

## Amendment Instrument

# Sunshine Coast Planning Scheme 2014 Amendment No. 18 – Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

Made under the *Planning Act 2016*, section 18 (Making or amending planning schemes)

This amendment has effect on and from 1 April 2019.



## 1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 Amendment No. 18*.

## 2. Commencement

This amendment instrument has effect on and from 1 April 2019.

## 3. Purpose

The purpose of this amendment instrument is to:

- (a) make zoning changes relating to specific sites, in order to:
  - (i) better reflect existing or desired future land uses; and
  - (ii) respond to changes to the urban footprint under the *ShapingSEQ South East Queensland Regional Plan 2017*;
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning changes;
- (c) amend growth management boundaries and local plan area boundaries to reflect zoning changes; and
- (d) address operational matters to improve the clarity and efficiency of the planning scheme.

## 4. Amendment table

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

**Table 1 Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Section 7.2.2.3 (Purpose and overall outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Section 7.2.2.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Figure 7.2.2A (Beerwah Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local plans)	Section 7.2.3 (Blackall Range local plan code), Figure 7.2.3A (Blackall Range Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Section 7.2.4.3 (Purpose and overall outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Section 7.2.4.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Figure 7.2.4A (Bli Bli Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local plans)	Section 7.2.12 (Glass House Mountains local plan code), Section 7.2.12.3 (Purpose and overall outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local Plans)	Section 7.2.12 (Glass House Mountains local plan code), Section 7.2.12.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.12 (Glass House Mountains local plan code), Figure 7.2.12A (Glass House Mountains Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local plans)	Section 7.2.23 (Palmwoods local plan code), Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.23 (Palmwoods local plan code), Figure 7.2.23A (Palmwoods Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 7 (Local plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.27.3 (Purpose and overall outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.27 (Yandina local plan code), Figure 7.2.27A (Yandina Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Part 9 (Development Codes)	Section 9.3.5 (Dual occupancy code)	Amend as shown in <b>Appendix A</b>
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code)	Amend as shown in <b>Appendix A</b>
Part 9 (Development Codes)	Section 9.3.20 (Telecommunications facility code)	Amend as shown in <b>Appendix A</b>
Part 9 (Development Codes)	Section 9.4.2 (Landscape code)	Amend as shown in <b>Appendix A</b>
Part 9 (Development Codes)	Section 9.4.4 (Reconfiguring a lot code)	Amend as shown in <b>Appendix A</b>
Part 9 (Development Codes)	Section 9.4.8 (Transport and	Amend as shown in <b>Appendix A</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	parking code)	
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM16 (Blackall Range Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM28 (Palmwoods Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM43 (Rural Map Tile)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM49 (Beerwah Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM50 (Glass House Mountains Local Plan Area)	Amend as shown in <b>Appendix B</b>

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

**Table 2 Consequential amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme)	Map SCC1 (Local government planning scheme area and context)	Amend the Growth Management Boundaries to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 1 SFM1 (Land Use Elements)	Amend the “urban area” and “rural residential area” land use categories to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 2 SFM2 (Economic Development Elements)	Amend the “urban area” and “rural residential” land use categories to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 3 SFM3 (Transport Elements)	Amend the “urban area” and “rural residential” land use categories to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 4 SFM4 (Infrastructure Elements)	Amend the “urban area” and “rural residential” land use categories to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 6 SFM6 (Community, Identity, Character and Social Inclusion Elements)	Amend the “rural town setting” and “rural residential setting” elements to align with the amendments to Zone

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		Maps, as detailed in <b>Table 1</b>
Part 9 (Development Codes)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	Amend the “urban area” and “rural residential area” land use categories to align with the amendment to Zone Maps, as detailed in <b>Table 1</b>
Part 9 (Development Codes)	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	Amend the “urban area” and “rural residential area” land use categories to align with the amendment to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	Amend the “urban area” and “rural residential area” land use categories to align with the amendment to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8C (2031 Strategic Network of Public Transport Links)	Amend the “urban area” and “rural residential area” land use categories to align with the amendment to Zone Maps, as detailed in Table 1
Schedule 2 (Mapping)	Map SCC2 Index Map	Amend the Local Plan Area boundaries to align with the amendments to Zone Maps, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	Zone Map ZM26 (Rural Map Tile)	Amend the Palmwoods Local Plan Area boundary
Schedule 2 (Mapping)	Zone Map ZM40 (Rural Map Tile)	Amend zoning to reflect changes to Zone Map ZM43 (Rural Map Tile)
Schedule 2 (Mapping)	Zone Map ZM40 (Rural Map Tile)	Amend “rural residential growth management boundary” to reflect “rural residential growth management boundary” on ZM43 (Rural Map Tile)
Schedule 2 (Mapping)	Zone Map ZM48 (Rural Map Tile)	Amend the Beerwah Local Plan Area boundary and Glass House Mountains Local Plan Area boundary
Schedule 2 (Mapping)	Zone Map ZM7 (Rural Map Tile)	Amend the Yandina Local Plan Area boundary
Schedule 2 (Mapping)	Acid Sulfate Soils Overlay Map: <ul style="list-style-type: none"> <li>• OVM7A (Rural Map Tile);</li> <li>• OVM8A (Yandina Local Plan Area);</li> <li>• OVM26A (Rural Map Tile);</li> <li>• OVM28A (Palmwoods Local Plan Area);</li> <li>• OVM48A (Rural Map Tile);</li> <li>• OVM49A (Beerwah Local Plan Area); and</li> <li>• OVM50A (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Biodiversity, Waterways and Wetlands Overlay Map: <ul style="list-style-type: none"> <li>• OVM7C(i) (Rural Map Tile);</li> <li>• OVM7C(ii) (Rural Map Tile);</li> <li>• OVM8C(i) (Yandina Local Plan Area);</li> <li>• OVM8C(ii) (Yandina Local Plan Area);</li> <li>• OVM26C(i) (Rural Map Tile);</li> <li>• OVM26C(ii) (Rural Map Tile);</li> <li>• OVM28C(i) (Palmwoods Local Plan Area);</li> <li>• OVM28C(ii) (Palmwoods Local Plan Area);</li> <li>• OVM48C(i) (Rural Map Tile);</li> <li>• OVM48C(ii) (Rural Map Tile);</li> <li>• OVM49C(i) (Beerwah Local Plan Area);</li> <li>• OVM49C(ii) (Beerwah Local Plan Area);</li> <li>• OVM50C(i) (Glass House Mountains Local Plan Area); and</li> <li>• OVM50C(ii) (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	Bushfire Hazard Overlay Map: <ul style="list-style-type: none"> <li>• OVM7D (Rural Map Tile);</li> <li>• OVM8D (Yandina Local Plan Area);</li> <li>• OVM26D (Rural Map Tile);</li> <li>• OVM28D (Palmwoods Local Plan Area);</li> <li>• OVM48D (Rural Map Tile);</li> <li>• OVM49D (Beerwah Local Plan Area); and</li> <li>• OVM50D (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	Coastal Protection Overlay Map: <ul style="list-style-type: none"> <li>• OVM7E (Rural Map Tile);</li> <li>• OVM8E (Yandina Local Plan Area);</li> <li>• OVM26E (Rural Map Tile);</li> <li>• OVM28E (Palmwoods Local Plan Area);</li> <li>• OVM48E (Rural Map Tile);</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>• OVM49E (Beerwah Local Plan Area); and</li> <li>• OVM50E (Glass House Mountains Local Plan Area).</li> </ul>	
Schedule 2 (Mapping)	<p>Extractive Resources Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7F (Rural Map Tile);</li> <li>• OVM8F (Yandina Local Plan Area);</li> <li>• OVM26F (Rural Map Tile);</li> <li>• OVM28F (Palmwoods Local Plan Area);</li> <li>• OVM48F (Rural Map Tile);</li> <li>• OVM49F (Beerwah Local Plan Area); and</li> <li>• OVM50F (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	<p>Flood Hazard Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7G (Rural Map Tile);</li> <li>• OVM8G (Yandina Local Plan Area);</li> <li>• OVM26G (Rural Map Tile);</li> <li>• OVM28G (Palmwoods Local Plan Area);</li> <li>• OVM48G (Rural Map Tile);</li> <li>• OVM49G (Beerwah Local Plan Area); and</li> <li>• OVM50G (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	<p>Height of Buildings and Structures Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7H (Rural Map Tile);</li> <li>• OVM8H (Yandina Local Plan Area);</li> <li>• OVM26H (Rural Map Tile);</li> <li>• OVM28H (Palmwoods Local Plan Area);</li> <li>• OVM48H (Rural Map Tile);</li> <li>• OVM49H (Beerwah Local Plan Area); and</li> <li>• OVM50H (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	<p>Heritage and Character Areas Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7I (Rural Map Tile);</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>• OVM8I (Yandina Local Plan Area);</li> <li>• OVM26I (Rural Map Tile);</li> <li>• OVM28I (Palmwoods Local Plan Area);</li> <li>• OVM48I (Rural Map Tile);</li> <li>• OVM49I (Beerwah Local Plan Area); and</li> <li>• OVM50I (Glass House Mountains Local Plan Area).</li> </ul>	
Schedule 2 (Mapping)	<p>Landslide Hazard and Steep Land Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7J(i) (Rural Map Tile);</li> <li>• OVM7J(ii) (Rural Map Tile);</li> <li>• OVM8J(i) (Yandina Local Plan Area);</li> <li>• OVM8J(ii) (Yandina Local Plan Area);</li> <li>• OVM26J(i) (Rural Map Tile);</li> <li>• OVM26J(ii) (Rural Map Tile);</li> <li>• OVM28J(i) (Palmwoods Local Plan Area);</li> <li>• OVM28J(ii) (Palmwoods Local Plan Area);</li> <li>• OVM48J(i) (Rural Map Tile);</li> <li>• OVM48J(ii) (Rural Map Tile);</li> <li>• OVM49J(i) (Beerwah Local Plan Area);</li> <li>• OVM49J(ii) (Beerwah Local Plan Area);</li> <li>• OVM50J(i) (Glass House Mountains Local Plan Area); and</li> <li>• OVM50J(ii) (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	<p>Regional Infrastructure Overlay Map:</p> <ul style="list-style-type: none"> <li>• OVM7K (Rural Map Tile);</li> <li>• OVM8K (Yandina Local Plan Area);</li> <li>• OVM26K (Rural Map Tile);</li> <li>• OVM28K (Palmwoods Local Plan Area);</li> <li>• OVM48K (Rural Map Tile);</li> <li>• OVM49K (Beerwah Local Plan Area); and</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>



Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> <li>OVM50K (Glass House Mountains Local Plan Area).</li> </ul>	
Schedule 2 (Mapping)	Scenic Amenity Overlay Map: <ul style="list-style-type: none"> <li>OVM7L (Rural Map Tile);</li> <li>OVM8L (Yandina Local Plan Area);</li> <li>OVM26L (Rural Map Tile);</li> <li>OVM28L (Palmwoods Local Plan Area);</li> <li>OVM48L (Rural Map Tile);</li> <li>OVM49L (Beerwah Local Plan Area); and</li> <li>OVM50L (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 49 (Beerwah Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM49 (Beerwah Local Plan Area)
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 50 (Glass House Mountains Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM50 (Glass House Mountains Local Plan Area)
Schedule 2 (Mapping)	Water Resource Catchments Overlay Map: <ul style="list-style-type: none"> <li>OVM7M (Rural Map Tile);</li> <li>OVM8M (Yandina Local Plan Area);</li> <li>OVM26M (Rural Map Tile);</li> <li>OVM28M (Palmwoods Local Plan Area);</li> <li>OVM48M (Rural Map Tile);</li> <li>OVM49M (Beerwah Local Plan Area); and</li> <li>OVM50M (Glass House Mountains Local Plan Area).</li> </ul>	Amend the Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	Local Government Infrastructure Plan Map Tile 7 (Rural Map Tile): <ul style="list-style-type: none"> <li>LGIP Map PIA7 (Priority Infrastructure Area);</li> <li>LGIP Map SQN7 (Stormwater Network);</li> <li>LGIP Map TNR7 (Transport Network - Roads);</li> <li>LGIP Map TNA7 (Transport Network - Active Transport); and</li> <li>LGIP Map PCF7 (Parks and</li> </ul>	Amend to reflect zone changes to Zone Map ZM8 (Yandina Local Plan Area) and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Land for Community Facilities).	
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 8 (Yandina Local Plan Area):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA8 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN8 (Stormwater Network);</li> <li>• LGIP Map TNR8 (Transport Network - Roads);</li> <li>• LGIP Map TNA8 (Transport Network - Active Transport); and</li> <li>• LGIP Map PCF8 (Parks and Land for Community Facilities).</li> </ul>	Amend to reflect zone changes to Zone Map ZM8 (Yandina Local Plan Area) and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA16 (Blackall Range Local Plan Area)	Amend to reflect zone changes to Zone Map ZM16 (Blackall Range Local Plan Area), as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA19 (Bli Bli Local Plan Area)	Amend to reflect zone changes to Zone Map ZM19 (Bli Bli Local Plan Area), as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 26 (Rural Map Tile):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA26 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN26 (Stormwater Network);</li> <li>• LGIP Map TNR26 (Transport Network - Roads);</li> <li>• LGIP Map TNA26 (Transport Network - Active Transport); and</li> <li>• LGIP Map PCF26 (Parks and Land for Community Facilities).</li> </ul>	Amend to reflect zone changes to Zone Map ZM26 and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 28 (Palmwoods Local Plan Area):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA28 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN28 (Stormwater Network);</li> <li>• LGIP Map TNR28 (Transport Network - Roads);</li> <li>• LGIP Map TNA28 (Transport Network - Active Transport);</li> </ul>	Amend to reflect zone changes to Zone Map ZM8 (Yandina Local Plan Area) and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>and</p> <ul style="list-style-type: none"> <li>• LGIP Map PCF28 (Parks and Land for Community Facilities).</li> </ul>	
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map 43A (Rural Map Tile)	Amend to reflect zone changes to Zone Map ZM8 (Yandina Local Plan Area), as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 48 (Rural Map Tile):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA48 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN48 (Stormwater Network);</li> <li>• LGIP Map TNR48 (Transport Network - Roads);</li> <li>• LGIP Map TNA48 (Transport Network - Active Transport); and</li> <li>• LGIP Map PCF48 (Parks and Land for Community Facilities).</li> </ul>	Amend to reflect zone changes to Zone Map ZM48 and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 49 (Beerwah Local Plan Area):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA49 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN49 (Stormwater Network);</li> <li>• LGIP Map TNR49 (Transport Network - Roads);</li> <li>• LGIP Map TNA49 (Transport Network - Active Transport); and</li> <li>• LGIP Map PCF49 (Parks and Land for Community Facilities).</li> </ul>	Amend to reflect zone changes to Zone Map ZM49 (Beerwah Local Plan Area) and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	<p>Local Government Infrastructure Plan Map Tile 50 (Glass House Mountains Local Plan Area):</p> <ul style="list-style-type: none"> <li>• LGIP Map PIA50 (Priority Infrastructure Area);</li> <li>• LGIP Map SQN50 (Stormwater Network);</li> <li>• LGIP Map TNR50 (Transport Network - Roads);</li> <li>• LGIP Map TNA50 (Transport Network - Active Transport); and</li> <li>• LGIP Map PCF50 (Parks and</li> </ul>	Amend to reflect zone changes to Zone Map ZM50 (Glass House Mountains Local Plan Area) and changes to Local Plan Area boundaries, as detailed in <b>Table 1</b>

Column 1	Column 2	Column 3
<b>Planning scheme component</b>	<b>Planning scheme provision</b>	<b>Amendment</b>
	Land for Community Facilities).	

# Appendix A Amendment schedule (text)

## Part 7 (Local Plans - 7.2.2 Beerwah local plan code)

*frontage* of Simpson Street, providing an attractive pedestrian, cycle and visual link between the town centre and residential areas and the railway station.

- (h) Development in the High density residential zone, Medium density residential zone and Low density residential zone occurs in an integrated manner with higher residential densities provided within walking distance of the town centre and railway station to support transit oriented development. Development provides for walkable neighbourhoods with good pedestrian and cycle connectivity to employment, community and recreation areas as well as a diverse range of lot sizes and housing choices contributing to the creation of a well serviced, connected and affordable place to live.
- (i) Residential expansion areas in the Low density residential zone at the northern and southern extent of the local plan area provide for large residential lot sizes and a corresponding dwelling mix comprising predominantly single household detached housing, which is sympathetic to the character of adjacent residential areas and provides an appropriate transition to surrounding rural areas.
- ~~(j)~~(i) Development within the Low density residential zone, particularly along Pine Camp Road and Peachester Road, provides for appropriate *buffers* to the nearby poultry industries.
- ~~(j)~~(k) Development in the Rural residential zone provides for lot sizes and a road and lot layout which preserves the character and amenity of the rural residential area, and provides for appropriate *buffers* to Coochin Creek and the Glass House Mountains National Park (Mount Coochin section).
- ~~(k)~~(l) Development within the Specialised centre zone to the south of the Kilcoy-Beerwah Road overpass provides for an integrated development which appropriately addresses the constraints of the *site*. Development provides for high quality design and landscaping which softens the visual impact of new premises, especially as viewed from the Kilcoy-Beerwah Road overpass and Steve Irwin Way. Development does not detract from the role of the Beerwah Town Centre as the primary focus for centre activities.
- ~~(l)~~(m) The industrial area to the east of Steve Irwin Way is consolidated and expanded to include additional allocated land south of Roys Road and west of Bury's Road. Development provides for a range of lot sizes to cater for a range of medium and low impact industrial uses set within an integrated, modern and visually appealing industry park with a high level of environmental performance.
- ~~(m)~~(n) Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively screen and soften built form elements and maintain the visual amenity of this road as a scenic route.
- ~~(n)~~(o) Development provides for the retention of important viewlines from public places to the Glass House Mountains.
- ~~(o)~~(p) Development does not compromise or adversely impact upon the future provision or operation of the North Coast Rail Line or the Dedicated Public Transport Corridor (CAMCOS) between Beerwah and Caloundra South.

### 7.2.2.4 Performance outcomes and acceptable outcomes

Table 7.2.2.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Beerwah Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that enhances the modern country town character of Beerwah 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 significance.
			Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in neighbourhood character areas.
		AO1.2	Buildings and structures incorporate

Part 7

Performance Outcomes		Acceptable Outcomes	
	<p>uses and small scale local convenience goods and services only;</p> <p>(b) does not detract from the Major centre zone as the primary location for centre activities within Beerwah; and</p> <p>(c) is designed in a manner which respects and complements the character and heritage values of the Beerwah Hotel.</p>		<p>Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on and adjacent to heritage places and in neighbourhood character areas.</p>
<b>PO14</b>	<p>Development in the Local centre zone:-</p> <p>(a) enhances the character and identity of Beerwah as a modern country town;</p> <p>(b) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and</p> <p>(c) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<b>AO14</b>	<p>Development in the Local centre zone:-</p> <p>(a) 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 kerbside;</p> <p>(b) has building openings overlooking the street;</p> <p>(c) ensures that signage is integrated with the building;</p> <p>(d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(e) provides for on-site car parking at the rear or to one side of the development.</p>
<b>Development in the High Density Residential Zone</b>			
<b>PO15</b>	<p>Development in the High density residential zone:-</p> <p>(a) provides for medium to high density residential accommodation in locations close to the Beerwah Town Centre and railway station;</p> <p>(b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</p> <p>(c) provides for buildings which are designed to address, and optimise casual surveillance to, public streets, parks and other areas of community activity; and</p> <p>(d) improves pedestrian connectivity to the railway station and business areas.</p>	<b>AO15.1</b>	<p>Development in the High density residential zone:-</p> <p>(a) provides for residential accommodation in the form of low rise apartment buildings, townhouses and the like;</p> <p>(b) amalgamates lots to create a minimum development <i>site</i> of 1,000m<sup>2</sup>;</p> <p>(c) ensures that the amalgamated lots do not isolate excluded lots; and</p> <p>(d) provides for buildings which address and optimise casual surveillance to public areas, particularly to Simpson Street and Turner Park.</p>
		<b>AO15.2</b>	<p>Development provides for high quality, attractive and comfortable pedestrian and cycle linkages to the railway station and business areas including where identified on <b>Figure 7.2.2A (Beerwah local plan elements)</b>.</p>
<b>Development in the Low Density Residential Zone</b>			
<b>PO16</b>	<p>Development in the Low density residential zone has an appropriate separation distance from intensive animal industries (poultry).</p>	<b>AO16</b>	<p>A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.</p>
<b>PO17</b>	<p><u>Reconfiguring a lot in the Low density residential zone at the northern and southern extent of the local plan area provides for large lot sizes, and a configuration of lots, which:-</u></p> <p><u>(a) is sympathetic to the character of</u></p>	<b>AO17</b>	<p><u>Reconfiguring a lot in the Low density residential zone north of Montrose Street and south of Coochin Hills Drive provides for:-</u></p> <p><u>(a) a minimum lot size of 600m<sup>2</sup>, and an average lot size of at least 800m<sup>2</sup>;</u></p>

Performance Outcomes		Acceptable Outcomes	
	<p><u>adjacent residential areas;</u>  <u>(b) are used predominantly for single household detached housing; and</u>  <u>(c) appropriately transitions to the adjacent and surrounding rural areas.</u></p>		<p><u>and</u>  <u>(b) any lots intended for a dual occupancy or secondary dwelling, to be nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u></p>
<b>Development in the Rural Residential Zone</b>			
<b>PO187</b>	<p>Development in the Rural residential zone provides for lot sizes and a configuration of lots that:</p> <p>(a) is sympathetic to the existing rural residential character of the area; and</p> <p>(b) provides for adequate on-site effluent disposal.</p>	<b>AO187</b>	<p>Reconfiguring a lot in the Rural residential zone provides for lots with a minimum lot size of 2,500m<sup>2</sup>.</p>
<b>PO198</b>	<p>Development adjacent to the Glass House Mountains 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.</p>	<b>AO198</b>	<p>No acceptable outcome provided.</p> <p>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>.</p>
<b>Development in the Specialised Centre Zone</b>			
<b>PO2019</b>	<p>Development in the Specialised centre zone:-</p> <p>(a) provides predominantly for <i>showrooms</i> and other compatible uses;</p> <p>(b) does not compete with the role and function of the Beerwah Town Centre;</p> <p>(c) occurs in accordance with a <i>local area structure plan</i> for the whole of the area included in the zone;</p> <p>(d) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coochin Creek;</p> <p>(e) provides safe and efficient vehicular <i>access</i>;</p> <p>(f) provides for high quality design and mature landscaping which softens the visual impact of premises when viewed from the Kilcoy-Beerwah Road overpass; and</p> <p>(g) provides for a substantial <i>landscape buffer</i> to screen development from Steve Irwin Way.</p>	<b>AO2019</b>	<p>No acceptable outcome provided.</p>
<b>Development in the Medium Impact Industry Zone</b>			
<b>PO210</b>	<p>Development in the Medium impact industry zone:-</p> <p>(a) integrates with existing developed areas;</p> <p>(b) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coochin Creek;</p> <p>(c) provides safe and efficient vehicular <i>access</i> from Roys Road;</p> <p>(d) provides for a substantial <i>landscape buffer</i> to screen development from Steve Irwin</p>	<b>AO210</b>	<p>No acceptable outcome provided.</p>

