway.

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

7.2.25.3 Purpose and overall outcomes

- (1) The purpose of the Sippy Downs local plan code is to provide locally relevant planning provisions for the assessment of development within the Sippy Downs local plan area.
- (2) The purpose of the Sippy Downs local plan code will be achieved through the following overall outcomes:-
 - (a) The Sippy Downs local plan area is a diverse urban area comprising a number of residential neighbourhoods and the University of the Sunshine Coast, supported by a major regional activity centre at Sippy Downs Town Centre.
 - (b) Urban and rural residential development in the Sippy Downs local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect the environmental and natural landscape values of the Mooloolah River National Park, Sippy Creek and bushland areas at the base of the Buderim escarpment, and to ensure the efficient provision of *infrastructure* and services.
 - (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the lower Buderim escarpment, Mountain Creek and Sippy Creek and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of an interconnected system of ecological and open space linkages. Development in the Sippy Downs Town Centre provides a biodiversity offset for native *vegetation* cleared as part of the development.²
 - (d) Development provides for high quality, sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. In the Major centre zone and High density residential zone, development:-
 - (i) has a perimeter block form to maintain and define an active public realm and allow significant densities to be achieved without high rise buildings; and
 - (ii) achieves a comfortable pedestrian scale and quality in the public realm by providing buildings with a variety of heights to reduce the wall effects of development and create a varied skyline.
 - (e) Development supports the role and function of the Sippy Downs Town Centre (Precinct SID LPP-1) as a major regional activity centre, providing a broad range of higher order retail, commercial, community, entertainment and employment generating uses to service the needs of residential areas within the local plan area and surrounding areas, including residential areas south of Buderim and west of Mooloolaba and the emerging community of Palmview, as well as significant residential development to support transit oriented development outcomes.
 - (f) Development in the Sippy Downs Town Centre (Precinct SID LPP-1) does not detract from or have an adverse impact on the intended role and function of:-

² Note—the clearing of native *vegetation* for the purposes of providing for the development of the Sippy Downs Town Centre Major Regional Activity Centre is considered to satisfy the community interests test set out in section 3.7.2.1(c) of the Strategic Framework. Notwithstanding this, *vegetation* is still to be retained in the specific circumstances required by this code. **Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)** sets out the requirements for environmental offsets. Approval for clearing may still be required under State or Federal legislation.

- (i) Maroochydore as the principal regional activity centre for the Sunshine Coast; or
 - (ii) nearby major regional activity centres at Nambour and Kawana.
- (g) Development supports the role and function of the University of the Sunshine Coast and the Sippy Downs Business and Technology Sub-precinct as regional employment opportunity areas which:-
- (i) in the case of the University of the Sunshine Coast, provides a focus for tertiary education, training and research activities; and
 - (ii) in the case of the Sippy Downs Business and Technology Sub-precinct, provides a focus for science and technology related business and industries and has a strong nexus with the University of the Sunshine Coast.
- (h) Development in the Major centre zone in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core):-
- (i) provides the main retail, commercial and civic uses for the local plan area in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (ii) results in the creation of a traditional main street based town centre rather than a shopping centre or internalised mall type of development;
 - (iii) incorporates medium to high density residential uses as part of *mixed use developments*³;
 - (iv) is characterised by its vibrant, active streets with high pedestrian activity and buildings with close street relationships;
 - (v) results in a walkable centre characterised by wide tree lined streets and public spaces marking prominent corners and provides expansive social space for community life and interaction;
 - (vi) provides a simple, grid-based urban form and movement network which ensures a high level of connectivity for pedestrians, cyclists and vehicles;
 - (vii) provides *public open space* in the form of a centrally located Town Square and a number of Mini Plazas at specific locations;
 - (viii) provides land for the establishment of a multi purpose, integrated community facility;
 - (ix) provides safe, efficient and legible pedestrian access to public transport *infrastructure*;
 - (x) ensures retail uses are dispersed across the town centre core rather than being consolidated in one area;
 - (xi) provides that all retail premises being a *supermarket* or a *discount department store* are separated by a street and are not developed as an indoor retail shopping mall; and
 - (xii) provides that all or most retail uses address and activate the street.
- (i) Development in the Major centre zone in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-
- (i) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses;
 - (ii) comprises a range of commercial, educational, health care, government and some residential uses that support and complement the Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (iii) provides for uses including research facilities, laboratories, research and technology-based industries, *offices* and consulting rooms, a conference centre, studios, media production facilities, community and education-related uses and tourist and conference accommodation;
 - (iv) provides for medium density *mixed use developments* incorporating residential and non-residential uses;
 - (v) provides a simple grid-based urban form and movement network that links with extensions of the Town Centre Core (Sub-precinct SID LPSP-1a) grid and extensions of the University of the Sunshine Coast grid;
 - (vi) provides *public open space* in the form of a Town Plaza and a number of Mini Plazas at specific locations; and
 - (vii) provides for a small local (not full service) activity centre that:-

³ Note—*mixed use development* in the Sippy Downs Town Centre may be staged such that initial stages of development do not include a residential component provided that:-

(a) it is clear how future stages of development will achieve a *mixed use development* outcome; and
 (b) the early stages of development do not prejudice the delivery of a *mixed use development* outcome.

- (A) serves the local residents, businesses and employees of the immediate area;
 - (B) is located in the 'Main Street' designated area on the southern side of the Town Plaza; and
 - (C) has a total maximum *gross leasable floor area* for retail and catering uses that does not exceed 500m².
- (j) The Chancellor Park West local centre located on Chancellor Village Boulevard, functions as a local (full service) activity centre servicing the local convenience needs of nearby residents. Development for retail premises in the Local centre zone and Specialised centre zone at Chancellor Park West does not expand beyond the specified maximum *gross leasable floor area* limit so as to protect the intended role and function of the Sippy Downs Town Centre.
 - (k) Other designated local centres at Stringybark Road and Scholars Drive are retained as local (not full service) activity centres servicing the basic convenience needs of nearby residents.
 - (l) Development in the High density residential zone in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of medium to high density housing types in close proximity to the Sippy Downs Town Centre and focussed around a large central *public open space* in the form of a forest *park*. Development is configured in a grid layout which ensures a high level of connectivity internally and externally, particularly to the Sippy Downs Town Centre Core, and maintains a perimeter block form of development with buildings overlooking the street, parks and other public spaces.
 - (m) Residential expansion occurs in the Stringybark Road area as large lots are developed for a range of residential dwelling types and densities in accordance with allocated zones. Development in this area occurs in an integrated manner and provides a high level of permeability and connectivity including new road links between Toral Drive and Jorl Court, Jorl Court and Walgarri Drive and Stringybark Road and Dixon Road (via Goshawk Boulevard and Power Road).
 - (n) Development in the Emerging community zone at 137 Crosby Hill Road, Tanawha, provides for:-
 - (i) business activities to be limited to small scale local convenience goods and services only;
 - (ii) a dedicated road link between Crosby Hill Road and Rainforest Sanctuary Drive; and
 - (iii) adequate and sensitive address of site constraints including flooding, *vegetation*, *waterways* and *wetlands*.
 - (o) Development in the Medium density residential zone, Low density residential zone, Emerging community zone and Rural residential zone provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, local schools, community and sport and recreation facilities and open space.
 - (p) Development along the Sunshine Motorway and Bruce Highway protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from these roads.
 - (q) The *transport network* is progressively upgraded to meet the needs of the local plan area and provide increased connectivity and permeability. Development contributes to, and does not compromise the provision and operation of, proposed new roads within the Sippy Downs Town Centre and the Stringybark Road area, the Sunshine Motorway or the Bruce Highway.
 - (r) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services in a manner that does not compromise the future development of any adjoining lot or the planned ultimate development outcomes.
 - (s) Development provides telecommunications *infrastructure* and services such that the Sippy Downs local plan area, and in particular the Sippy Downs Town Centre and the University of the Sunshine Coast, has *best practice* standard telecommunications capability.

7.2.25.4 Performance outcomes and acceptable outcomes

Table 7.2.25.4.1 Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Sippy Downs Local Plan Area Generally (All Zones)</i>			
PO1	Development does not detract from the role and function of the Sippy Downs Town Centre (Major centre zone) as a major regional activity centre and the primary focus for retail, commercial and civic activities within the local plan area.	AO1	No acceptable outcome provided.
PO2	Development for a higher order business use is located in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), including the following:- (a) a <i>full line supermarket</i> ; (b) a <i>discount department store</i> ; and (c) a <i>theatre</i> .	AO2	No acceptable outcome provided.
PO3	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Sippy Downs local plan area.	AO3.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO3.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO3.3	Development provides for existing mature trees and stands of native <i>vegetation</i> to be retained and incorporated into the design of development.
PO4	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Sippy Downs local plan area.	AO4	Development retains, protects and enhances existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) riparian <i>vegetation</i> along Mountain Creek and Sippy Creek; (b) bushland areas at the base of the Buderim escarpment identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (c) bushland within the <i>landscape buffer</i> to the Sunshine Motorway; and (d) other character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO5.1	Development adjacent to gateway/entry points where identified on Figure 7.2.25A (Sippy Downs local plan elements) :-

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to, and character of, the Sippy Downs local plan area.	AO5.2	<p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character, of the local plan area, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for streetscape improvements in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO6	Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a wide densely vegetated <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO6	<p>Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i>.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for <i>landscape buffers</i> in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO7	Development improves local connectivity by providing an integrated, legible and permeable road, cycle and pathway network which provides connections to and between key destinations including the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, existing and proposed transit stations and public transport stops, community facilities, schools, recreation facilities and open space.	AO7.1 AO7.2	<p>Development complements and extends pedestrian and cycle linkages, including where identified on Figure 7.2.25A (Sippy Downs local plan elements).</p> <p>Development provides a simple, grid-based road/street network which complies with and complements the proposed road/street network identified on Figure 7.2.25A (Sippy Downs local plan elements).</p>
PO8	Development on land with frontage to Sippy Creek or Mountain Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.25A (Sippy Downs local plan elements) .	AO8	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO9	Development provides for, and does not compromise the future provision and operation of, <i>transport networks</i>	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	including:- (a) proposed new roads within the Sippy Downs Town Centre (Precinct SID LPP-1), the Stringybark Road area and elsewhere in the local plan area where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (b) the Sunshine Motorway; and (c) the Bruce Highway.		
Development in the Local Centre Zone			
PO10	Development in the Local centre zone supports the role and function of:- (a) the Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and (b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:- (a) for the Chancellor Park West Local Centre, a total of 8,400m ² ; and (b) for other local centres, a total of 1,000m ² . Editor's note— Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).	AO11	No acceptable outcome provided.
PO12	Development in the Local centre zone provides for no more than one <i>supermarket</i> to be established so as to protect the role and function of the Sippy Downs Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity; (b) vibrant and active streets and public spaces; (c) a high level of comfort and convenience for pedestrians; and (d) functional and integrated car parking and servicing areas which do not dominate the street.	AO13	Development in the Local centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) has building openings overlooking the street; (c) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of <i>culs-de-sac</i> and <i>rear lots</i> .	AO16	Development in the Low density residential zone in Toral Drive and Jorl Court:- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> of 1 hectare; and (b) avoids the creation of <i>rear lots</i> and <i>culs-de-sac</i> .
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities; (b) contributes positively to local <i>streetscape</i> character; (c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:- (a) any commercial/retail development to be limited to small scale local convenience goods and services	AO19	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p> <p>(i) a total of 700m² for all business uses on the site;</p> <p>(ii) a total of 100m² for <i>health care services</i>; and</p> <p>(iii) a total of 500m² for any <i>shop tenancy</i>;</p> <p>(c) a public road connection, including pedestrian and cycle links, along Meads Road connecting Crosby Hill Road and Rainforest Sanctuary Drive, as identified on Figure 7.2.25A (Sippy Downs local plan elements);</p> <p>(d) adequate flood immunity whilst minimising the total amount of fill required and avoiding any adverse off site impacts;</p> <p>(e) retention of significant <i>vegetation</i> on the site including character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements); and</p> <p>(f) appropriate <i>buffers</i> to <i>waterways</i> and <i>wetlands</i>.</p>		
Development in the Community Facilities Zone (University of the Sunshine Coast)			
PO20	<p>Development in the Community facilities zone at the University of the Sunshine Coast:-</p> <p>(a) supports the role and function of the University of the Sunshine Coast as a regional employment opportunity area with a focus on tertiary education, training and research activities and <i>ancillary</i> activities;</p> <p>(b) does not detract from the Sippy Downs Town Centre as the primary focus for business uses and community activity within the local plan area;</p> <p>(c) integrates effectively with the Sippy Downs Town Centre;</p> <p>(d) is designed around a major open space axis linking the Sippy Downs Town Centre to the University;</p> <p>(e) provides buildings and landscaping which contribute to a distinctive image and character and define and enclose the open space axis;</p> <p>(f) provides the main transit hub for the Sippy Downs local plan area; and</p> <p>(g) provides a University Park which:-</p> <p>(i) is located where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(ii) provides the principal open space for the Sippy Downs Town Centre;</p> <p>(iii) provides a welcoming, framed view of the University from</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Stringybark Road; and (iv) is an open parkland with areas of bushland, existing trees and gardens.		
Development in the Community Facilities Zone (Lot 1 SP215755 at 227 – 237 Sippy Downs Drive)			
PO21	Development in the Community facilities zone on Lot 1 SP215755, at 227 – 237 Sippy Downs Drive:- (a) may provide for a <i>service station</i> and <i>food and drink outlet</i> (including a <i>high volume convenience restaurant</i> and <i>drive-through facility</i>); and (b) does not provide for retail or commercial activities other than those directly <i>ancillary</i> to a <i>service station</i> .	AO21	No acceptable outcome provided.

Table 7.2.25.4.2 Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)⁴

Performance Outcomes		Acceptable Outcomes	
Development in Precinct SID LPP-1 (Sippy Downs Town Centre) Generally			
Town Centre Structure and Character			
PO1	Development contributes to the creation of a vibrant, mixed use, transit oriented community incorporating a range of land uses and an urban structure configured in a manner generally in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan) and comprising the following sub-precincts identified on Local Plan Map LPM33 :- (a) the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a); (b) the Sippy Downs Business and Technology Sub-precinct (Sub-precinct SID LPSP-1b); and (c) the Sippy Downs West Neighbourhood (Sub-precinct SID LPSP-1c).	AO1	No acceptable outcome provided.
PO2	Development contributes to the creation of a memorable town centre by:- (a) contributing to the creation of vibrant public and semi public spaces; (b) ensuring that built form increases legibility; (c) maximising pedestrian activity; (d) providing a high level of amenity for all users; and (e) contributing to the desired character of the Sippy Downs Town Centre as a place with innovative architecture and landscaping which:- (i) reflects its surroundings; (ii) respects the preferred built form for the relevant Sub-precinct; (iii) capitalises on the sub-tropical climate;	AO2	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre.

⁴ Editor's note—the **Planning Scheme Policy for Sippy Downs Town Centre** provides guidance in relation to the achievement of certain outcomes in this code.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (iv) has a high level of public and private amenity; (v) promotes variety and visual interest; and (vi) delivers a vibrant relationship with adjacent public and semi-public spaces. 		
Land Uses			
PO3	<p>Development in the Major centre zone in Precinct SID LPP-1 (Sippy Downs Town Centre) provides for:-</p> <ul style="list-style-type: none"> (a) a use listed as a consistent use in Column 1 of Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the relevant sub-precinct; and (b) a use listed as a potentially consistent use in Column 2 of Table 7.2.25.4.3 to occur in the relevant sub-precinct only where further assessment has determined that the use is appropriate in the sub-precinct having regard to such matters as its location, nature, scale and intensity. <p>Note—a use not listed in Table 7.2.25.4.3 is an inconsistent use and is not intended to occur in the Major centre zone in the relevant sub-precinct of Precinct SID LPP-1.</p>	AO3	No acceptable outcome provided.
Connectivity and Movement			
PO4	<p>Development provides an interconnected, efficient and permeable street network which:-</p> <ul style="list-style-type: none"> (a) facilitates convenient access for pedestrians, cyclists and vehicles; (b) provides clear, safe and convenient connections to existing and proposed streets; (c) in the case of Principal Streets:- <ul style="list-style-type: none"> (i) are located where identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide the focus for activity and movement in the Sippy Downs Town Centre; (d) in the case of Local Access Streets:- <ul style="list-style-type: none"> (i) are provided in the approximate location identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide for additional through connections in the street network; and (e) ensures that all Principal and Local Access Streets are provided and are dedicated as road reserve. 	AO4	<p>Development provides for all Principal Streets and Local Access Streets:-</p> <ul style="list-style-type: none"> (a) to be provided in the locations identified on Figure 7.2.25A (Sippy Downs local plan elements); (b) to be designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre; and (c) to be dedicated as road reserve.
PO5	<p>Development provides a support network of rear/service lanes to provide:-</p>	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) vehicle access to lots; (b) service functions; (c) intra-block connectivity; (d) high levels of vehicle and pedestrian permeability; (e) opportunities for shared or consolidated access and servicing; and (f) further block subdivision. 		
PO6	<p>Development provides for vehicular access arrangements which:-</p> <ul style="list-style-type: none"> (a) do not provide for direct access to/from 'A' Street where in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), Stringybark Road or Town Centre Connector Roads where identified on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and (b) provide for limited direct access to/from:- <ul style="list-style-type: none"> (i) other Principal Streets; and (ii) 'A' Street, where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct); and (c) do not restrict the ability of adjacent premises to achieve access to/from a Local Access Street. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p>	<p>Development provides that a servicing area and a car parking area are only accessed from a Local Access Street.</p> <p>Vehicular access to 'A' Street where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) is limited to instances where access cannot be reasonably achieved from a Local Access Street.</p> <p>Development is designed and sited such that it does not restrict the ability of adjacent premises to achieve vehicular access to a Local Access Street.</p> <p>Where direct vehicular access to 'A' Street is required, because access is not possible from another street, the access to 'A' street is limited to left-in/left-out movements only and is temporary until the preferred access arrangement can be achieved.</p>
PO7	<p>Development contributes to the creation of a safe and convenient pedestrian and cycle movement network, including where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages).</p>	AO7	No acceptable outcome provided.
PO8	<p>Development provides pedestrian through block links which:-</p> <ul style="list-style-type: none"> (a) are located: <ul style="list-style-type: none"> (i) generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (ii) at other mid block locations to align with key activity nodes and the indicative pedestrian crossings of streets; (b) provide guaranteed 24 hour/7 days a week public access by means of a dedicated easement to <i>Council</i>; (c) are consistent with the preferred street layout; and (d) have a minimum width of 5 metres. 	AO8	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the provision of pedestrian through block links.</p>
Parking			
PO9	<p>Development being a multi-level car parking structure:-</p> <ul style="list-style-type: none"> (a) is sleeved behind the active street <i>frontage</i>; (b) does not have a direct street <i>frontage</i> other than to a Local 	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Access Street; and (c) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), is located towards the periphery of the Sub-precinct generally in the locations identified in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) .		
PO10	Development which is adjacent to the Sunshine Motorway ensures that any car parking area is not visible from the Sunshine Motorway.	AO10	No acceptable outcome provided.
PO11	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) and Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for small scale landscaped car parking areas which are designed to minimise visual impacts.	AO11	No acceptable outcome provided.
Built Form			
PO12	Development takes on a perimeter block form to:- (a) maintain and define an active public realm; (b) maximise casual surveillance of streets; and (c) allow high densities to be achieved without high rise buildings.	AO12	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to 'Perimeter block' form. Note—for the purposes of development in the Sippy Downs Town Centre, the built form provisions, including <i>site cover</i> and <i>setback</i> provisions, of the Multi-unit residential uses code and Business uses and centre design code do not apply. To remove any doubt, built form for the Sippy Downs Town Centre is to be in accordance with the provisions specified in this code.
PO13	Development ensures that buildings (including balconies) maintain a maximum building depth of 25 metres from the property <i>frontage</i> unless:- (a) for a large floor plate use being a <i>supermarket</i> or a <i>discount department store</i> , which is unable to be located entirely within the perimeter development area; (b) for a multi-storey car parking station, which is to be located in accordance with performance outcome PO9; or (c) where a 'pedestrian through block link' is identified in conjunction with ' <i>secondary active street frontage</i> ' in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) , development should address these links.	AO13	No acceptable outcome provided.
PO14	Development ensures that a building is located and designed to support the desired character of the Sippy Downs Town Centre to:- (a) capitalise on vistas and use built form elements to create an appropriate landmark to increase legibility within the Sippy Downs Town Centre; (b) respond to emerging architectural themes and ideas;	AO14	No acceptable outcome provided. Note—The Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre and building massing and composition.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) reduce the reliance on non-renewable energy sources for heating and cooling systems in response to the local climate; (d) minimise excessive shade or sun exposure on public spaces; (e) deliver a high level of public and private amenity; (f) promote variety and visual interest within the <i>streetscape</i> and public realm; (g) provide a sense of enclosure to streets and public spaces; (h) provide for a seamless transition from external areas to internal areas; (i) ensure equitable access to attractive views and prevailing cooling breezes; and (j) avoid excessively wide and tall facades and inadequate spaces between buildings. 		
PO15	<p>The height of buildings complies with Figure 7.2.25E (Sippy Downs Town Centre Building Heights) such that:-</p> <ul style="list-style-type: none"> (a) buildings fronting a Principal Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 6 <i>storeys</i> and not more than 25 metres, other than where otherwise provided for in performance outcome PO52 below; and (ii) a minimum height of not less than:- <ul style="list-style-type: none"> (A) 1 <i>storey</i> where for the purposes of a <i>child care centre</i> located in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)); and (B) 2 <i>storeys</i> otherwise; and (b) buildings fronting a Local Access Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 4 <i>storeys</i> and not more than 15 metres; and (ii) a minimum height of not less than 2 <i>storeys</i>. 	AO15	No acceptable outcome provided.
PO16	<p>Development provides for a variation in <i>building height</i> such that:-</p> <ul style="list-style-type: none"> (a) development on a Principal Street provides for buildings taller than 4 <i>storeys</i> or 15 metres to be limited to the following locations:- <ul style="list-style-type: none"> (i) the corner of two Principal Streets; (ii) premises where a separation of 30 metres is achieved to an existing or future 5 or 6 <i>storey</i> corner element; (iii) towards the <i>frontage</i> of 'A' Street and Sippy Downs Drive; and (iv) at a terminating vista; and (b) development on a Local Access 	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Street provides for buildings taller than 2 <i>storeys</i> or 8.5 metres to be limited to corner locations.		
PO17	Development on a Principal Street limits the size of the building footprint above 4 <i>storeys</i> or 15 metres and provides separation between the built form elements to:- (a) reduce the wall effects of development and ensure that light and air can penetrate; (b) ensure that taller buildings act as 'pop up' elements above a lower 2 to 4 <i>storey</i> (15 metre) wall rather than as part of a taller wall; (c) create a varied skyline; (d) create vistas up and out of streets to the sky and landscape elements; (e) incorporate a variety of dwelling types; (f) ensure that privacy between <i>dwellings</i> is enhanced and that overlooking and overshadowing is minimised; and (g) provide greater variety to the <i>streetscape</i> .	AO17	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO18	Development which is more than 4 <i>storeys</i> or 15 metres in height and situated on a corner ensures that the part of the building which is above 4 <i>storeys</i> or 15 metres:- (a) is limited to a maximum footprint of 450m ² ; and (b) has a minimum horizontal separation distance of 30 metres to other elements above 4 <i>storeys</i> or 15 metres.	AO18	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO19	Development minimises gaps between buildings fronting streets and where a break or separation is provided between buildings for service access or other purposes, a minimum clear distance of 6 metres is provided between the buildings for the full height of the structure.	AO19	No acceptable outcome provided.
PO20	Development for a residential use exceeding 4 <i>storeys</i> or 15 metres in height that faces or backs onto another residential use provides a minimum separation distance of 18 metres between the balconies of the residential uses.	AO20	No acceptable outcome provided.
Landscape Buffer			
PO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) retains all existing <i>vegetation</i> within the <i>buffer area</i> ; (b) is of sufficient width to effectively screen development and provide a visual buffer to and from the Sunshine Motorway; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure;	AO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) has a minimum width of 20 metres measured from the Sunshine Motorway property boundary; (b) is provided in the location identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) ; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure; and