### 7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Bli Bli local plan code is to provide locally relevant planning provisions for the assessment of development within the Bli Bli local plan area.
- (2) The purpose of the Bli Bli local plan code will be achieved through the following overall outcomes:-
  - (a) The Bli Bli local plan area remains an attractive residential area comprising a number of urban and rural residential neighbourhoods and a village centre surrounded by a mosaic of farming land and natural areas.
  - (b) Urban and rural residential development in the Bli Bli local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce Bli Bli's village character and identity, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
  - (c) Development in the local plan area is designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area including existing *vegetation*, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River *floodplain*, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes.
  - (d) The Bli Bli Village Centre, fronting the David Low Way, functions as a local (full service) activity centre providing a range of convenience goods and services to the Bli Bli community and surrounding rural and rural residential areas.
  - (e) Development in the Bli Bli Village Centre provides a range of small-scale business and community activities which activate the street *frontage* and include residential development located above the ground *storey* level. Whilst the business functions of the Bli Bli Village Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents continue to rely upon Nambour or Maroochydoore to fulfil their higher order business and industry needs.
  - (f) The Parklakes Local centre zone functions as a local (not full service) activity centre, providing a basic convenience level of business and community uses to service immediate residents. No new business centres are established within the Bli Bli local plan area.
  - (g) Development in the Low density residential zone maintains the primarily low density residential character of the Bli Bli local plan area.
  - (h) Development protects the Sunshine Castle as a significant landmark building and tourist attraction.
  - (i) Land ~~to-in~~ the ~~north-west-of Camp Flat Road~~ Emerging community zone is master planned and developed in a coordinated manner that sensitively responds to the flooding, drainage and environmental constraints over this area. Development in this area provides for a range of land uses including residential uses, community uses and open space.
  - (j) 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.

### 7.2.4.4 Performance outcomes and acceptable outcomes

**Table 7.2.4.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Bli Bli Local Plan Area Generally (All Zones)</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale,	<b>AO1.1</b>	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.



Performance Outcomes		Acceptable Outcomes	
<b>PO8</b>	Development in the Local centre zone fronting Parklakes Drive provides for small scale uses that:- (a) support the role and function of the centre as a local (not full service) activity centre providing basic convenience goods and services to immediate residents; and (b) does not detract from the role and function of Bli Bli Village Centre as the local (full service) activity centre for the local area.	<b>AO8</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone</b>			
<b>PO9</b>	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.	<b>AO9</b>	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m <sup>2</sup> in area.
<b>Development in the Tourism Zone (Sunshine Castle)</b>			
<b>PO10</b>	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site and tourist attraction.	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone Generally</b>			
<b>PO11</b>	<u>Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.</u>	<b>AO11</b>	<u>No acceptable outcome provided.</u>
<b>PO12</b>	<u>Development in the Emerging community zone provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment.</u>	<b>AO12</b>	<u>Drainage infrastructure is identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which:- (a) identifies how flooding and drainage will be appropriately managed within the catchment; (b) considers the ultimate development and pre-urban development scenarios for the catchment; (c) appropriately defines and considers actionable nuisance and worsening; and (d) is endorsed by Council.</u>  <u>Editor's note—in lieu of the developer undertaking works, an infrastructure agreement may be entered into to provide a monetary contribution for these works to be undertaken.</u>
<b>Development in the Emerging Community Zone (Land to the North West of Camp Flat Road Park Lakes II)</b>			
<b>PO11</b>	<u>Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.</u>	<b>AO11</b>	<u>No acceptable outcome provided.</u>
<b>PO1362</b>	Development in the Emerging community zone provides for:- (a) a variety of residential lot sizes and housing options including <i>dwelling houses</i> , <i>dual occupancies</i> , and <i>retirement facilities</i> ; and (b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road.	<b>AO1362</b>	No acceptable outcome provided.  <u>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</u>

Part 7 (Local Plans - 7.2.4 Bli Bli local plan code)

Performance Outcomes		Acceptable Outcomes	
	Note—should the northern corner of the Emerging community zone not be required for community purposes, as determined by the <i>Council</i> , this part of the zone may be developed for low density residential purposes.		
<b>PO1463</b>	<p>Development <del>in the Emerging community zone</del> provides for:-</p> <ul style="list-style-type: none"> <li>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</li> <li>(b) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the greenspace areas identified on <b>Figure 7.2.4A (Bli Bli local plan elements)</b>;</li> <li>(c) appropriate buffering and separation to nearby agricultural land and rural uses;</li> <li>(d) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road;</li> <li>(e) a local road connection between East View Court and the internal link road; and</li> <li>(f) pedestrian and cycle links between residential neighbourhoods and planned community uses to the north.</li> </ul> <p>Note—indicative road linkages and pedestrian/cycle links are identified on <b>Figure 7.2.4A (Bli Bli local plan elements)</b>.</p>	<b>AO1463</b>	<p>No acceptable outcome provided.</p> <p><u>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</u></p>

### 7.2.12.3 Purpose and overall outcomes

- (1) The purpose of the Glass House Mountains local plan code is to provide locally relevant planning provisions for the assessment of development within the Glass House Mountains local plan area.
- (2) The purpose of the Glass House Mountains local plan code will be achieved through the following overall outcomes:-
  - (a) Glass House Mountains remains a small rural town with a heritage character, primarily servicing the local community and visitors to the area. Some expansion of local business and residential areas is provided for.
  - (b) Urban and rural residential development in the Glass House Mountains 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 Glass House Mountains Township, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of the Glass House Mountains 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, including Mount Ngungun and Mount Tibrogargan, and to reflect the physical characteristics and constraints of the land including avoiding flood prone areas and providing appropriate buffers to watercourses and rural uses.
  - (e) The Glass House Mountains 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 visitors to the area, and provides a focus for small scale retail, commercial and community activity.
  - (f) Whilst the business functions of the Glass House Mountains 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 Glass House Mountains continue to rely upon larger centres such as Beerwah or Caloundra to fulfil higher order business and industry needs.
  - (g) Development provides for centre activities to be consolidated in the Local centre zone on the eastern side of the rail line, with the Local centre zone on the western side of the rail line retaining a service role supporting the main town centre and providing local convenience goods and services, complementary *service industries* and medium density residential development.
  - (h) The traditional built form and *streetscape* character of the Glass House Mountains Town Centre is retained and reinforced with Bruce Parade and Reed Street enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the 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.
  - ~~(k)~~ Residential expansion areas in the Low density residential zone at the northern extent of the local plan area provide for large residential lot sizes and a corresponding dwelling mix comprising predominantly single household detached housing, which is sympathetic to the character of adjacent residential areas and which provides an appropriate transition to surrounding rural and rural residential areas.
  - ~~(l)~~ Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively visually screen built form elements and maintain the visual amenity of this road as a scenic route.

~~(+)(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 between and around key destinations within the local plan area.

**7.2.12.4 Performance outcomes and acceptable outcomes**

**Table 7.2.12.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Glass House Mountains 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 Glass House Mountains local plan area 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 local character significance, including where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .  Editor's Note— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on heritage places and in character areas.
		AO1.2	Where buildings of heritage or local character significance cannot be retained due to <i>infrastructure</i> upgrades, (i.e. the Neighbourhood Centre in Ryan Street, Community Hall in Coonowrin Road, and the Glasshouse Country RSL building and Lutheran Church in Reed Street), they are relocated to the community hub along Ryan Street.
		AO1.3	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.4	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.5	Roof forms use 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 setting, character and sense of place of the Glass House Mountains local plan area.	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 Mount Tibrogargan and Mount Ngungun, particularly from the town centre, and other views to surrounding rural and natural areas as identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .
		AO2.3	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 Glass House Mountains local plan area

Performance Outcomes		Acceptable Outcomes	
<b>PO13</b>	Reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Glass House Mountains local plan area; and (b) provides for the safe and effective treatment and disposal of effluent on-site where applicable.	<b>AO13.1</b>	Development in the Rural residential zone provides for lots which are a minimum of 2,500m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.
		<b>AO13.2</b>	Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets including where identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .
		<b>AO13.3</b>	Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.
<b>PO14</b>	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; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek and tributaries; and (d) provides an open feel and transition between the township and adjoining rural areas.	<b>AO14</b>	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> ; (b) avoids land subject to flooding and drainage 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 <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> , 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.
<b>PO15</b>	Development provides for an appropriate separation distance from nearby intensive animal industries (poultry).	<b>AO15</b>	A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Buzaki Road and Beanland Drive</u></b>			
<b>PO16</b>	Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for large lot sizes, and a configuration of lots, which:- (a) is sympathetic to the character of adjacent residential areas; (b) appropriately transitions to the adjacent and surrounding rural and rural residential areas; (c) are used predominantly for single household detached housing; and (d) optimises view corridors to the Glass House Mountains from public roads and open space.	<b>AO16</b>	<u>In partial fulfillment of Performance Outcome PO16:-</u>  <u>Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for:-</u> <u>(a) a minimum lot size of 700m<sup>2</sup>, and an average lot size of at least 900m<sup>2</sup>; and</u> <u>(b) any lots intended for a dual occupancy or secondary dwelling, to be nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u>
<b>PO17</b>	Development in the Low density residential zone north of Buzaki Road and Beanland Drive may, in part, provide for a retirement facility and/or a	<b>AO17</b>	No acceptable outcome provided.

**Part 7 (Local Plans - 7.2.12 Glass House Mountains local plan code)**

Performance Outcomes		Acceptable Outcomes	
	<u>residential care facility where the facility is:-</u> <u>(a) a small scale, well-designed integrated facility;</u> <u>(b) located towards the southern extent of the area; and</u> <u>(c) accommodated as a part of an overall design which provides for predominantly low density residential lots across the remainder of the area.</u>		

Performance Outcomes		Acceptable Outcomes	
			shaped lots with a grid street layout and subdivision pattern.
<b>PO16</b>	Reconfiguring a lot within the Low density residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected, legible and permeable system of local roads, pedestrian, cycle and open space links with adjoining land.	<b>AO16</b>	Reconfiguring a lot in the Low density residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links, including where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> .
<b>Development in the Low Density Residential Zone (West of Landershute Road)</b>			
<b>PO17</b>	<u>Development in the Low density residential zone (west of Landershute Road) provides for coordinated road access/egress from Landershute Road, with no direct access to Palmwoods-Montville Road.</u>	<b>AO17</b>	<u>Development in the Low density residential zone (west of Landershute Road) provides road access/egress as indicated on <b>Figure 7.2.23A (Palmwoods local plan elements)</b>.</u>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO17PO18</b>	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) sensitively responds to local topography; (c) allows for integration of existing <i>character buildings</i> into any redevelopment including the retention and adaptive re-use of 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.	<b>AO17AO18</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone Generally</b>			
<b>PO18PO19</b>	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	<b>AO18AO19</b>	No acceptable outcome provided.
<b>PO19PO20</b>	Development in the Emerging community zone provides for:-	<b>AO19AO20</b>	No acceptable outcome provided.

Part 7 (Local Plans - 7.2.23 Palmwoods local plan code)

Performance Outcomes		Acceptable Outcomes	
	(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.		
<b><u>PQ20PO21</u></b>	Reconfiguring a lot within the Emerging community zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land and the Palmwoods Town Centre.	<b><u>AQ20AQ21</u></b>	Reconfiguring a lot in the Emerging community zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected, permeable internal road system, pedestrian, cycle and open space links, including as indicated on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> .
<b><u>PQ24PO22</u></b>	Development in the Emerging community zone provides for:- (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local ecological linkages identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.	<b><u>AQ24AQ22</u></b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)</b>			
<b><u>PQ22PO23</u></b>	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.	<b><u>AQ22AQ23</u></b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)</b>			
<b><u>PQ23PO24</u></b>	Development in the Emerging community zone in the south-eastern part of the local plan area provides for	<b><u>AQ23AQ24</u></b>	No acceptable outcome provided.

Part 7



Part 7 (Local Plans - 7.2.23 Palmwoods local plan code)

Performance Outcomes		Acceptable Outcomes	
	local road connections and does not solely rely upon road access from Eudlo Road.		
<b>Development of Surplus Railway land and Rural land within the Urban Growth Management Boundary not available for Urban Purposes at Commencement of Planning Scheme</b>			
<b>PO254</b>	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.	<b>AO254</b>	No acceptable outcome provided.
<b>PO265</b>	Development of rural land within the urban growth management boundary, where identified on <b>Figure 7.2.23A (Palmwoods local plan elements)</b> , and made available in the life of the planning scheme (once the North Coast Railway is realigned):- (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.	<b>AO265</b>	No acceptable outcome provided.
<b>PO276</b>	Development of surplus railway land immediately adjoining the Palmwoods Town Centre, where identified on <b>Figure 7.2.23A (Palmwoods local</b>	<b>AO276</b>	No acceptable outcome provided.

Part 7

Part 7 (Local Plans - 7.2.23 Palmwoods local plan code)

Performance Outcomes		Acceptable Outcomes	
	<p>plan elements), and made available in the life of the planning scheme:-</p> <ul style="list-style-type: none"> <li>(a) provides for the improvement of the town centre and the consolidation of Main Street as the focus for centre activities and community interaction;</li> <li>(b) provides for predominantly open space and community activities, with limited business and residential activities;</li> <li>(c) is sympathetic to the rural town character and heritage of Palmwoods and provides a coherent and attractive streetfront address;</li> <li>(d) provides safe and convenient access to the new railway station, Kolora Park and surrounding areas;</li> <li>(e) effectively integrates with existing developed areas and the new railway station; and</li> <li>(f) where for business uses, provides an active <i>frontage</i> to Main Street and the pedestrian link to the new railway station.</li> </ul>		
PO287	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the planning scheme to be master planned and occur in a logical sequence, providing for the efficient and timely provision of <i>infrastructure</i> and services.	AO287	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that has been subject to public consultation and implemented either through a planning scheme amendment or a variation approval.

**Part 7 (Local Plans - 7.2.27 Yandina local plan code)**

- (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 provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- ~~(o)~~(p) 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)~~(q) 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>			
<b>PO1</b>	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.	<b>AO1.1</b>	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— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on heritage places and in character areas.
		<b>AO1.2</b>	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		<b>AO1.3</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		<b>AO1.4</b>	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
<b>PO2</b>	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	<b>AO2.1</b>	Development provides for the retention of historical landmarks, memorials and monuments.
		<b>AO2.2</b>	Development protects and emphasises, and does not intrude upon, the important views to the western foothills of Yandina

**Part 7**

Performance Outcomes		Acceptable Outcomes	
	bushland areas adjoining land in the 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.		
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone South of Wappa Falls Road</u></b>			
<b><u>PO21</u></b>	<u>Development in the Low density residential zone south of Wappa Falls Road provides for a larger average lot size, and a configuration of lots, which:-</u> <u>(a) is sympathetic to the character of existing rural living and residential lots;</u> <u>(b) appropriately transitions to the adjacent residential uses along Wappa Falls Road and Bracken Fern Road; and</u> <u>(c) are used predominantly for single household detached housing.</u>	<b><u>AO21</u></b>	<u>In partial fulfillment of Performance Outcome PO21:-</u>  <u>Reconfiguring a lot in the Low density residential zone south of Wappa Falls Road provides for:-</u> <u>(a) an average lot size of at least 800m<sup>2</sup>; and</u> <u>(b) lots which are a minimum of 1,000m<sup>2</sup> in area adjacent to existing lots along Wappa Falls Road and along the frontage to Bracken Fern Road.</u>
<b><u>PO22</u></b>	<u>Development in the Low density residential zone south of Wappa Falls Road provides for:-</u> <u>(a) the protection, rehabilitation and buffering of natural waterways and drainage lines through the site;</u> <u>(b) a minimum 10 metre wide vegetated buffer to Creightons Road, extending and enhancing the existing vegetated buffer along the eastern boundary of the site; and</u> <u>(c) the continuation of the existing nature strip/vegetated buffer on the northern boundary of the site fronting Wappa Falls Road.</u>	<b><u>AO22</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO23</u></b>	<u>As identified conceptually on <b>Figure 7.2.27A (Yandina local plan elements)</b>, development in the Low density residential zone south of Wappa Falls Road provides for a safe, interconnected, permeable and legible road, pedestrian and cycle network to service the development, including:-</u> <u>(a) primary access from Wappa Falls Road at the northern boundary of the site, via a new intersection at Retreat Crescent;</u> <u>(b) other external access points from:</u> <u>(i) Wappa Falls Road on the western boundary of the site; and</u> <u>(ii) Bracken Fern Road;</u> <u>(c) works to improve the safety and efficiency of the Nambour North Connection Road, Wappa Falls Road and Creightons Road intersections; and</u> <u>(d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.</u>	<b><u>AO23</u></b>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	landscapes and setback requirements); and (e) is not steep and is otherwise suitable for the proposed development.	<b>AO1.2</b>	LDR-1 (Protected Housing Area).  Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area) <u>and there is no approved plan of development (nominating dual occupancy lots)</u> , the <i>site</i> :- (a) has a minimum area of 800m <sup>2</sup> , exclusive of any access strip; (b) does not adjoin another lot developed or approved for a <i>dual occupancy</i> ; and (c) has a <i>slope</i> of not more than 15%.  <b>OR</b>  <u>Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area), the lot is nominated as a <i>dual occupancy</i> lot on an approved plan of development.</u>  <u>Note—A reference to an approved plan of development in AO1.2 above, only applies to an approved plan of development which nominates <i>dual occupancy</i> lots.</u>
<b>Height of Buildings and Structures</b>			
<b>PO2</b>	The height of the <i>dual occupancy</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	<b>AO2</b>	The height of the <i>dual occupancy</i> does not exceed:- (a) for a <i>site</i> included in a <i>centre zone</i> —the height specified on the applicable Height of Buildings and Structures Overlay Map; or (b) for a <i>site</i> included in the Medium density residential zone or Low density residential zone—8.5 metres, notwithstanding the height specified on the applicable Height of Buildings and Structures Overlay Map.
<b>Site Cover and Density</b>			
<b>PO3</b>	The <i>dual occupancy</i> :- (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the <i>site</i> ; (c) maximises opportunities for the retention of existing <i>vegetation</i> and allows for soft landscapes between buildings and the street; (d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and (e) facilitates on-site stormwater management and vehicular access.	<b>AO3.1</b>  <b>AO3.2</b>	The <i>site cover</i> of the <i>dual occupancy</i> does not exceed:- (a) 50% where a single <i>storey dual occupancy</i> ; (b) 40% where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height; or (c) 50% for the ground floor and 30% for the upper floors where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height.  The maximum number of bedrooms per <i>dwelling</i> in the <i>dual occupancy</i> does not exceed 3.
<b>Streetscape Character</b>			
<b>PO4</b>	The <i>dual occupancy</i> is designed and constructed to:- (a) provide an attractive address to all street <i>frontages</i> ; (b) make a positive contribution to the	<b>AO4.1</b>	Each <i>dwelling</i> has an individual design such that the floor plan is not a mirror image of the adjoining <i>dwelling</i> and includes distinct external design elements (e.g. variations in roof line, facade,

Performance Outcomes		Acceptable Outcomes	
<b>Access and Car Parking</b>			
<b>PO8</b>	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	<b>AO8</b>	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m <sup>2</sup> —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m <sup>2</sup> —at least 1 (one) covered car parking space.  Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
<b>PO9</b>	The design and management of <i>access</i> , parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	<b>AO9</b>	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) AS2890 <i>Parking facilities – Off-street parking</i> .
<b>Tennis Courts and Sports Courts</b>			
<b>PO10</b>	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	<b>AO10.1</b>	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		<b>AO10.2</b>	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		<b>AO10.3</b>	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
<b>Secondary Dwellings</b>			
<b>PO11</b>	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated <i>access</i> , parking, landscape and <i>setback</i> requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	<b>AO11.1</b>	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m <sup>2</sup> , <u>where there is no approved plan of development (nominating lots for secondary dwellings)</u> .  <b>OR</b>  <u>Where there is an approved plan of development (nominating lots for secondary dwellings), the secondary dwelling:-</u> (a) <u>is located on a lot nominated for a secondary dwelling; or</u> (b) <u>provides accommodation only for a relative or carer of a resident of the dwelling house.</u>  <u>Note—A reference to an approved plan of</u>

Performance Outcomes		Acceptable Outcomes	
			<p><u>development in AO11.1 above, only applies to an approved plan of development which nominates secondary dwelling lots.</u></p> <p><b>AO11.2</b> The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:-                      (a) 90m<sup>2</sup> where located on a lot in the Rural zone or Rural residential zone; and                      (b) 60m<sup>2</sup> where located on a lot in another zone.</p> <p><b>AO11.3</b> The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.</p> <p><b>AO11.4</b> At least 1 (one) car parking space, in addition to the requirement for the <i>dwelling house</i>, is provided for the <i>secondary dwelling</i>.</p>
<b>Filling or excavation</b>			
<b>PO12</b>	<p>Any <i>filling or excavation</i> associated with a <i>dwelling house</i>:-</p> <p>(a) sensitively responds to the slope and landform characteristics of the <i>site</i>;</p> <p>(b) provides safe and efficient <i>access</i> for vehicles and pedestrians on sloping land;</p> <p>(c) minimises adverse impacts on the <i>streetscape</i>; and</p> <p>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</p>	<b>AO12</b>	<p>Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and Steep Land Overlay Map:-</p> <p>(a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and</p> <p>(b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm.</p> <p><b>OR</b></p> <p>Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building.</p> <p><b>OR</b></p> <p>Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>Editor's note—drainage deficient areas are identified on <b>Figure 8.2.7 (Drainage deficient areas)</b> of the <b>Flood hazard overlay code</b>.</p>
<b>Additional Requirements for Dwelling Houses in Certain Areas and Precincts</b>			
<b>Blackall Range Local Plan Area</b>			
<b>PO13</b>	<p>The <i>dwelling house</i>:-</p> <p>(a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and</p> <p>(c) incorporates roof forms that are consistent with traditional rural or</p>	<p><b>AO13.1</b> The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i>.</p> <p><b>AO13.2</b> The total footprint of the <i>dwelling house</i>, including any associated garage, carport or shed, does not exceed 280m<sup>2</sup>.</p> <p><b>AO13.3</b> The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with</p>	

## 9.3.20 Telecommunications facility code

### 9.3.20.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Telecommunications facility code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

Editor's note—

- (a) this code deals with *telecommunication facilities* involving the erection of a telecommunication tower; and
- (b) development for a *telecommunications facility* that involves studios or offices for broadcasting should be assessed against the Business uses and centre design code as provided for in **Part 5 (Tables of assessment)**.

Editor's note—the planning scheme does not apply to *telecommunications facilities* identified as low impact under the *Telecommunications (Low Impact Facilities) Determination 1997*. This includes certain co-located *telecommunications facilities*.