Performance Outcomes		Acceptable Outcomes	
	<p>(d) is located in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan);</p> <p>(e) provides a maintenance aisle adjacent to the <i>buffer</i> area capable of accommodating a small truck/ute and all services including sewer and stormwater treatment functions;</p> <p>(f) does not contain any type of above or below ground development or structure; and</p> <p>(g) where no <i>vegetation</i> exists, provides a densely vegetated area similar to Regional Ecosystems in the area.</p>		<p>(d) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
Landscaping and Environment			
PO22	Development provides for retained environmentally sensitive areas to be included in appropriately sized and located areas to ensure that protected or threatened communities or species can continue to grow and reproduce in the locality without being detrimentally impacted upon by adjacent land uses.	AO22	<p>Development ensures that retained environmentally sensitive areas are:-</p> <p>(a) included in corridors linking these areas to nearby bushland remnants;</p> <p>(b) protected by an adequate <i>buffer</i> to avoid degradation as a result of edge effects; and</p> <p>(c) protected from nearby development that may negatively impact on the ability of plants to continue to grow and reproduce.</p> <p>Note—Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) identifies an Environmentally Sensitive Area (Frog breeding and forage habitat).</p>
PO23	<p>Development:-</p> <p>(a) retains existing significant <i>vegetation</i> in parks and reserves; and</p> <p>(b) wherever reasonably practicable, retains examples of healthy existing trees and incorporates them into the design of development.</p>	<p>AO23.1</p> <p>AO23.2</p>	<p>Development retains existing <i>vegetation</i>, in particular the understorey, in parks, drainage reserves, road reserves and on land with steep gradients.</p> <p>Development retains existing healthy trees on development lots where they are a minimum of 10 metres from a building and 5 metres from other development.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the retention of existing <i>vegetation</i> within the Sippy Downs Town Centre.</p>
PO24	<p>Development provides new planting which:-</p> <p>(a) enhances the sub-tropical image and character desired for the Sippy Downs Town Centre; and</p> <p>(b) includes mature trees which shade road and car parking areas.</p>	<p>AO24.1</p> <p>AO24.2</p>	<p>Development provides soft and hard landscaping on premises, including but not limited to:-</p> <p>(a) feature planting areas along primary <i>frontages</i>;</p> <p>(b) shade trees in car parking areas;</p> <p>(c) screening of buffer planting areas; and</p> <p>(d) planting integrated with building forms.</p> <p>Where feature plantings are used in landmark locations, the following species are used:-</p> <p>(a) <i>Archontophoenix cunninghamiana</i>; or</p> <p>(b) <i>Livistona australis</i>.</p>
PO25	Development provides on-site landscaping involving deep planting	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>which is free of <i>basement</i> car parking and is not less than:-</p> <p>(a) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) – 10% of the <i>site</i>; and</p> <p>(b) in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) – 20% of the <i>site</i>.</p>		
PO26	<p>Development provides street trees which:-</p> <p>(a) are appropriate to the context and setting of the development;</p> <p>(b) provide continuity of species type along the full length of streets; and</p> <p>(c) have large shady canopies which shade footpath, road and car parking areas and provide traffic calming by overhanging streets.</p>	AO26	<p>Development provides street trees in accordance with the species types and applicable street cross section detail specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO27	<p>Development of premises with a <i>frontage</i> to:-</p> <p>(a) Sippy Downs Drive, Stringybark Road, University Way and 'A' Street, provides attractive tree-lined streets with lighting, planting and street furniture;</p> <p>(b) Local Access Streets incorporate lighting, landscaped verges and medians (where appropriate) and on-street car parking to provide flexibility for both commercial uses and residential uses; and</p> <p>(c) other new streets, provide avenue tree planting on their verges.</p>	AO27	<p>Development provides for street lighting, planting, verges and street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO28	<p>Development provides for footpaths which:-</p> <p>(a) differentiate with the road/street types where identified in Figure 7.2.25D (Sippy Downs Town Centre Road / Street Designations);</p> <p>(b) have a high level of presentation;</p> <p>(c) are consistent in patterning with adjoining properties;</p> <p>(d) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) and Sub-precinct SID LPSP-1a (Sippy Downs Business and Technology Sub-precinct), cater for high pedestrian usage and outdoor dining; and</p> <p>(e) in residential streets are concrete paved footpaths with turfed verges.</p>	AO28	<p>Development provides for footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO29	<p>Development provides street furniture which:-</p> <p>(a) is comfortable, functional, robust, attractive and safe to use;</p> <p>(b) does not require high levels of maintenance;</p> <p>(c) is in keeping with the landscape character of Sippy Downs and the Town Centre;</p> <p>(d) is appropriately placed; and</p> <p>(e) is of a character and design which fulfils the needs of the users.</p>	AO29	<p>Development provides for street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
Integrated Water Management			
PO30	Development incorporates a range of Integrated Water Management initiatives to:- (a) achieve an integrated approach to water management; (b) provide more sustainable water supply <i>infrastructure</i> within the Town Centre; and (c) protect or enhance the environmental values and quality of receiving waters.	AO30	Development provides for water supply, wastewater and stormwater <i>infrastructure</i> in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .
Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)			
Land Uses and Locations (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO31	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for a wide range and a 'fine grain' mix of uses, with an emphasis on uses that are complementary to the University of the Sunshine Coast.	AO31	No acceptable outcome provided.
PO32	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is generally in accordance with, and does not compromise the achievement of, the Town Centre layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) such that:- (a) all retail premises being a <i>supermarket</i> or a <i>discount department store</i> are separated by a street; (b) no more than 2 <i>full line supermarkets</i> are provided; (c) no more than 2 small <i>supermarkets</i> are provided; (d) no more than 1 <i>discount department store</i> is provided; (e) vehicle <i>access</i> points to retail premises being a <i>supermarket</i> or a <i>discount department store</i> are located towards the periphery of the Sub-precinct; (f) large scale on-site car-parking areas and <i>access</i> to those areas is located at the periphery of the Sub-precinct; (g) rear service lanes are provided; (h) existing <i>vegetation</i> is preserved to provide a Landscape (Forest) Buffer to manage the visual appearance of development backing onto the Sunshine Motorway and protect the image of the Town Centre; (i) through block pedestrian links are provided to maximise pedestrian permeability in addition to the street-based pedestrian network; and (j) a minimum of 1,500m ² of land is transferred to the <i>Council</i> in freehold to provide for the establishment of a multi purpose, integrated community facility.	AO32	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the Sippy Downs Town Centre Core Plan.

Performance Outcomes		Acceptable Outcomes	
PO33	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is arranged to maximise the vibrancy of public spaces and semi-public spaces by:-</p> <ul style="list-style-type: none"> (a) arranging <i>active uses</i> to front public spaces and maximise pedestrian activity; (b) providing for the orientation and clustering of pedestrian intensive development towards Principal Streets; (c) ensuring a variety of compatible mixed uses are provided within each <i>site</i>; and (d) ensuring uses and spaces are safe, equitable and accessible. 	AO33	No acceptable outcome provided.
PO34	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for an accommodation building or <i>multiple dwelling</i>:-</p> <ul style="list-style-type: none"> (a) is incorporated into a <i>mixed use development</i>; and (b) where in a location identified as requiring <i>primary active street frontage</i> on Figure 7.2.25C (Sippy Downs Town Centre Core Plan), ensures that all <i>dwellings</i> and <i>rooming units</i> are located above the <i>ground storey</i>. 	AO34	No acceptable outcome provided.
PO35	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a large floor plate retail use including a <i>supermarket</i> or a <i>discount department store</i>:-</p> <ul style="list-style-type: none"> (a) is located generally in accordance with an area identified as 'Large Floor Plate Retail' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan); (b) is embedded within a block and is sleeved by finer grain <i>mixed use development</i> to maintain active pedestrian frontages to the streets; (c) ensures that 'A' Street is the primary retail location and pedestrian movement path by:- <ul style="list-style-type: none"> (i) maintaining close proximity to 'A' Street and locating the main pedestrian entrance as close to 'A' Street as possible; (ii) ensuring that pedestrian entrance points to each large floor plate store are accessed only from 'A' Street and lead only to one large floor plate use; (iii) ensuring that the street is the easiest way for people to move between large floor plate uses; (iv) ensuring that the large floor plate use is not oriented towards a car parking area; and (v) ensuring that pedestrian 	AO35	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the location of large floor plate retail uses.</p>

Performance Outcomes		Acceptable Outcomes	
	movements from car parking areas result in activity on 'A' Street.		
PO36	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that any entrance to a <i>supermarket, discount department store</i> or other large retail premises:- (a) does not visually dominate a public space; and (b) does not present large scale signage or excessive building openings to a public space.	AO36	No acceptable outcome provided.
PO37	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a use which generates high pedestrian activity, such as a large <i>shop</i> ('mini major'), <i>theatre</i> (being a cinema) or <i>hotel</i> , is strategically located to support street-based movement and other street-facing uses.	AO37	No acceptable outcome provided.
PO38	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a retail premises:- (a) is limited to locations fronting areas identified as a 'Main Street' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ; and (b) has the street as its primary address.	AO38	No acceptable outcome provided
PO39	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) on premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) :- (a) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (b) provides continuous weather protection for pedestrians.	AO39	Development of premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ensures that the ground <i>storey</i> level of premises:- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (d) provides all weather protection in the form of continuous awnings over footpath areas; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent paving materials on footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO40	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for any business use does not provide for a <i>drive-through facility</i> .	AO40	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO41	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in a concentration of retail uses in one part of the Sub-precinct but disperses retail uses across	AO41	No acceptable outcome provided. Note—the matters that <i>Council</i> may take into account in assessing and deciding a development application for retail uses in the Town Centre Core include, but may not

Performance Outcomes		Acceptable Outcomes	
	the Sub-precinct.		<p>necessarily be limited to, the following:-</p> <ul style="list-style-type: none"> (a) the maximum retail floor space that is realistically viable for the Town Centre Core in the medium and long term; (b) whether the proposal, if approved, would unreasonably limit the viable provision of retail uses in the remainder of the Town Centre Core in the medium or long term; (c) the extent to which the proposal satisfies other outcomes of this code and epitomises the 'vision' and 'planning intent' for Sippy Downs Town Centre; and (d) whether the proposal, if approved, is likely to compromise the <i>Sunshine Coast activity centre network</i> by having an adverse impact on the Maroochydore Principal Activity Centre or the major activity centres at Nambour and Kawana Waters. <p>Note—<i>Council</i> may require the preparation of an Economic Impact Assessment to determine:-</p> <ul style="list-style-type: none"> (a) whether the scale and range of retail uses proposed is reasonable and appropriate, having regard to the matters detailed above; and (b) compliance with other outcomes of this code as relevant to the proposal. <p>Note—a development application that proposes a concentration of retail uses and/or a total <i>gross leasable floor area</i> for retail uses:-</p> <ul style="list-style-type: none"> (a) that is considered to compromise the achievement of the 'vision' and 'planning intent' for Sippy Downs Town Centre; or (b) which results in an ultimate development outcome that is not generally in accordance with the Town Centre Layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan); <p>will not be supported.</p>
PO42	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in any of the following:-</p> <ul style="list-style-type: none"> (a) the development of more than 1 <i>discount department store</i>; (b) the development of more than 2 <i>full line supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 4,300m²; (c) the development of more than 2 <i>small supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 1,500m²; (d) the total <i>gross leasable floor area</i> of any other <i>shop</i> exceeding 300m²; or (e) the development of a <i>showroom</i>. 	AO42	No acceptable outcome provided.
Residential Development (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO43	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO43	No acceptable outcome provided.
PO44	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that:-	AO44	No acceptable outcome provided.
	<ul style="list-style-type: none"> (a) residential development is provided in conjunction with the first non- 		

Performance Outcomes		Acceptable Outcomes	
	<p>residential stages of development; or</p> <p>(b) where a staged approach to the provision of residential development is proposed:-</p> <p>(i) the early stages of non-residential development are designed and constructed in a manner which provides for or supports the future provision of residential development in accordance with the intent and outcomes for the town centre expressed in this code; and</p> <p>(ii) there is an agreement in place between the developer and the <i>Council</i> that guarantees the provision of residential development as part of the subsequent stages of development.</p>		
Setbacks (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO45	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO45	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO46	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a public space in the form of a central Town Square which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) has minimum dimensions of 40 metres by 40 metres;</p> <p>(d) has buildings with active <i>frontages</i> fronting the Town Square;</p> <p>(e) provides shade trees and public seating;</p> <p>(f) provides a minimum of 75% hard paved area;</p> <p>(g) provides for planting areas; and</p> <p>(h) provides integrated public art, a</p>	AO46	<p>Development provides a Town Square which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
	water feature or the like.		
PO47	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides <i>public open space</i> in the form of Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like. 	AO47	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)			
Land Uses and Locations (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO48	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-</p> <ul style="list-style-type: none"> (a) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses; (b) comprises a range of commercial, educational, research and technology, medical, institutional, governmental, and some residential activities that support and complement the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast; and (c) provides for retail uses to be limited and located only in the local centre. 	AO48	No acceptable outcome provided
PO49	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a local centre which:-</p> <ul style="list-style-type: none"> (a) functions as a local (not full service) activity centre providing basic convenience goods and services to employees and residents of the immediate area; (b) is located on the southern side of the 'Main Street' designation where identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) fronting the Town Plaza; and (c) does not exceed a total <i>gross leasable floor area</i> of 500m² for all retail and catering uses; and (d) comprises one or more of the following:- <ul style="list-style-type: none"> (i) <i>shop</i> (having a <i>gross</i> 	AO49	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>leasable floor area</i> not exceeding 100m²); and</p> <p>(ii) <i>food and drink outlet</i>.</p>		
PO50	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for an industrial activity being <i>research and technology industry</i>:-</p> <p>(a) is primarily focused on research and design and involves no, or only a limited component of, manufacturing, assembly, testing, maintenance and/or storage of machinery, equipment and components;</p> <p>(b) is compatible with the mixed use nature of the Sub-precinct and is designed, located and operated in a manner which preserves the amenity of adjoining and nearby non-industrial uses; and</p> <p>(c) is in a building which complies with the built form requirements for the Sippy Downs Town Centre as outlined in performance outcomes PO12-PO20 above.</p>	AO50	No acceptable outcome provided.
PO51	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for a large scale health facility, such as a <i>hospital</i> or medical centre:-</p> <p>(a) is located in a form that is compatible with the Sippy Downs Town Centre and Surrounds street network as identified in Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and</p> <p>(b) positively defines and activates streets and public places by ensuring that:-</p> <p>(i) the buildings face the streets and that <i>ancillary</i> activities, such as pharmacies and clinics, are provided along street <i>frontages</i>;</p> <p>(ii) the entrance fronts onto a Principal Street and a public space;</p> <p>(iii) there is a connection to the campus of the University of the Sunshine Coast and 'A' Street; and</p> <p>(iv) multi-deck car parking is sleeved behind street facing uses.</p>	AO51	No acceptable outcome provided.
PO52	<p>Development on that part of Lot 1 SP211690 (142 – 162 Sippy Downs Drive) located south east of 'B' Street:-</p> <p>(a) may provide for a maximum <i>building height</i> of 8 <i>storeys</i> and not more than 30 metres where for the purposes of a large scale health and educational facility; and</p> <p>(b) demonstrates compliance with the provisions of this code relevant to</p>	AO52	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the site, including but not limited to ensuring that the following <i>infrastructure</i> elements are provided:-</p> <p>(i) Principal and Local Access Streets as indicated on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations) and further described in performance outcome PO4 of this table; and</p> <p>(ii) a <i>public open space</i> in the form of a Town Plaza as indicated on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) and further described in performance outcome PO56 of this table.</p>		
PO53	<i>Mixed use development</i> in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for residential dwellings to be located above the ground <i>storey</i> where fronting a Principal Street.	AO53	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO54	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) does not result in the total <i>gross leasable floor area</i> of all proposed, existing and approved retail premises in the Sub-precinct exceeding 500m ² in order to protect the role and function of the town centre core.	AO54	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO55	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO55	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO56	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a	AO56	Development provides a Town Plaza which:- (a) is located in accordance with the

Performance Outcomes		Acceptable Outcomes	
	<p><i>public open space</i> in the form of a Town Plaza which:-</p> <ul style="list-style-type: none"> (a) is transferred to the <i>Council</i> in freehold tenure; (b) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (c) has minimum dimensions of 80 metres by 35 metres; (d) provides shade trees and public seating; (e) provides a mix of paved, grassed and landscaped areas; (f) is designed to provide opportunities for a kiosk or small scale cafe with outdoor dining; and (g) provides public toilets, integrated public art, a water feature or the like. 		<p>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <ul style="list-style-type: none"> (b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO57	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides <i>public open space</i> in the form of Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like. 	AO57	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)			
Land Uses and Locations (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO58	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of high density housing types supported by limited community activities, being a <i>child care centre</i>, a <i>corner store</i>, and a limited number of <i>food and drink outlets</i> in the form of small scale boutique restaurants/cafes.</p>	AO58	No acceptable outcome provided.
PO59	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>corner store</i>:-</p> <ul style="list-style-type: none"> (a) serves the local residents of the Sub-precinct; and (b) is located centrally within the Sub-precinct on premises which is situated on the southern side of 'A' Street, on either corner of the 	AO59	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	intersection of 'A' and 'V' Streets.		
PO60	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>food and drink outlet</i>:-</p> <p>(a) is of a small scale boutique nature;</p> <p>(b) is not a <i>high volume convenience restaurant</i>;</p> <p>(c) provides outdoor dining;</p> <p>(d) does not result in the total <i>gross leasable floor area</i> of all <i>food and drink outlets</i> in the Sub-precinct exceeding 100m²;</p> <p>(e) does not exceed 50m²; and</p> <p>(f) is located centrally within the Sub-Precinct on the southern side of 'A' Street on either corner of the intersection of 'A' and 'V' Streets.</p>	AO60	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO61	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres from the property <i>frontage</i> at the ground <i>storey</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 5 metres above the fourth <i>storey</i> to allow for balconies and roof form expression; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 5 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO61	No acceptable outcome provided.
Minimum Residential Density (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO62	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO62	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO63	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Forest Park which:-</p> <p>(a) is transferred to <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) primarily provides for the retention</p>	AO63	<p>Development provides the Forest Park West which:-</p> <p>(a) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>of remnant <i>vegetation</i> of ecological value;</p> <p>(d) is a minimum of 2 hectares in area;</p> <p>(e) has a combination of established trees and understorey (70%), established trees and lawn (15%) and open lawn areas (15%);</p> <p>(f) provides a variety of formal and informal pathways to provide pedestrian and cycle access and circulation through the <i>park</i>; and</p> <p>(g) provides facilities including public toilets, picnic shelters, BBQ's, seating areas, signage, walking tracks, kick-a-ball field and play space located near the southern boundary and entrance to the <i>park</i> at the intersection with 'V' Street.</p>		
PO64	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Neighbourhood Park which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) is a minimum of 600m² in area;</p> <p>(d) has a minimum street <i>frontage</i> of 20 metres and a minimum depth of 15 metres; and</p> <p>(e) is located so as to terminate the vista from 'X' Street.</p>	AO64	<p>Development provides a Neighbourhood Park which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Table 7.2.25.4.3 Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)	
Residential activities	
<p>(a) <i>Caretaker's accommodation</i></p> <p>(b) <i>Community residence</i></p> <p>(c) <i>Multiple dwelling</i></p> <p>(d) <i>Residential care facility</i></p> <p>(e) <i>Retirement facility</i></p> <p>(f) <i>Rooming accommodation</i></p> <p>(g) <i>Short-term accommodation</i></p>	None
Business activities	
<p>(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and forming part of a <i>mixed use development</i>)</p> <p>(b) <i>Agricultural supplies store</i> (where forming part of a <i>mixed use development</i>)</p> <p>(c) <i>Bar</i> (where forming part of a <i>mixed use development</i>)</p> <p>(d) <i>Food and drink outlet</i> (where forming part of a <i>mixed use development</i> and not involving a <i>drive-through facility</i>)</p> <p>(e) <i>Function facility</i> (where forming part of a <i>mixed use development</i>)</p> <p>(f) <i>Funeral parlour</i> (where forming part of a <i>mixed use development</i>)</p>	<i>Nightclub entertainment facility</i>