### 9.3.20.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunications facility code is to ensure *telecommunication facilities* are developed in a manner which protects public health, the environment and the amenity of surrounding premises.
- (2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-
  - (a) a *telecommunications facility* does not adversely affect the amenity of surrounding premises;
  - (b) a *telecommunications facility* is integrated with its natural, rural or townscape setting and does not detract from the visual amenity of scenic routes;
  - (c) a *telecommunications facility* does not adversely impact upon community wellbeing; and
  - (d) a *telecommunications facility* is located with compatible uses and facilities.

### 9.3.20.3 Performance outcomes and acceptable outcomes

**Table 9.3.20.3.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b><i>Proximity To Sensitive Land Residential Uses and Public Spaces</i></b>			
<b>PO1</b>	The <i>telecommunications facility</i> is located so as to minimise any adverse impacts on the amenity of nearby residential <u>uses and public spaces</u> ; <del>community and other sensitive land uses</del> .	<b>AO1</b>	The <i>telecommunications facility</i> is located at least:- (a) 400 metres from any residential use; <del>500 metres from any child care centre, community care centre, educational establishment or park; and</del> (b) 20 metres from any public pathway; and <del>(b) 1 kilometre from any other existing or approved telecommunications facility;</del>  Editor's note—where a proposal cannot achieve the above separation distances and has demonstrated that there is no suitable alternative location that can achieve these separation distances, a visual impact assessment may be undertaken to demonstrate compliance with PO1.
<b><i>Visual Amenity and Landscape Character</i></b>			



Part 9 (Development Codes - 9.3.20 Telecommunications facility code)

Performance Outcomes		Acceptable Outcomes	
PO2	The <i>telecommunications facility</i> is integrated with its natural, rural or townscape setting and is not visually dominant or obtrusive.	AO2.1	In <i>partial fulfilment of Performance Outcome PO2</i>  The <i>telecommunications facility</i> :- (a) is of a similar height to surrounding structures or <i>vegetation</i> ; (b) has a colour and finish that reduces visual recognition in the landscape; and (c) is unobtrusive when viewed from any scenic route identified on a Scenic Amenity Overlay Map.
		AO2.2	<u>The <i>telecommunications facility</i> is located at least 1 kilometre from any other existing or approved <i>telecommunications facility</i>.</u>
		AO2.23	Any building associated with the <i>telecommunications facility</i> is <i>setback</i> from any street front boundary a distance at least equal to the front <i>setback</i> required for the adjoining use.
		AO2.34	A 3 metre wide landscape strip is provided between any building associated with the <i>telecommunications facility</i> and any street front boundary or adjoining use.
<b>Health and Safety</b>			
PO3	The <i>telecommunications facility</i> does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.	AO3	The <i>telecommunications facility</i> is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:- (a) <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003</i> ; and (b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields</i> .
PO4	The <i>telecommunications facility</i> is secure and potential impacts from vandalism are minimised.	AO4.1	Security fencing is provided to prevent unauthorised entry to the <i>telecommunications facility</i> .
		AO4.2	Safety and warning signage is displayed where necessary.
<b>Facility Co-location</b>			
PO5	The <i>telecommunications facility</i> is designed to facilitate co-location with other <i>telecommunication facilities</i> .	AO5	The structural elements of the <i>telecommunications facility</i> are designed to support co-masting or co-siting with other carriers.

Performance Outcomes		Acceptable Outcomes	
	<p>range of foliage, fruit and flower suitable for local native fauna;</p> <p>(g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and</p> <p>(h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming.</p>		
Landscape Buffers			
<b>PO21</b>	<p>Development provides for <i>landscape buffers</i> that:-</p> <p>(a) effectively protect the edges of existing native <i>vegetation</i> or another <i>ecologically important area</i>;</p> <p>(b) achieve visual screening of acoustic attenuation devices; and</p> <p>(c) provide separation between incompatible land uses or between major <i>infrastructure</i> elements (such as State controlled roads) and land uses.</p>	<b>AO21</b>	<p>Where a <i>landscape buffer</i> is required by an applicable <u>use-development</u> code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:-</p> <p>(a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation;</p> <p>(b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance;</p> <p>(c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the <i>buffer</i>;</p> <p>(d) planting density results in the creation of upper, mid and understorey strata with:-</p> <p>(i) large trees planted at 6 metre centres;</p> <p>(ii) small trees planted at 2 metre centres; and</p> <p>(iii) shrubs planted at 1 metre centres;</p> <p>(e) tufting plants, vines and groundcovers planted at 0.5 metre to 1 metre centres; and</p> <p>(f) where adjoining the edge of native <i>vegetation</i> or <i>waterway</i> understorey, shrubs and vines are used to bind appropriately the <i>buffer</i> edges against degradation and weed infestation.</p> <p>Note—<b>Figure 9.4.2E (Landscape buffer design)</b> illustrates the preferred configuration of <i>landscape buffers</i>.</p> <p><b>Figure 9.4.2E Landscape buffer design</b></p>

Part 9 (Development Codes - 9.4.4 Reconfiguring a lot code)

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

Part 9

Performance Outcomes		Acceptable Outcomes	
	compromised by the proposed development.	<p><b>AO11.3</b></p> <p>Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <p>(a) can accommodate a minimum square or rectangle as specified in Column 3 of <b>Table 9.4.4.3.2 (Minimum lot size and dimensions)</b>, clear of any electricity transmission line easement;</p> <p>(b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site;</p> <p>(c) is not located within 100 metres of an existing bulk supply transformer;</p> <p><u>(d) incorporates a minimum 40 metre wide landscape buffer in accordance with the Landscape code, where adjoining a major road or railway corridor;</u></p> <p><del>(d)</del>(e) is not located within 60 metres of an existing zone transformer; and</p> <p><del>(e)</del>(f) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</p>	
		<p><b>AO11.4</b></p> <p>Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p>	
<b>Avoidance of Contaminated Land</b>			
<b>PO12</b>	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	<b>AO12</b>	No acceptable outcome provided.
<b>Road and Public Transport Infrastructure<sup>12</sup></b>			
<b>PO13</b>	Development involving the creation of new roads and other transport corridors ensures that the road network:-	<b>AO13</b>	No acceptable outcome provided.
	<p>(a) accords with the 2031 Functional Transport Hierarchy as shown on <b>Figure 9.4.8A (2031 Functional Transport Hierarchy)</b>;</p> <p>(b) provides visible distinction of roads, based on function and design features;</p> <p>(c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements;</p> <p>(d) allows for unimpeded and practical access to each proposed lot;</p> <p>(e) accommodates or facilitates</p>		<p>Editor's note – <b>Section 9.4.8 (Transport and parking code)</b> and <b>Section 9.4.11 (Works, services and infrastructure code)</b> include assessment criteria relating to the design and construction of road and public transport infrastructure.</p>

<sup>12</sup> Editor's note—vehicle access points to State controlled roads require approval under the *Transport infrastructure Act 1994*. Access approvals to State controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

Performance Outcomes		Acceptable Outcomes	
	<p>activity centres, employment areas, residential areas, community facilities, open space and public transport stops;</p> <p>(c) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other <i>infrastructure</i>;</p> <p>(d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails;</p> <p>(e) incorporates shade through the provision of street trees and landscapes; and</p> <p>(f) is well lit and located where there is casual surveillance from nearby premises.</p>		<p>pedestrian and bicycle path <i>infrastructure</i>.</p>
<b><u>Public Parks and Open Space Infrastructure</u></b> <b><u>Open space (including environmental reserves) and drainage reserves</u></b>			
<b>PO18</b>	<p>Development provides for parks, <u>environmental reserves</u>, drainage reserves and open space <i>infrastructure</i> that:-</p> <p>(a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;</p> <p>(b) is well distributed and contributes to the legibility, accessibility and character of the locality;</p> <p>(c) creates attractive settings and focal points for the community;</p> <p>(d) benefits the amenity of adjoining land uses;</p> <p>(e) incorporates appropriate measures for stormwater and flood management;</p> <p>(f) facilitates the retention and enhancement of native <i>vegetation, waterways, wetlands</i> and other <i>ecologically important areas</i> and natural and cultural features;</p> <p>(g) is cost effective to maintain; and</p> <p>(h) is dedicated as public land in the early stages of the subdivision.</p>	<b>AO18</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—<b>Section 9.4.2 (Landscape code)</b> includes requirements for the design and construction of landscape elements in public parks and open space <i>infrastructure</i>.</p>
<b><u>Local Parks</u></b>			
<b>PO19</b>	<p>Development provides for local parks that:-</p> <p>(a) <u>are of a size and configuration that meets the needs of the local catchment;</u></p> <p>(b) <u>are located central to the catchment they are intended to serve;</u></p> <p>(c) <u>provide a recreation area that is a prominent local feature which contributes to the character and identity of the local area and provides visual relief from the built environment;</u></p>	<b>AO19</b>	<p>Development contributes local parks at a <u>rate of 25m<sup>2</sup> per additional dwelling or lot, whichever is greater:-</u></p> <p>(a) <u>having a minimum area of 0.5 hectares or adjoining existing or proposed local parks to achieve a consolidated useable area and open space connectivity;</u></p> <p>(b) <u>located within 500 metres of the catchment the park is intended to serve; and</u></p> <p>(c) <u>in accordance with the <b>Planning scheme policy for development works.</b></u></p>

Part 9 (Development Codes - 9.4.4 Reconfiguring a lot code)

Performance Outcomes		Acceptable Outcomes	
	<p>(d) are designed to accommodate varying and changing recreation activities;</p> <p>(e) are co-located with other open space and community facilities, where possible;</p> <p>(f) integrate with the natural environment;</p> <p>(g) are fit for purpose, low maintenance and minimise asset life cycle costs; and</p> <p>(h) achieve Council's desired standards of service for a local park.</p>		<p><u>Editor's note—local parks are required to be provided where identified in council's Environment and Liveability Strategy or a local plan area or one or more of the following applies:</u></p> <p>(a) the development creates a residential catchment generating the need for a local park; or,</p> <p>(b) the development extends an existing residential catchment, generating the need to either extend an existing local park, or provide an additional local park; or,</p> <p>(c) the development extends an existing residential catchment that is not already serviced by a local park.</p>
<b>Stormwater Management Infrastructure</b>			
<b>PO4920</b>	<p>Development provides for the effective drainage of lots and roads in a manner that:-</p> <p>(a) maintains and restores the natural flow regime;</p> <p>(b) effectively manages stormwater quality and quantity; and</p> <p>(c) ensures no adverse impacts on receiving waters and surrounding land.</p>	<b>AO4920</b>	<p>No acceptable outcome provided.</p> <p><u>Editor's note—Section 9.4.6 (Stormwater management code) includes requirements for the design and construction of stormwater management infrastructure.</u></p>
<b>Infrastructure and Services</b>			
<b>PO2021</b>	<p>Development provides that each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.</p>	<p><b>AO2021.1</b></p> <p><b>AO2021.2</b></p> <p><b>AO2021.3</b></p>	<p>In urban areas, new lots are connected to:-</p> <p>(a) the reticulated water supply infrastructure network;</p> <p>(b) the reticulated sewer infrastructure networks;</p> <p>(c) the reticulated electricity infrastructure network; and</p> <p>(d) where available, a high speed telecommunications infrastructure network.</p> <p><u>Editor's note—Section 9.4.6 (Stormwater management code) and Section 9.4.7 (Sustainable design code) include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply infrastructure network.</u></p> <p>In urban areas, where 5 or more new lots are created or a new road is created, electricity supply infrastructure is provided underground.</p> <p>In non-urban areas, new lots are provided with:-</p> <p>(a) a connection to the reticulated water supply infrastructure network, where available;</p> <p>(b) a connection to the reticulated sewer infrastructure network, where available, or otherwise an area suitable to accommodate an on-site effluent treatment and disposal system;</p> <p>(c) a connection to the reticulated electricity infrastructure network or a separate electricity generation</p>

Part 9 (Development Codes - 9.4.4 Reconfiguring a lot code)

Performance Outcomes		Acceptable Outcomes	
			source; and (d) where available, access to a high speed telecommunications network.
<b>Waterway Esplanades</b>			
<b>PO2422</b>	Development involving subdivision including or adjacent to a major <i>waterway</i> (stream order 3 or above) provides for continuous public access along the full length of the <i>waterway</i> , in addition to any requirement for <i>park</i> and open space.	<b>AO2422</b>	Development provides for a public esplanade to be provided for land adjoining any <i>waterway</i> of stream order 3 or above, where identified on a Biodiversity, Waterways and Wetlands Overlay Map, which:- (a) in respect to a <i>waterway</i> of stream order 5 or above, is a minimum of 30 metres wide measured from the high bank; (b) in respect to a <i>waterway</i> of stream order 3 or 4, is a minimum of 10 metres wide measured from the high bank; (c) is dedicated as public land; and (d) has legal access from a public place for the purposes of maintenance.