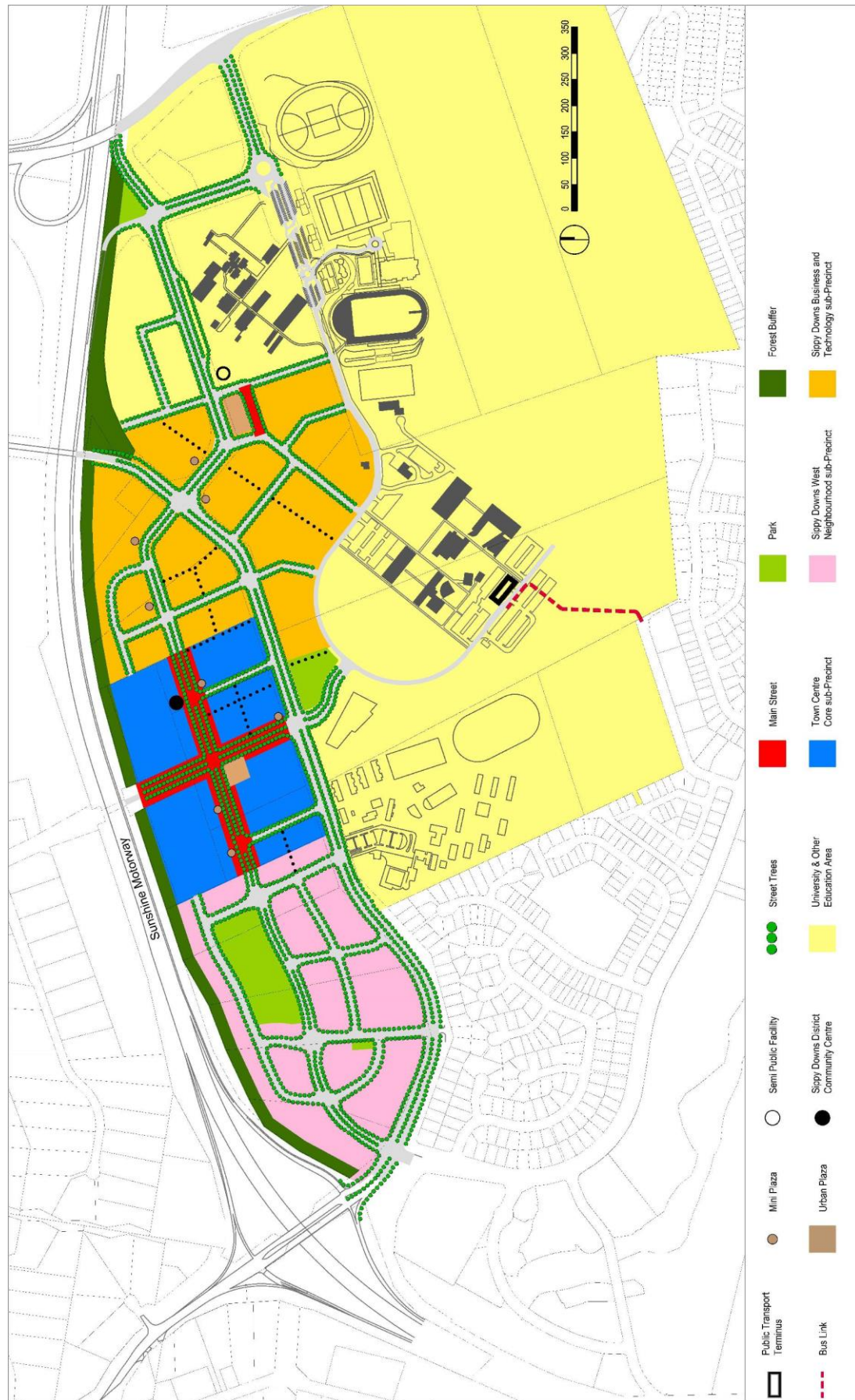
Column 1 Consistent uses	Column 2 Potentially consistent uses
(g) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 200m ² and forming part of a <i>mixed use development</i>) (h) <i>Health care services</i> (where forming part of a <i>mixed use development</i>) (i) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (j) <i>Hotel</i> (where forming part of a <i>mixed use development</i>) (k) <i>Office</i> (where forming part of a <i>mixed use development</i>) (l) <i>Shop</i> (where forming part of a <i>mixed use development</i>) (m) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i>) (n) <i>Theatre</i> (where forming part of a <i>mixed use development</i>) (o) <i>Veterinary services</i> (where forming part of a <i>mixed use development</i>)	
Industrial activities	
Service industry	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where for a convention and exhibition centre or entertainment centre located on <i>Council</i> owned or controlled land) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (where forming part of a <i>mixed use development</i>) (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	None
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Retirement facility</i> (g) <i>Rooming accommodation</i> (h) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Funeral parlour</i> (e) <i>Health care services</i> (f) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (g) <i>Hotel</i> (h) <i>Market</i> (i) <i>Office</i> (j) <i>Sales office</i> (k) <i>Shop</i> (where not exceeding a <i>gross leasable floor area</i> of 100m ²) (l) <i>Shopping centre</i> (where any retail/catering uses do not exceed a total <i>gross leasable floor area</i> of 500m ² and any <i>shop</i> tenancy does not exceed a	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
<i>gross leasable floor area of 100m²</i> (m) <i>Theatre (where not for a cinema)</i> (n) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Research and technology industry</i> (b) <i>Service industry</i>	<i>Low impact industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation (where not involving an activity that requires a liquor licence or gaming license)</i> (b) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility (where other than a freestanding tower)</i> (c) <i>Utility installation (where a local utility)</i>	None

Figure 7.2.25A Sippy Downs local plan elements

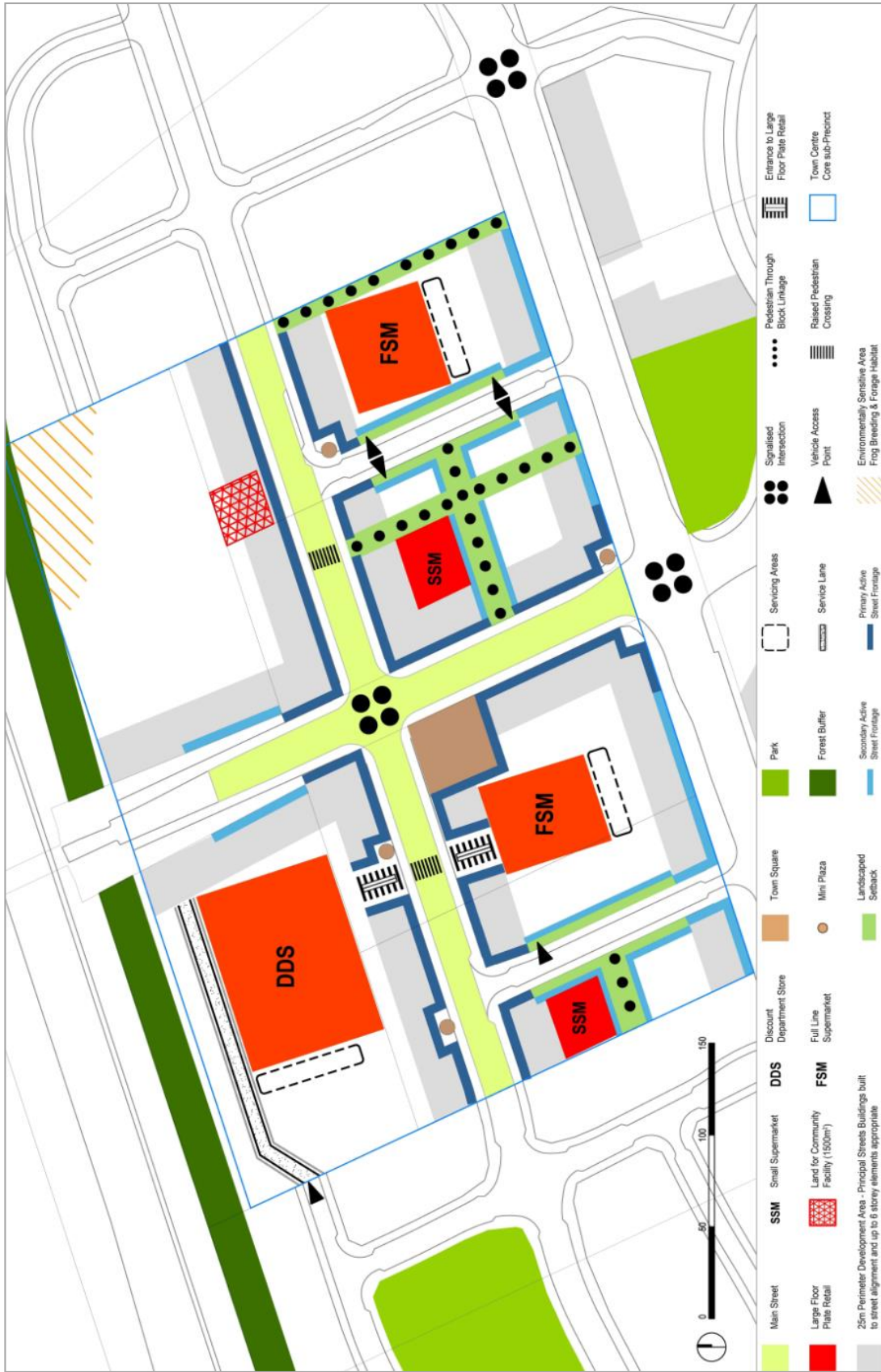
<Figure to be inserted>

Figure 7.2.25B Sippy Downs Town Centre Master Plan



Part 7

Figure 7.2.25C Sippy Downs Town Centre Core Plan



Part 7

Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations

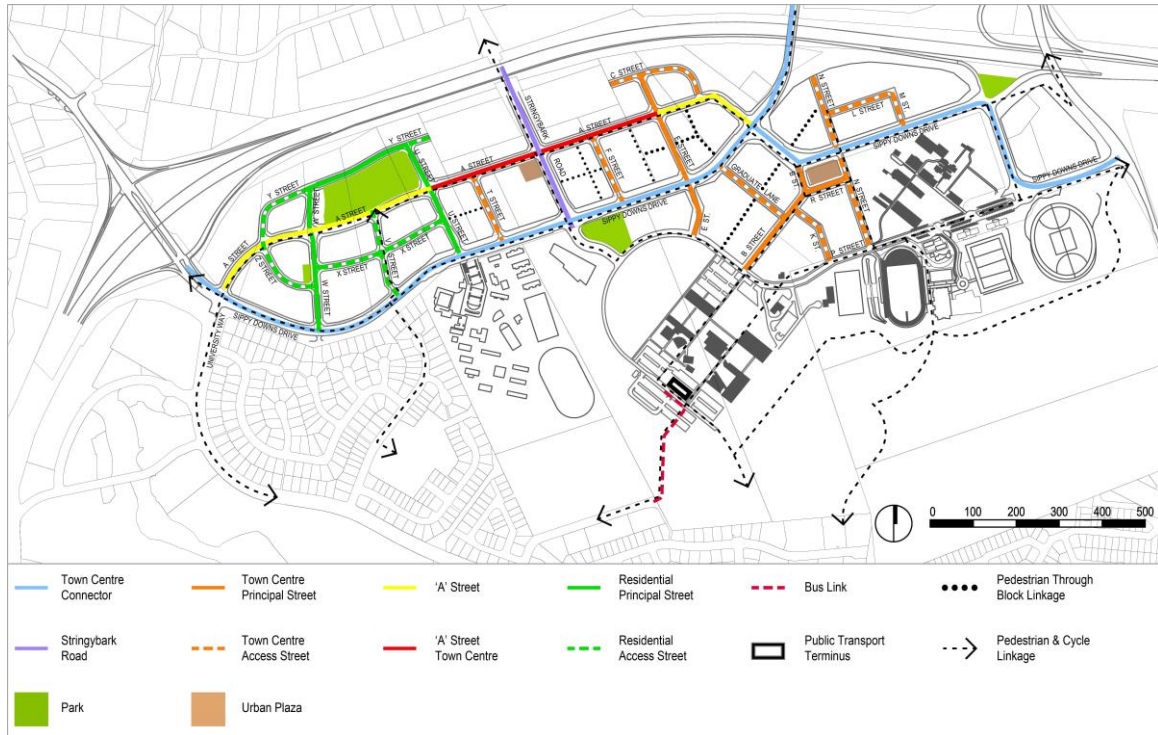


Figure 7.2.25E Sippy Downs Town Centre Building Heights

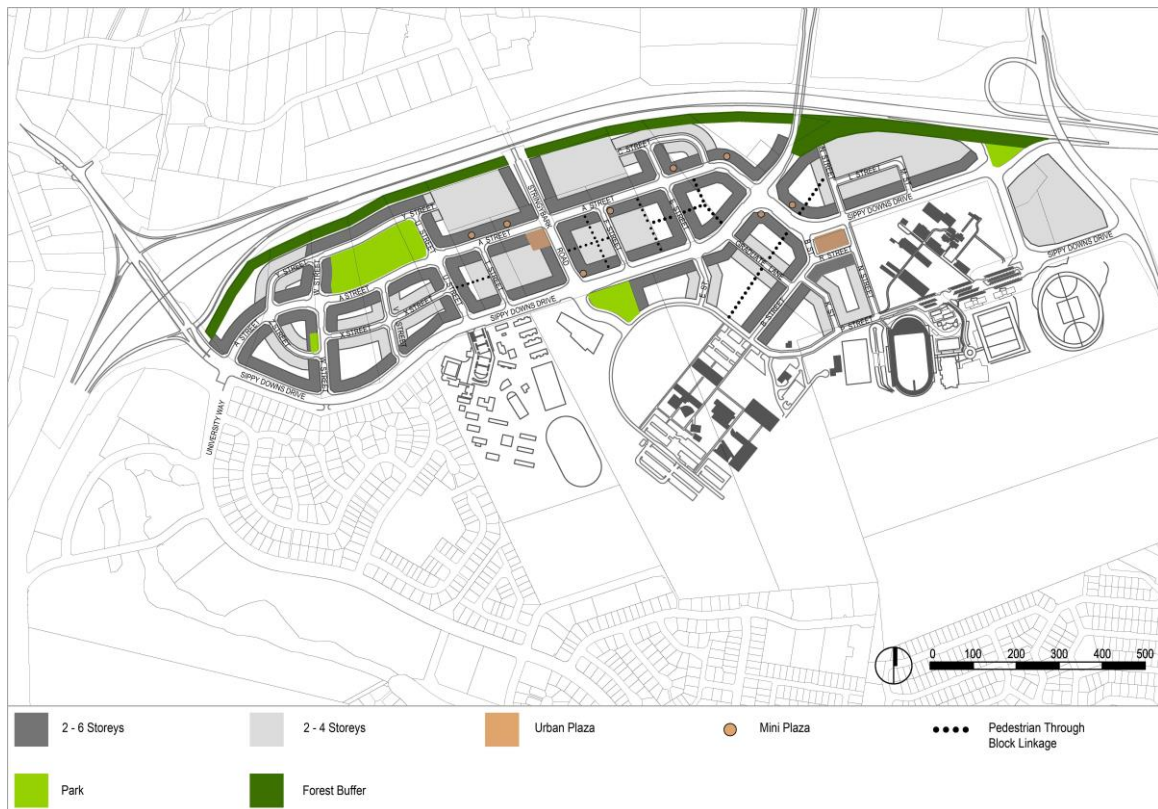


Figure 7.2.25F Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages



7.2.26 Woombye local plan code

7.2.26.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Woombye local plan area as shown on Map ZM27 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Woombye local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.26.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.26.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.26A (Woombye local plan elements)**.

7.2.26.2 Context and setting

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

The Woombye local plan area is located in the central hinterland of the Sunshine Coast immediately to the south of Nambour. Situated between the North Coast Rail Line and Nambour Connection Road, the local plan area includes Woombye's business centre and adjacent residential areas. The local plan area has a land area of approximately 230 hectares.

The local plan area is characterised by variable topography with the established urban areas in the north comprising gently undulating land and the developing southern area generally comprising steeper slopes, particularly adjacent to Pine Grove Road and Woombye-Palmwoods Road. Parts of the local plan area are subject to periodic flooding from Paynter Creek which is located immediately to the west and traverses the local plan area north of the town centre.

Woombye is a small, attractive rural town providing a range of business, community, social, and recreational facilities to service the local needs of its resident population as well as the needs of immediately surrounding rural and rural residential communities. Residential areas are characterised by dwelling houses on relatively large suburban lots.

Heritage buildings and places, primarily focused in Blackall Street, contribute to the character and historical values of the town. Set within a picturesque rural landscape, Woombye has a separate and distinct identity from nearby settlements, including Nambour.

The North Coast Rail Line, which forms the western boundary of the local plan area, is proposed to be realigned and duplicated. The planned upgrade includes provision for station improvements and a new road overpass extending from Blackall Street to Back Woombye Road. The preferred future use of surplus rail land arising from the proposed upgrade of the rail line will also be an important consideration.

Woombye's role as a public transport node will be improved by the planned rail line upgrade and new transit hub. The major vehicle access into Woombye is via Blackall Street from Nambour Connection Road in the east. Taintons Road provides access to the southern part of the local plan area via Woombye-Palmwoods Road.

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

7.2.26.3 Purpose and overall outcomes

- (1) The purpose of the Woombye local plan code is to provide locally relevant planning provisions for the assessment of development within the Woombye local plan area.

- (2) The purpose of the Woombye local plan code will be achieved through the following overall outcomes:-
- (a) Woombye remains a small rural town, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
 - (b) Urban development within the Woombye local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Woombye, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Woombye as a rural town with a strong sense of place and associations with the past.
 - (d) Development in the Local centre zone supports the role and function of the Woombye Town Centre as a local (full service) activity centre, providing a wide range of small-scale convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities. The town centre remains compact and consolidated, with any further expansion of business uses contained to land included in the Local centre zone.
 - (e) The “country town” feel, traditional main street built form and heritage and *streetscape* character of Woombye’s Town Centre is retained and reinforced, with Blackall Street enhanced as a wide, attractive and pedestrian friendly main street. Development along Blackall Street addresses the street, complements the traditional *streetscape* and building form, and retains the mature street trees.
 - (f) Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Woombye, typified by low-rise detached housing in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid or modified grid layout, open *streetscape* and mature street trees. Development in the zone provides an interconnected and permeable network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
 - (g) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Woombye and is of a bulk and architectural scale that does not dominate the *streetscape* and is compatible with surrounding development.
 - (h) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including steeper slopes and remnant *vegetation* and other *ecologically important areas*.
 - (i) Development in the local plan area is supported by a network of open space to meet the needs of the local community, and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
 - (j) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line and the possible future provision of a grade separated crossing within the local plan area.
 - (k) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Woombye local plan area is adapted to appropriately utilise surplus railway land, so as to consolidate and provide for improvements to Woombye’s town centre, particularly in terms of the provision of community facilities and *public open space*.

7.2.26.4 Performance outcomes and acceptable outcomes

Table 7.2.26.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Woombye Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and architectural character of Woombye in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or, character significance. Editor's note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs 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 Woombye.	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 identified on Figure 7.2.26A (Woombye local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop and <i>streetscape</i> character of the local plan area, including where identified on Figure 7.2.26A (Woombye local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development 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, Woombye.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.26A (Woombye 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, Woombye, and emphasise corner locations.
		AO3.2	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.

Performance Outcomes		Acceptable Outcomes	
			<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 does not compromise the provision and operation of <i>transport networks</i> , including:- (a) the proposed realignment and duplication of the North Coast Rail Line; and (b) the potential future grade separated rail line crossing in the vicinity of Woombye CWA Park.	AO4	No acceptable outcome provided.
PO5	Surplus rail land that may arise from the proposed realignment of the North Coast Rail Line provides for improvements to Woombye's Town Centre, particularly in terms of the provision of community facilities and urban open space.	AO5	No acceptable outcome provided.
PO6	Development on land with frontage to Paynter Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.26A (Woombye local plan elements) , facilitates the provision of the local ecological linkage.	AO6	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.
PO7	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 drive-through facility.	AO7	No acceptable outcome provided.
Development in the Local Centre Zone			
PO8	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Woombye Town Centre as a local (full service) activity centre; and (b) provide a wide range of goods and services to meet the convenience needs of Woombye's resident population and immediately surrounding rural community.	AO8	No acceptable outcome provided.
PO9	Development in the Local centre zone:- (a) is sympathetic to the rural town character and heritage values of Woombye; (b) complements the traditional built form and <i>streetscape</i> ; (c) addresses the street; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; and (f) provides integrated and functional parking and access arrangements that do not dominate the street.	AO9	Development in the Local centre zone:- (a) provides for Blackall Street to be maintained as a wide, attractive and pedestrian friendly main street; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.26A (Woombye local plan elements) ; (c) maintains the appearance of fine-grained shopfronts addressing the street; (d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (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; (f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street; (g) has building openings overlooking and addressing the street; (h) uses understated colour schemes and low-reflective roofing and cladding materials; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (k) provides for on-site car parking at the rear or to one side of the development.
Development in the Low Density Residential Zone			
PO10	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 Woombye local plan area.	AO10.1	Reconfiguring a lot in the Low density residential zone provides for a minimum lot size of 800m ² .
		AO10.2	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid or modified grid street layout and subdivision pattern.
PO11	Reconfiguring a lot within the Low density residential zone:- <ul style="list-style-type: none"> (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. 	AO11	Reconfiguring a lot in the Low density residential zone:- <ul style="list-style-type: none"> (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.
Development in the Medium Density Residential Zone			
PO12	Development in the Medium density residential zone:- <ul style="list-style-type: none"> (a) provides for the establishment of a range of medium density housing compatible with a rural town setting; (b) is sympathetic to the rural town character and heritage values of Woombye; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for a building form that reflects the traditional Queensland style; (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel and character; 	AO12	Development in the Medium density residential zone:- <ul style="list-style-type: none"> (a) provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in form and scale to a <i>dwelling house</i>; (b) provides generous open spaces between buildings; (c) incorporates landscaping which complements the character of established gardens in the zone; (d) provides for a building form which reflects the traditional Queensland style and incorporates front facades and building elements, including wall articulation, pitched roof forms, roof overhangs, verandahs and prominent building entries, to reflect the character and heritage of buildings in Woombye;

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; (g) maintains and protects the amenity of residents in adjoining development; and (h) provides for improved pedestrian connectivity between Campbell Street and Blackall Street. 		<ul style="list-style-type: none"> (e) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken up and do not dominate the <i>streetscape</i>; (f) where fronting Blackall Street, provides an attractive street front address and overlooks the street; and (g) provides mid-block pedestrian linkages, between Campbell Street and Blackall Street.

Figure 7.2.26A Woombye local plan elements

<Figure to be inserted>

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 Context and setting

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

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately 396 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

The Yandina local plan area has good access to the Bruce Highway via Yandina Cooloolabin Road and Flemming Street. Further connections to the east are provided by Ninderry Road, to the north by Ben Williams Road, to the west by Old Gympie Road and Cooloolabin Road and south by the Nambour North Connection Road.

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

7.2.27.3 Purpose and overall outcomes

- (1) The purpose of the Yandina local plan code is to provide locally relevant planning provisions for the assessment of development within the Yandina local plan area.
- (2) The purpose of the Yandina local plan code will be achieved through the following overall outcomes:-
 - (a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.
 - (b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native *vegetation* areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.
 - (e) The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
 - (f) Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydoore to fulfil higher order business and industry needs.
 - (g) The “country town” feel, traditional built form, heritage and *streetscape* character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (h) Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.
 - (i) Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.
 - (j) Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.
 - (k) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.