Performance Outcomes		Acceptable Outcomes	
On-Site Car Parking			
PO3	Development provides on-site car parking for the demand anticipated to be generated by the development.	AO3.1	<p>Development provides on-site car parking spaces at the minimum rates specified in <b>Table 9.4.8.3.3 (Minimum on-site parking requirements)</b>.</p> <p><b>OR</b></p> <p>Where located in a <i>centre zone</i> or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in <b>Table 9.4.8.3.3 (Minimum on-site parking requirements)</b> for specified development, as outlined below:-</p> <p><del>(a)</del> <u>multiple dwelling – 1 space per dwelling plus 1 visitor space per 4 dwellings;</u></p> <p><del>(a)(b)</del> <u>rooming accommodation, short-term accommodation, resort complex, or retirement facility – reduce visitor parking to at 1 space per 10 rooming units/beds (for rooming accommodation) or dwellings/rooming units;</u></p> <p><del>(b)(c)</del> <u>food and drink outlet, function facility, hotel, indoor and sport and recreation, theatre – reduce parking to 1 space per 20m<sup>2</sup> gross floor area;</u></p> <p><del>(e)(d)</del> <u>shopping centre – reduce parking to 1 space per 25m<sup>2</sup> gross floor area for any component above 1,000m<sup>2</sup> gross floor area; and</u></p> <p><del>(d)(e)</del> <u>child care centre – reduce customer parking to at 1 space per 7 children.</u></p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number <u>or rounded up to the next whole number in the circumstance of half a space.</u> Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</p> <p><b>OR</b></p> <p>For accepted development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.</p> <p><b>OR</b></p>
		AO3.2	<p>Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car</p>



Part 9 (Development Codes - 9.4.8 Transport and parking code)

Performance Outcomes		Acceptable Outcomes	
	and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.		
PO9	Development in a <i>Regional Activity Centre</i> provides for or contributes to the provision of public or shared car <i>parking stations</i> which serve a variety of nearby uses.	AO9	No acceptable outcome provided.
PO10	Development ensures that car parking areas, service areas and access driveways are located where they will not dominate the <i>streetscape</i> and will not unduly intrude upon pedestrian use of pathways, through:- (a) the use of rear <i>access lanes</i> ; (b) car parking areas and service areas being situated at the rear of the premises or below ground level; or (c) shared driveways.	AO10	No acceptable outcome provided.
PO11	Development does not provide for <i>basement</i> car parking areas to be located below public streets or roads.	AO11	No acceptable outcome provided.
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local <i>streetscape</i> character.	AO12	No acceptable outcome provided.
PO13	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	AO13	No acceptable outcome provided.  Note—Section 9.4.5 (Safety and security code) sets out requirements for safety and security in car parking areas.
<b>On-site Parking for Motorcycles and Scooters</b>			
PO14	Development provides sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	AO14.1  AO14.2	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in <b>Table 9.4.8.3.3 (Minimum on-site parking requirements)</b> .  Motorcycle and scooter parking is designed in accordance with the standards specified in the <b>Planning scheme policy for the transport and parking code</b> and the <b>Planning scheme policy for development works</b> .
<b>On-site Parking for Buses</b>			
PO15	Development provides for sufficient access, internal circulation and on-site parking for buses to meet the needs of the development.	AO15.1	Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- (a) <i>rooming accommodation, short-term accommodation or resort complex</i> where having more than 20 <u>beds (for rooming accommodation) or dwelling/rooming units</u> ; (b) <i>retirement facility</i> , where having more than 20 <i>dwelling</i> s; (c) <i>function facility</i> , where having a gross floor area exceeding 200m <sup>2</sup> ; (d) <i>hotel</i> , where having a <i>gross floor area</i> exceeding 500m <sup>2</sup> ;

Part 9

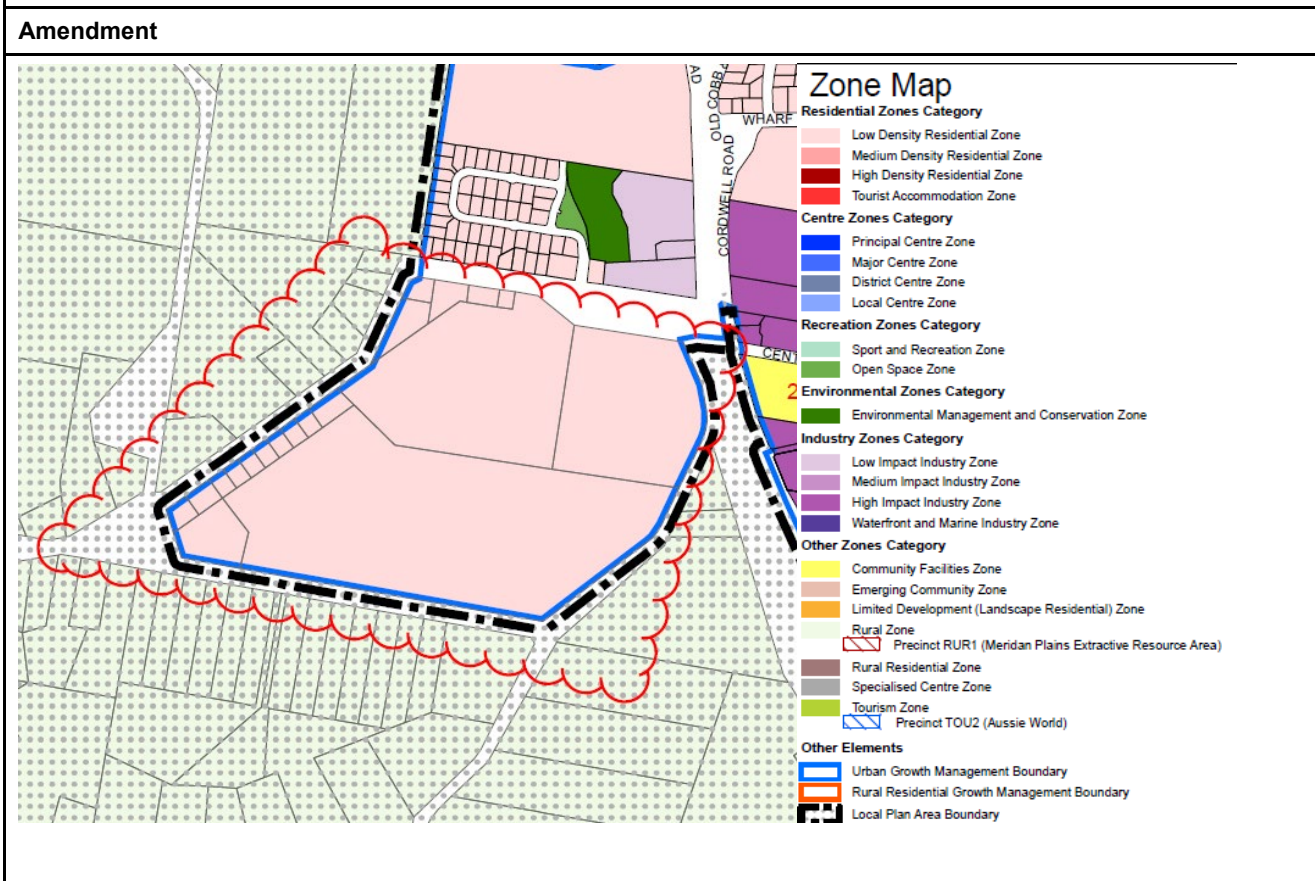
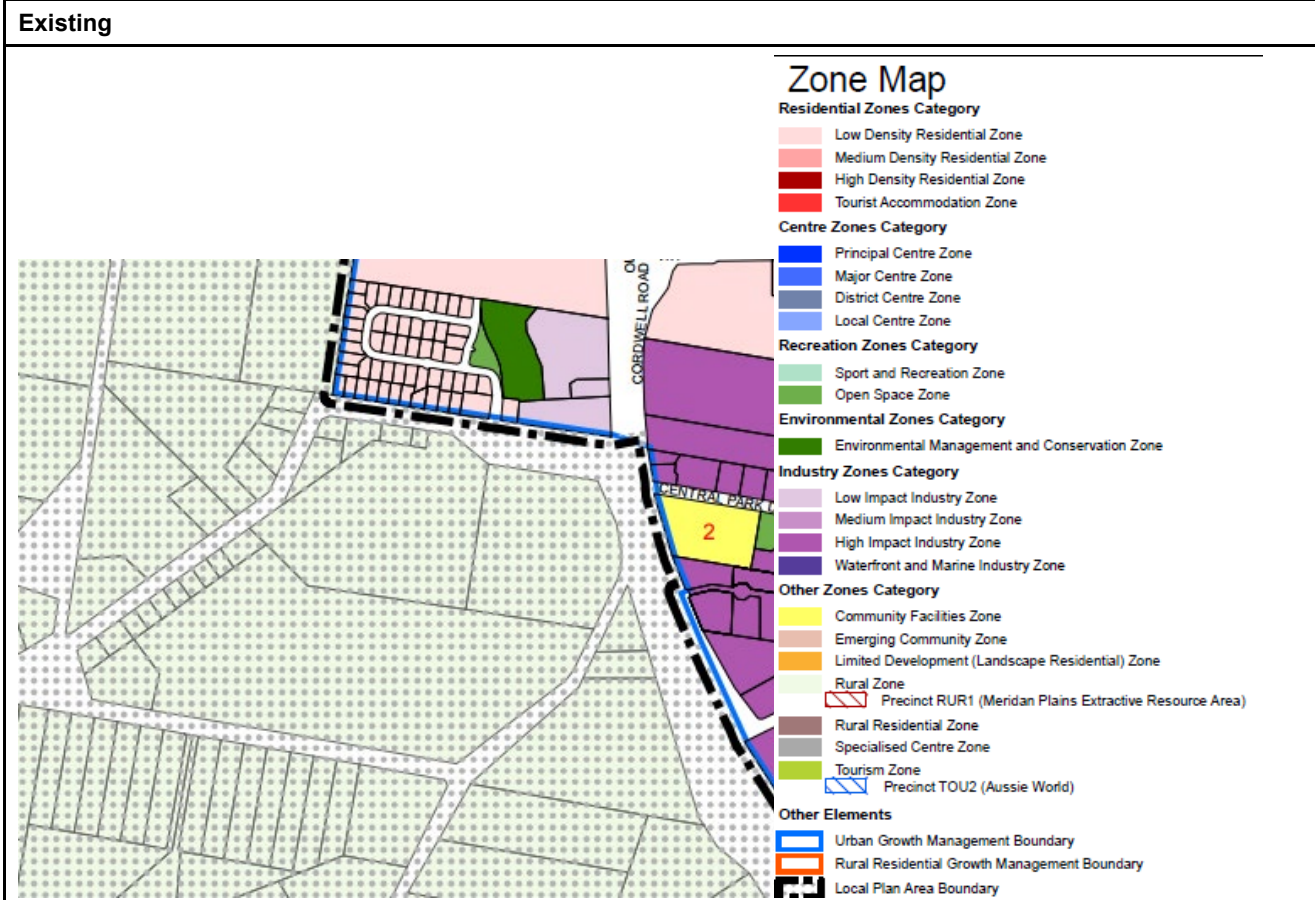
Part 9 (Development Codes - 9.4.8 Transport and parking code)