- (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n) Development in the Medium density residential zone:-
 - (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
 - (ii) provides good pedestrian and cycle connectivity to the town centre; and
 - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- (p) Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Yandina Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
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 setting, character and sense of place of Yandina.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to the western foothills of Yandina and Mount Ninderry, particularly from the town centre, and to the South Maroochy River, North Maroochy River and other views to surrounding rural and natural

Performance Outcomes		Acceptable Outcomes	
		<p>AO2.3</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the town including:-</p> <ul style="list-style-type: none"> (a) the tree covered hillsides of the western foothills; (b) native <i>vegetation</i> along the North Maroochy River and South Maroochy River; and (c) other character <i>vegetation</i> where identified on Figure 7.2.27A (Yandina 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>	<p>areas where identified on Figure 7.2.27A (Yandina local plan elements).</p>
		<p>AO2.4</p> <p>Development retains and revegetates the remaining gully systems in the Fleming Street and Scott Street area.</p>	
		<p>AO2.5</p> <p>Development retains and enhances the open space land west of Farrell Street to provide:-</p> <ul style="list-style-type: none"> (a) a green open space <i>buffer</i> between business uses and residential areas; and (b) a green foreground to views west of the town centre. 	
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the rural town character of, Yandina.	<p>AO3.1</p> <p>Development adjacent to the primary streetscape treatment area or identified gateway/entry point on Figure 7.2.27A (Yandina 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, Yandina, and emphasise corner locations.</p> <p>AO3.2</p> <p>Development along Yandina Coolum Road and Fleming Street, between the Bruce Highway and the town centre provides streetscape and landscaping works to enhance the visual amenity of the route as an entrance to the town.</p> <p>AO3.3</p> <p>Development provides streetscape improvements and traffic calming at the Stevens Street and Farrell Street intersection to reinforce Stevens Street as the focus of the town centre.</p> <p>AO3.4</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p>	

Performance Outcomes		Acceptable Outcomes	
			<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 on land adjacent to the Bruce Highway incorporates a <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the highway as a scenic route.	AO4	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Bruce Highway <i>frontage</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO5	Development on land with frontage to the North Maroochy River and South Maroochy River, or on land otherwise identified as a local ecological linkage on Figure 7.2.27A (Yandina local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	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> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Yandina Town Centre as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Yandina; (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 protection for pedestrians; (f) uses traditional building materials; and (g) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO8	<p>Development in the Local centre zone:-</p> (a) provides for Stevens Street to be maintained and enhanced as an attractive and pedestrian friendly main street; (b) provides a fine scale built form with narrow building frontages and buildings built to the Stevens Street road boundary; (c) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (d) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.27A (Yandina local plan elements) ; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with 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 kerb; (f) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (g) has simple, traditional Queensland style roof designs, such as hipped or

Performance Outcomes		Acceptable Outcomes	
			<p>gabled, and parapets facing the street;</p> <p>(h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade;</p> <p>(i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies;</p> <p>(j) uses traditional building materials (timber cladding and corrugated iron roofing);</p> <p>(k) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(l) ensures that signage is integrated with the building;</p> <p>(m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</p> <p>(n) retains on street parking and provides on-site car parking at the rear or to one side of the development.</p>
PO9	Development provides for buildings on corner sites to be designed as focal points and contribute to defining the street intersection, including use of interesting or decorative features or building elements and complementary landscape features.	AO9	No acceptable outcome provided.
PO10	Reconfiguring a lot in the Local centre zone does not result in the alienation of business zoned land.	AO10.1	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m ² in area.
		AO10.2	Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
Development in the Low Impact Industry Zone			
PO11	Development in the Low impact industry zone at Yandina protects the amenity of nearby and surrounding residential areas and premises and the visual amenity of scenic routes.	AO11	<p>Development in the Low impact industry zone:-</p> <p>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</p> <p>(c) provides for car parking and service areas to the side or rear of buildings; and</p> <p>(d) provides a minimum 3 metre wide densely vegetated <i>landscape buffer</i> along street <i>frontages</i>, boundaries adjoining sensitive uses and boundaries fronting the North Coast Rail Line, where identified on Figure 7.2.27A (Yandina local plan elements).</p>
PO12	<p>Development in the Low impact industry zone in the Yandina Industrial Estate (East):-</p> <p>(a) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road;</p>	AO12	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes	
<p>(b) restricts filling for flood immunity to land included within the Low impact industry zone in the Yandina Industrial Estate (East);</p> <p>(c) protects and rehabilitates riparian <i>vegetation</i> and appropriate riparian <i>buffers</i> to the North Maroochy River and the unnamed <i>waterway</i>;</p> <p>(d) provides or contributes to the provision of greenspace where identified on Figure 7.2.27A (Yandina local plan elements), including an open space area with seating and shelters to serve the needs of employees, generally in the location of the corner of Paulger Flat Road and Bowder Road;</p> <p>(e) provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along Yandina-Coolum Road (i.e. along the southern property boundary of Lot 4 on SP159592);</p> <p>(f) provides a minimum 60 metre wide densely vegetated <i>landscape buffer</i> along Banyandah Street North (i.e. along the western property boundary of Lot 263 on C311499); and</p> <p>(g) is in accordance with an approved infrastructure agreement between the developer and <i>Council</i> to fund the necessary <i>infrastructure</i> to service the development.</p> <p>Note—the infrastructure agreement is to contain <i>infrastructure</i> items including water supply, sewerage, open space, stormwater, cycle facilities, road networks and rehabilitation and maintenance of riparian buffers.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for appropriate riparian <i>buffers</i>.</p>		
<p>PO13 Development in the Low impact industry zone on Lot 312 on SP186045 at 22 Wharf Street:-</p> <p>(a) incorporates a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development;</p> <p>(b) provides for access to be through the existing industrial area on Central Park Drive; and</p> <p>(c) provides for improved local vehicular circulation through the provision of a road link to industrial development to the west of the site on Lot 6 RP811902.</p>	<p>AO13.1</p> <p>AO13.2</p>	<p>Development provides a wide, densely vegetated <i>landscape buffer</i> along the boundary of land included in the Low density residential zone such that the wide bushland buffer on land to the west of the site is extended through the site as indicated on Figure 7.2.27A (Yandina local plan elements).</p> <p>Development provides for access and road connections in accordance with Figure 7.2.27A (Yandina local plan elements).</p>

Performance Outcomes		Acceptable Outcomes	
PO14	Development in the Low impact industry zone on Lot 2 RP127844, at 1 Wappa Falls Road, retains a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development.	AO14	Development provides for the retention of existing <i>vegetation</i> along the western boundary of the site adjacent to land included in the Low density residential zone such that the wide bushland buffer on land to the north of the site is extended as indicated on Figure 7.2.27A (Yandina local plan elements) .
Development in the Medium and High Impact Industry Zones			
PO15	Development in the Medium and High impact industry zones incorporates wide, densely vegetated <i>landscape buffers</i> to boundaries adjoining or adjacent to residential and other <i>sensitive land uses</i> to buffer, visually screen and soften built form elements and maintain and enhance the visual amenity of the site from the street and the North Coast Rail Line.	AO15	Development provides a minimum 3 metre wide, densely vegetated landscape buffer along street <i>frontages</i> (other than the Bruce Highway) and boundaries adjoining <i>sensitive land uses</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO16	Development in the Medium impact industry zone in the central and eastern industrial areas, provides for a range of medium and low impact industrial uses, with a focus on uses that complement and enhance the tourism focus area.	AO16	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO17	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) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (d) contributes positively to local <i>streetscape</i> character; and (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO17	No acceptable outcome provided.
PO18	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO18	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .
Development in the Low Density Residential Zone			
PO19	Development for 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 Yandina.	AO19.1 AO19.2	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m ² in area. Reconfiguring a lot in the Low density residential zone provides for regular shaped lots with a grid or modified grid layout and subdivision pattern.
PO20	Development in the Low density residential zone on Lot 1 SP186045, located on Wharf Street, retains existing bushland areas adjoining land in the	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	High impact industry zone and supplements existing <i>vegetation</i> where necessary in order to provide a substantial <i>buffer</i> to the High impact industry zone.		

Figure 7.2.27A Yandina local plan elements

<Figure to be inserted>

Schedule 2 Mapping

SC2.1 Map index

- (1) **Table SC2.1.2 (Map index)** below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. Maps relevant to other plans have also been included.

Editor's note—mapping for the PIP is contained within Schedule 3 (Priority infrastructure plan mapping and support material) of the planning scheme.

- (2) **Map SCC2 (Index Map)** identifies the tile number for each map.
- (3) Where a zone map provides an annotation for land included in the Community facilities zone, the annotation refers to the corresponding use set out in **Table SC2.1.2 (Community facilities zone annotations)**.

Table SC2.1.1 Community facilities zone annotations

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

Table SC2.1.2 Map index

Map number	Map title	Gazettal date
Index map		
Map SCC2	Map SCC2 Index Map	2 May 2014
Strategic framework maps		
SFM1	Strategic Framework Map 1 Land Use Elements	24 February 2017
SFM2	Strategic Framework Map 2 Economic Development Elements	24 February 2017
SFM3	Strategic Framework Map 3 Transport Elements	24 February 2017
SFM4	Strategic Framework Map 4 Infrastructure Elements	24 February 2017
SFM5	Strategic Framework Map 5 Natural Environment Elements	24 February 2017
SFM6	Strategic Framework Map 6 Community Identity, Character and Social Inclusion Elements	24 February 2017

Map number	Map title	Gazettal date
SFM7	Strategic Framework Map 7 Natural Resource Elements	24 February 2017
Zone maps		
ZM1	Zone Map ZM1	24 February 2017
ZM2	Zone Map ZM2	24 February 2017
ZM3	Zone Map ZM3 (Eumundi Local Plan Area)	24 February 2017
ZM4	Zone Map ZM4	24 February 2017
ZM5	Zone Map ZM5	24 February 2017
ZM6	Zone Map ZM6	24 February 2017
ZM7	Zone Map ZM7	24 February 2017
ZM8	Zone Map ZM8 (Yandina Local Plan Area)	24 February 2017
ZM9	Zone Map ZM9	24 February 2017
ZM10	Zone Map ZM10 (Peregian South Local Plan Area)	24 February 2017
ZM11	Zone Map ZM11 (Coolum Local Plan Area)	24 February 2017
ZM12	Zone Map ZM12	24 February 2017
ZM13	Zone Map ZM13	24 February 2017
ZM14	Zone Map ZM14 (Kenilworth Local Plan Area)	24 February 2017
ZM15	Zone Map ZM15	24 February 2017
ZM16	Zone Map ZM16 (Blackall Range Local Plan Area)	24 February 2017
ZM17	Zone Map ZM17	24 February 2017
ZM18	Zone Map ZM18 (Nambour Local Plan Area)	24 February 2017
ZM19	Zone Map ZM19 (Bli Bli Local Plan Area)	24 February 2017
ZM20	Zone Map ZM20	24 February 2017
ZM21	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	24 February 2017
ZM22	Zone Map ZM22 (Maroochydhore Local Plan Area)	24 February 2017
ZM23	Zone Map ZM23	24 February 2017
ZM24	Zone Map ZM24	24 February 2017
ZM25	Zone Map ZM25	24 February 2017
ZM26	Zone Map ZM26	24 February 2017
ZM27	Zone Map ZM27 (Woombye Local Plan Area)	24 February 2017
ZM28	Zone Map ZM28 (Palmwoods Local Plan Area)	24 February 2017
ZM29	Zone Map ZM29 (Eudlo Local Plan Area)	24 February 2017
ZM30	Zone Map ZM30	24 February 2017
ZM31	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
ZM32	Zone Map ZM32 (Buderim Local Plan Area)	24 February 2017
ZM33	Zone Map ZM33 (Sippy Downs Local Plan Area)	24 February 2017
ZM34	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
ZM35	Zone Map ZM35 (Kawana Waters Local Plan Area)	24 February 2017
ZM36	Zone Map ZM36	24 February 2017
ZM37	Zone Map ZM37	24 February 2017
ZM38	Zone Map ZM38	24 February 2017
ZM39	Zone Map ZM39 (Maleny Local Plan Area)	24 February 2017
ZM40	Zone Map ZM40	24 February 2017
ZM41	Zone Map ZM41 (Mooloolah Local Plan Area)	24 February 2017
ZM42	Zone Map ZM42 (Landsborough Local Plan Area)	24 February 2017
ZM43	Zone Map ZM43	24 February 2017
ZM44	Zone Map ZM44 (Caloundra West Local Plan Area)	24 February 2017
ZM45	Zone Map ZM45 (Caloundra Local Plan Area)	24 February 2017
ZM46	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
ZM47	Zone Map ZM47	24 February 2017
ZM48	Zone Map ZM48	24 February 2017
ZM49	Zone Map ZM49 (Beerwah Local Plan Area)	24 February 2017
ZM50	Zone Map ZM50 (Glass House Mountains Local Plan Area)	24 February 2017
ZM51	Zone Map ZM51	24 February 2017
ZM52	Zone Map ZM52	24 February 2017
ZM53	Zone Map ZM53	24 February 2017
ZM54	Zone Map ZM54 (Beerburum Local Plan Area)	24 February 2017
ZM55	Zone Map ZM55	24 February 2017