Table 9.4.8.3.3 Minimum on-site parking requirements<sup>26</sup>

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
<b>Residential activities</b>				
<b>Dwelling unit</b>	1 covered space minimum	Not required	Not required	Not required
<b>Multiple dwelling</b>	1 space / <u>1 bedroom dwelling</u> <u>1.25 spaces / 2 bedroom dwelling</u> <u>1.5 spaces / 3 bedroom dwelling</u> <u>2 spaces / 4 bedroom or more dwelling</u>  + 1 visitor space / 4 dwellings	<ul style="list-style-type: none"> <li>Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN</li> <li>Where &gt; 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV</li> </ul>	1 space / 10 dwellings (min. 1 space)	1 resident space / dwelling + 1 visitor space / 4 dwellings
<b>Nature-based tourism</b>	1 space / site/cabin/rooming unit + 1 visitor space / 10 sites + 1 manager space (covered)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
<b>Rooming accommodation</b>	1 space / <del>6-4</del> beds (min. 1 space) + 1 space / staff  <u>1 space / 2 beds (min. 1 space) + 1 space / staff for student accommodation</u>	<ul style="list-style-type: none"> <li>Where ≤ 20 <del>rooming-unitsbeds</del> and requiring access via a street – MRV (Type B Access) + VAN</li> <li>Where &gt; 20 <del>rooming-unitsbeds</del> or requiring access via a road – MRV (Type A Access) + VAN + WCV</li> <li>Where &gt; 50 <del>rooming-unitsbeds</del> – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV)</li> </ul>	1 space / 10 <del>rooming-unitsbeds</del> (min. 1 space)	1 resident / employee space / <del>10-5</del> <del>rooming-unitsbeds</del> + 1 visitor space / 20 <del>rooming-unitsbeds</del>
<b>Relocatable home park</b>	1 space / relocatable home (covered) + 1 visitor space / 4 relocatable homes + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> <li>Where ≤ 10 relocatable homes and requiring access via a street – MRV (Type B Access) + VAN</li> <li>Where &gt; 10 relocatable homes or requiring access via a road – MRV (Type A Access) + VAN + WCV</li> </ul>	1 space / 10 relocatable homes (min. 1 space)	1 resident space / relocatable home + 1 visitor space / 4 relocatable homes
<b>Residential care facility</b>	1 space / 4 beds	MRV (Type A Access) + VAN + WCV + ambulance	1 space / 10 beds (min. 1 space)	1 employee space / 10 beds + 1 visitor space / 10 beds

<sup>26</sup> Note—for those uses which are typically accepted development (i.e. caretaker's accommodation, dual occupancy and dwelling house), the minimum on-site parking requirements are specified in the applicable use code.

Extract of Zone Map ZM8 (Yandina Local Plan Area)



Extract of Figure 7.2.27A (Yandina Local Plan Elements)