Map number	Map title	Gazettal date
Local plan maps		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	2 May 2014
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	2 May 2014
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	2 May 2014
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	2 May 2014
LPM32	Local Plan Map LPM32 (Buderim Local Plan Precincts)	2 May 2014
LPM33	Local Plan Map LPM33 (Sippy Downs Local Plan Precincts)	2 May 2014
LPM34	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	28 July 2017
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	2 May 2014
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	2 May 2014
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	2 May 2014
Other plans maps		
Maroochydhore PRAC Declared Master Planned Area		
OPM M1	Other Plans Map OPM M1 (Maroochydhore PRAC Master Planned Area and Master Plan Units)	2 May 2014
OPM M2	Other Plans Map OPM M2 (Maroochydhore PRAC Master Planned Area Land Use Structure)	2 May 2014
OPM M3	Other Plans Map OPM M3 (Maroochydhore PRAC Master Planned Area Major Infrastructure Elements)	2 May 2014
OPM M4	Other Plans Map OPM M4 (Maroochydhore PRAC Master Planned Area Precincts and Sub-precincts)	2 May 2014
OPM M5	Other Plans Map OPM M5 (Maroochydhore PRAC Master Planned Area Height of Buildings and Structures)	2 May 2014
OPM M6	Other Plans Map OPM M6 (Maroochydhore PRAC Master Planned Area Active Frontages, Gateway and Activity Nodes)	2 May 2014
OPM M7	Other Plans Map OPM M7 (Maroochydhore PRAC Master Planned Area Road Transport Infrastructure Network)	2 May 2014
OPM M8	Other Plans Map OPM M8 (Maroochydhore PRAC Master Planned Area Public Transport Infrastructure Network)	2 May 2014
OPM M9	Other Plans Map OPM M9 (Maroochydhore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)	2 May 2014
OPM M10	Other Plans Map OPM M10 (Maroochydhore PRAC Master Planned Area Water Supply Infrastructure Network)	2 May 2014
OPM M11	Other Plans Map OPM M11 (Maroochydhore PRAC Master Planned Area Sewer Infrastructure Network)	2 May 2014
OPM M12	Other Plans Map OPM M12 (Maroochydhore PRAC Master Planned Area Stormwater Infrastructure Network)	2 May 2014
OPM M13	Other Plans Map OPM M13 (Maroochydhore PRAC Master Planned Area Urban Open Space Infrastructure Network)	2 May 2014
OPM M14	Other Plans Map OPM M14 (Maroochydhore PRAC	2 May 2014

Map number	Map title	Gazettal date
	Master Planned Area Community Facilities Infrastructure Network)	
OPM M15	Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network)	2 May 2014
OPM M16	Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network)	2 May 2014
Palmview Declared Master Planned Area		
OPM P1	Other Plans Map OPM P1 (Palmview Master Planned Area and regional Context)	1 April 2016
OPM P2(a)	Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	1 April 2016
OPM P2(b)	Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	1 April 2016
OPM P3	Other Plans OPM P3 (Palmview Master Planned Area Land Use Structure)	1 April 2016
OPM P4	Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	1 April 2016
OPM P5	Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	1 April 2016
OPM P6	Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	1 April 2016
OPM P7	Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)	1 April 2016
OPM P8	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	1 April 2016
OPM P9	Other Plans Map OPM P9(Palmview Master Planned Area Public Transport Infrastructure Network)	1 April 2016
OPM P10	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	1 April 2016
OPM P11	Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	1 April 2016
OPM P12	Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	1 April 2016
OPM P13	Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)	1 April 2016
OPM P14	Other Plans Map OPM P14(Palmview Master Planned Area Electricity Infrastructure Network)	1 April 2016
Overlay maps		
Acid sulfate soils overlay maps		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	2 May 2014
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	2 May 2014
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	2 May 2014
OVM10A	Acid Sulfate Soils Overlay Map OVM10A (Peregian South Local Plan Area)	2 May 2014
OVM11A	Acid Sulfate Soils Overlay Map OVM11A (Coolum Local Plan Area)	2 May 2014
OVM12A	Acid Sulfate Soils Overlay Map OVM12A	2 May 2014
OVM13A	Acid Sulfate Soils Overlay Map OVM13A	2 May 2014
OVM14A	Acid Sulfate Soils Overlay Map OVM14A (Kenilworth	2 May 2014

Map number	Map title	Gazettal date
OVM52G	Flood Hazard Overlay Map OVM52G	2 May 2014
OVM53G	Flood Hazard Overlay Map OVM53G	2 May 2014
OVM54G	Flood Hazard Overlay Map OVM54G (Beerburum Local Plan Area)	2 May 2014
OVM55G	Flood Hazard Overlay Map OVM55G	2 May 2014
Height of buildings and structures overlay maps		
OVM1H	Height of Buildings and Structures Overlay Map OVM1H	2 May 2014
OVM2H	Height of Buildings and Structures Overlay Map OVM2H	2 May 2014
OVM3H	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	15 August 2016
OVM4H	Height of Buildings and Structures Overlay Map OVM4H	2 May 2014
OVM5H	Height of Buildings and Structures Overlay Map OVM5H	2 May 2014
OVM6H	Height of Buildings and Structures Overlay Map OVM6H	2 May 2014
OVM7H	Height of Buildings and Structures Overlay Map OVM7H	15 August 2016
OVM8H	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	2 May 2014
OVM9H	Height of Buildings and Structures Overlay Map OVM9H	15 August 2016
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	15 August 2016
OVM11H	Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)	2 May 2014
OVM12H	Height of Buildings and Structures Overlay Map OVM12H	2 May 2014
OVM13H	Height of Buildings and Structures Overlay Map OVM13H	2 May 2014
OVM14H	Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)	2 May 2014
OVM15H	Height of Buildings and Structures Overlay Map OVM15H	2 May 2014
OVM16H	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	15 August 2016
OVM17H	Height of Buildings and Structures Overlay Map OVM17H	2 May 2014
OVM18H	Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)	2 May 2014
OVM19H	Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)	24 February 2017
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	15 August 2016
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	15 August 2016
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	2 May 2014
OVM23H	Height of Buildings and Structures Overlay Map OVM23H	2 May 2014
OVM24H	Height of Buildings and Structures Overlay Map OVM24H	2 May 2014
OVM25H	Height of Buildings and Structures Overlay Map OVM25H	2 May 2014
OVM26H	Height of Buildings and Structures Overlay Map OVM26H	15 August 2016
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	15 August 2016
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	15 August 2016
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM30H	Height of Buildings and Structures Overlay Map OVM30H	2 May 2014
OVM31H	Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32H	Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)	2 May 2014
OVM33H	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	2 May 2014
OVM34H	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	28 July 2017
OVM35H	Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)	2 May 2014
OVM36H	Height of Buildings and Structures Overlay Map OVM36H	2 May 2014
OVM37H	Height of Buildings and Structures Overlay Map OVM37H	2 May 2014
OVM38H	Height of Buildings and Structures Overlay Map OVM38H	2 May 2014
OVM39H	Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)	2 May 2014
OVM40H	Height of Buildings and Structures Overlay Map OVM40H	2 May 2014
OVM41H	Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)	2 May 2014
OVM42H	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	15 August 2016
OVM43H	Height of Buildings and Structures Overlay Map OVM43H	2 May 2014
OVM44H	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	24 February 2017
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	2 May 2014
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	2 May 2014
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	2 May 2014
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	15 August 2016
OVM50H	Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)	2 May 2014
OVM51H	Height of Buildings and Structures Overlay Map OVM51H	2 May 2014
OVM52H	Height of Buildings and Structures Overlay Map OVM52H	2 May 2014
OVM53H	Height of Buildings and Structures Overlay Map OVM53H	2 May 2014
OVM54H	Height of Buildings and Structures Overlay Map OVM54H (Beerburum Local Plan Area)	2 May 2014
OVM55H	Height of Buildings and Structures Overlay Map OVM55H	2 May 2014
Heritage and character areas overlay maps		
OVM11	Heritage and Character Areas Overlay Map OVM11	2 May 2014
OVM21	Heritage and Character Areas Overlay Map OVM21	2 May 2014
OVM31	Heritage and Character Areas Overlay Map OVM31 (Eumundi Local Plan Area)	2 May 2014
OVM41	Heritage and Character Areas Overlay Map OVM41	2 May 2014
OVM51	Heritage and Character Areas Overlay Map OVM51	2 May 2014
OVM61	Heritage and Character Areas Overlay Map OVM61	2 May 2014
OVM71	Heritage and Character Areas Overlay Map OVM71	2 May 2014

Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 24 July 2014 Effective date – 10 November 2014	Version 2 incorporating Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. 1	Minor Amendment	The amendment clarifies the application and interpretation of the filling and excavation provisions in the Dwelling house code and the provisions relating to dwelling houses in the Landslide hazard and steep land overlay code.
Date of adoption – 26 February 2015 Effective date – 9 March 2015	Version 3 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 2	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors and corrects factual matters incorrectly stated in the Planning Scheme.
Date of adoption – 13 July 2015 Effective date – 3 August 2015	Version 4 incorporating Planning Scheme Policies (Administrative and Minor Amendment) No. 3	Administrative and Minor Amendment	The amendment corrects spelling and grammatical errors, factual matters incorrectly stated, outdated terms and minor technical matters in the planning scheme policies for the flood hazard overlay code, development works and the transport and parking code.
Date of adoption – 23 November 2015 Effective date – 7 December 2015	Version 5 incorporating Sunshine Coast Planning Scheme 2014 (Transitional Interim Local Government Infrastructure Plan Amendment) No. 4	Transitional Interim Local Government Infrastructure Plan Amendment	The amendment deletes reference to water and sewer networks, corrects mapping errors, adds and removes a number of infrastructure projects and includes other minor revision or corrections.
Date of adoption – 22 March 2016 Effective date – 1 April 2016	Version 6 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5	Major Amendment	The amendment reflects revised land use, densities and road layouts for the Palmview Master Planned Area, and includes amendments to the Planning Scheme Policy for Palmview Structure Plan and consequential planning scheme amendments.
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 6	Major Amendment	The amendment changes the zoning of land at Tweddell Drive, Pelican Waters and at School Road, Bli Bli. The amendment also corrects a number of site specific zoning and building height anomalies located in other parts of the planning scheme area.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 7	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors, corrects factual matters incorrectly stated in the Planning Scheme and reflects updates to the Queensland Planning Provisions (version 4.0).
Date of adoption – 16 February 2017 Effective date – 27 February 2017	Version 8 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8	Administrative and Minor Amendment	The amendment corrects formatting, grammatical, mapping and cross-referencing errors. The amendment also reflects a number of development approvals including the Caloundra South Development Scheme and reflects latest State Planning Policy mapping in relation to transport infrastructure and erosion prone areas.
Date amendment made – 18 May 2017 Effective date – 3 July 2017	Version 9 incorporating Sunshine Coast Planning Scheme 2014 (Alignment Amendment) No. 9	Alignment Amendment	The amendment provides for terminology and other operational changes required to align the Planning Scheme with the Planning Act 2016 and the Planning Regulation 2017.
Date of adoption – 17 July 2017 Effective date – 31 July 2017	Version 10 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 10	Major Amendment	The amendment reflects the vision and recommendations of the <i>Place Making Mooloolaba Master Plan</i> and generally applies to the Mooloolaba town centre of the Mooloolaba/Alexandra Headland local plan area.