Existing

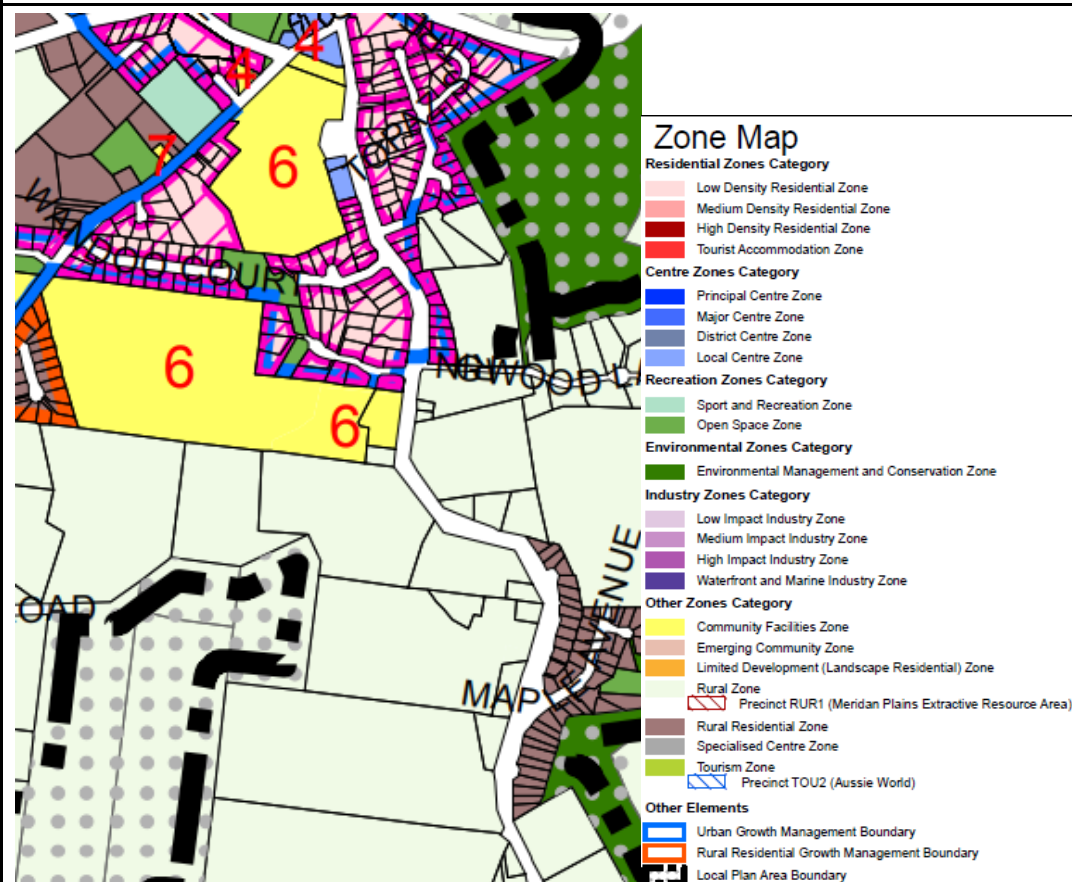


Amendment

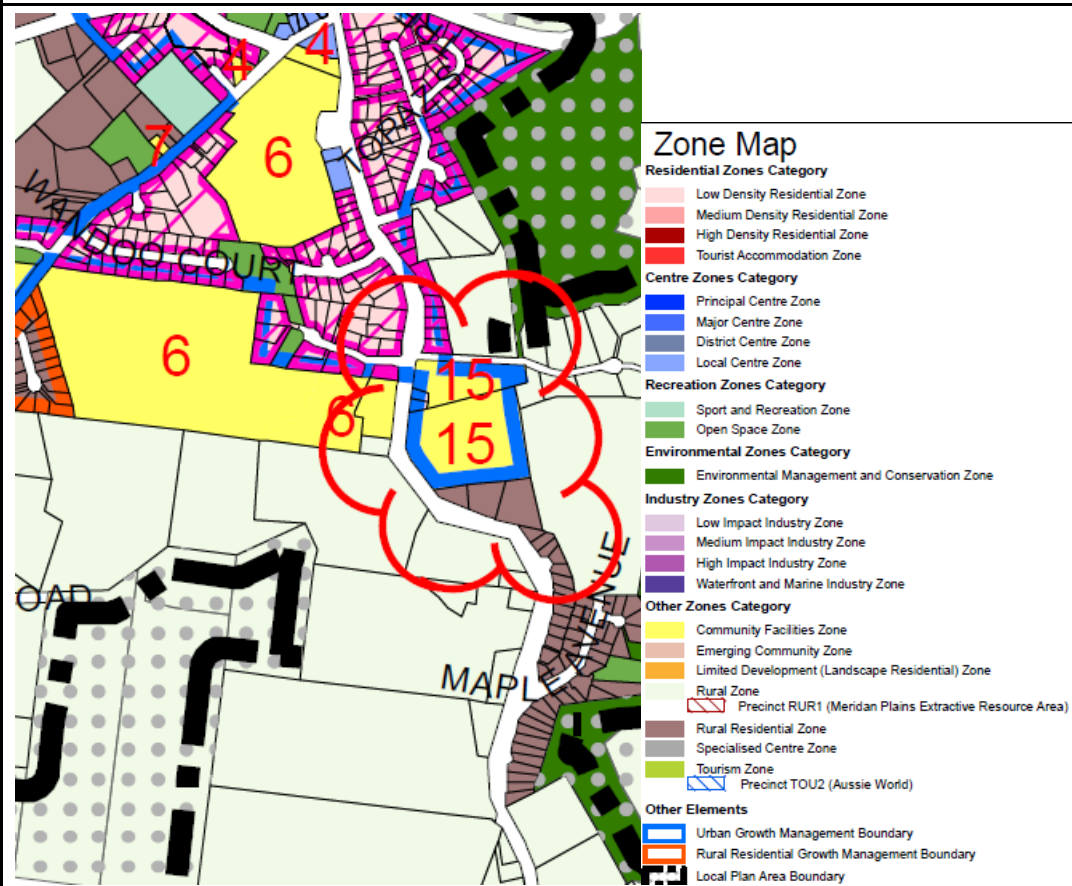


**Extract of Zone Map ZM16 (Blackall Range Local Plan Area)**

**Existing**

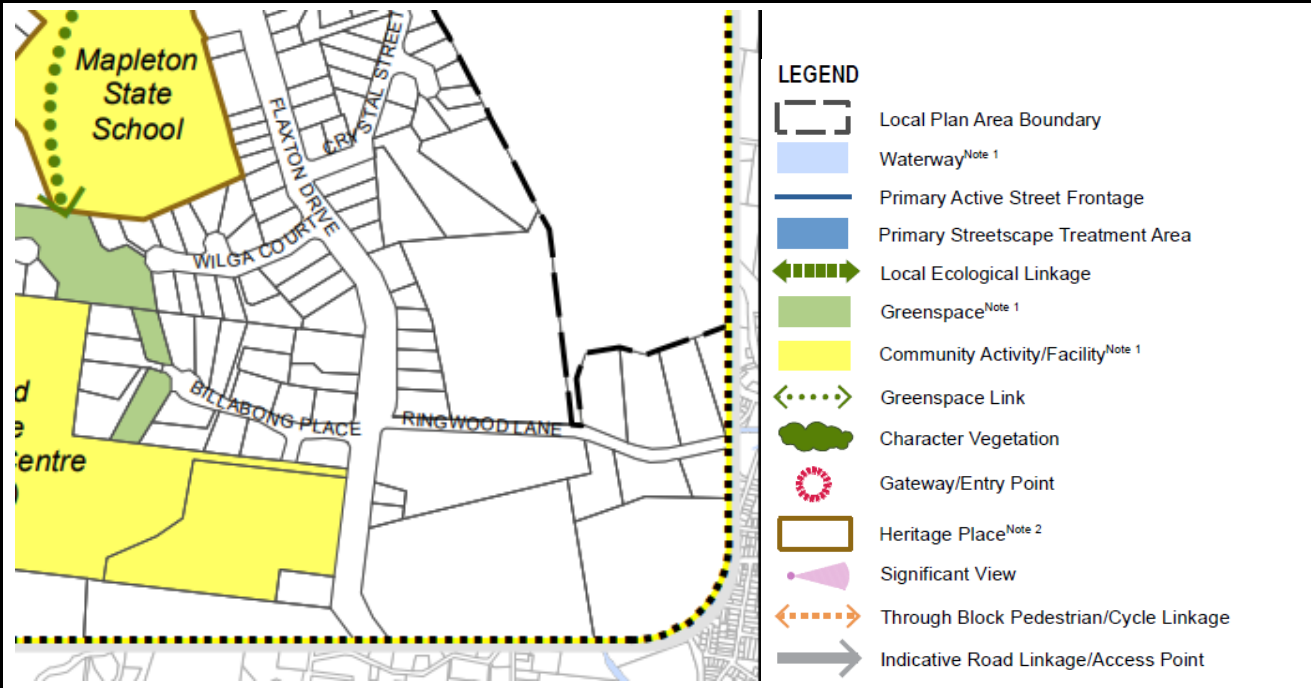


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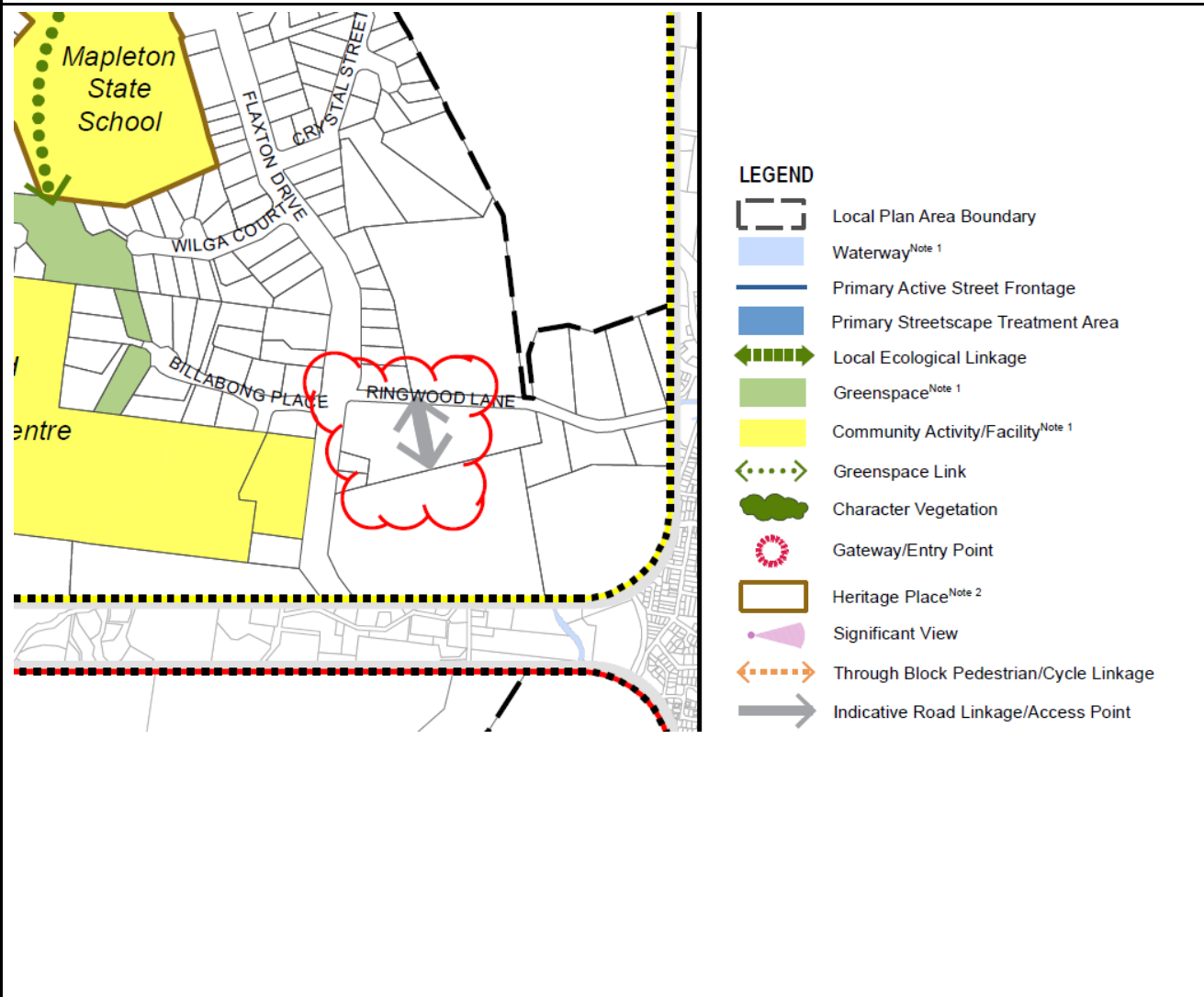


**Extract of Figure 7.2.3A (Blackall Range Local Plan Elements)**

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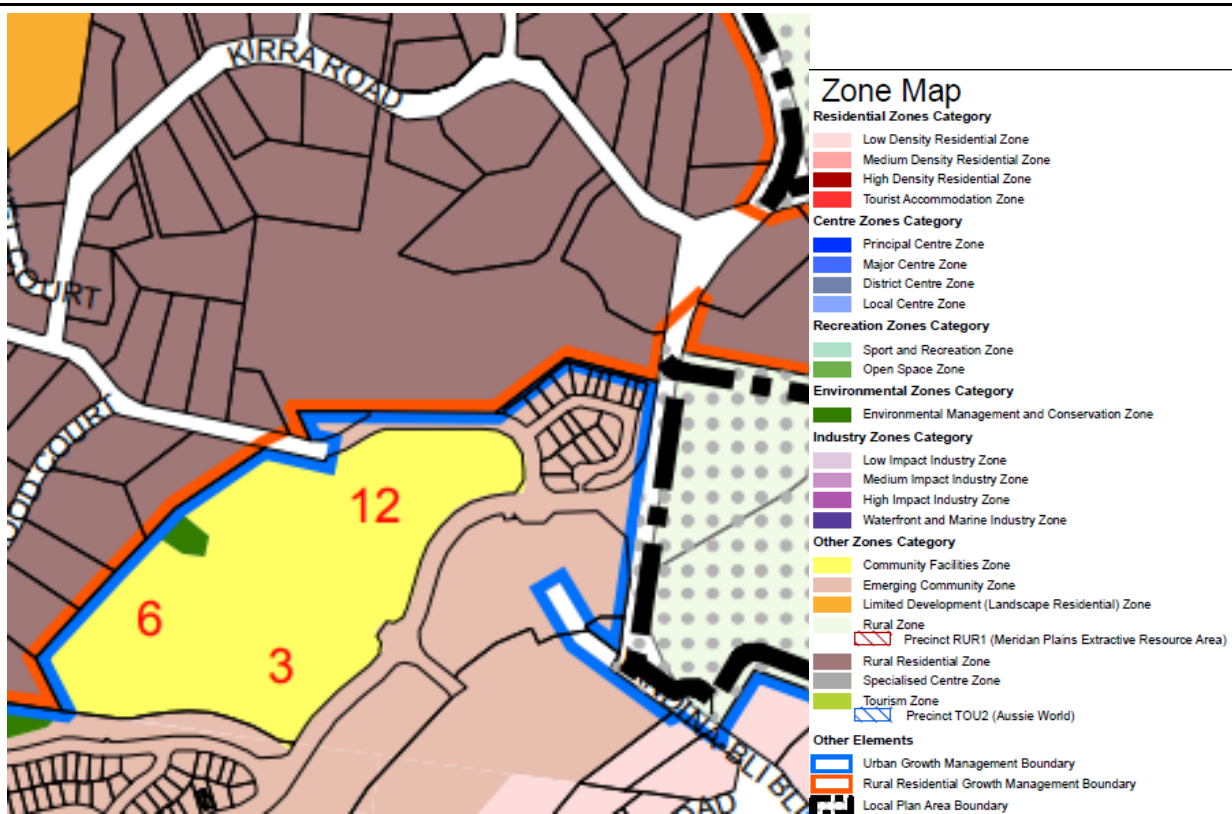


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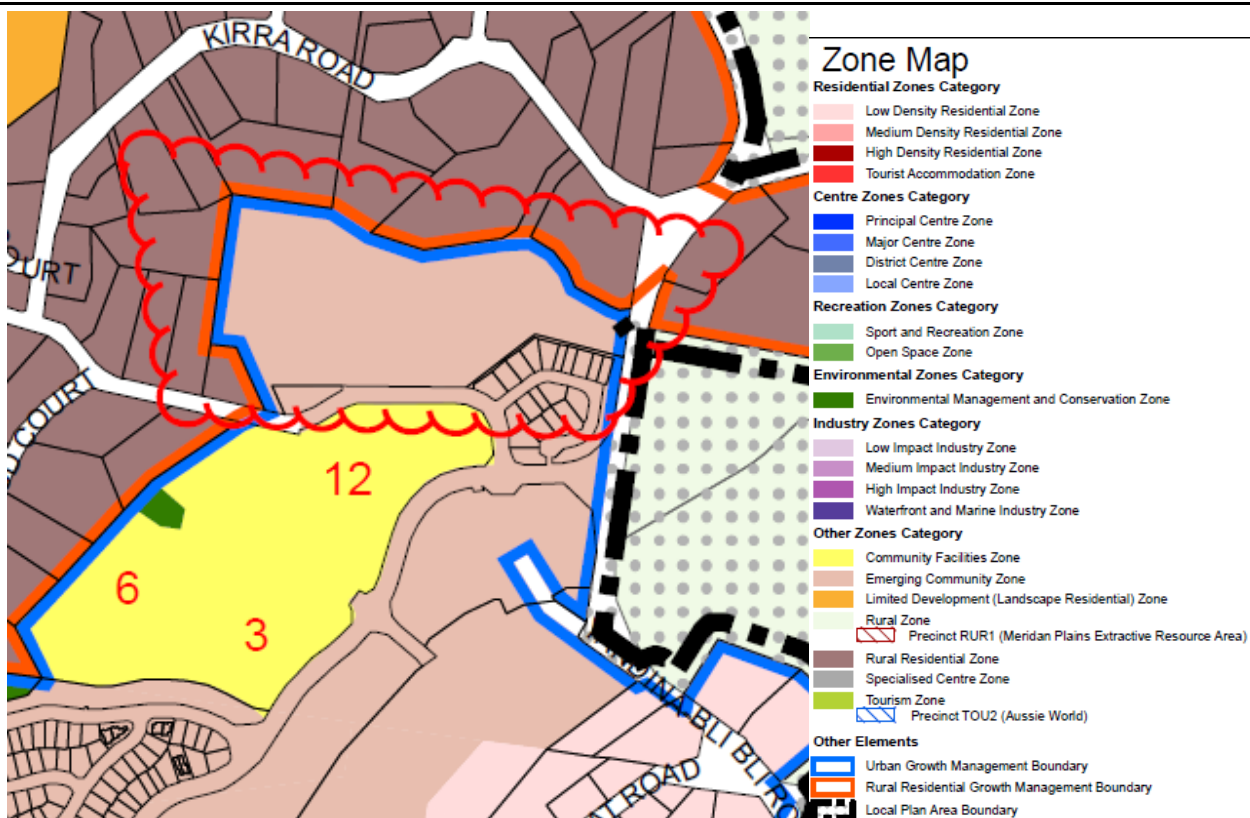


**Extract of Zone Map ZM19 (Bli Bli Local Plan Area)**

**Existing**

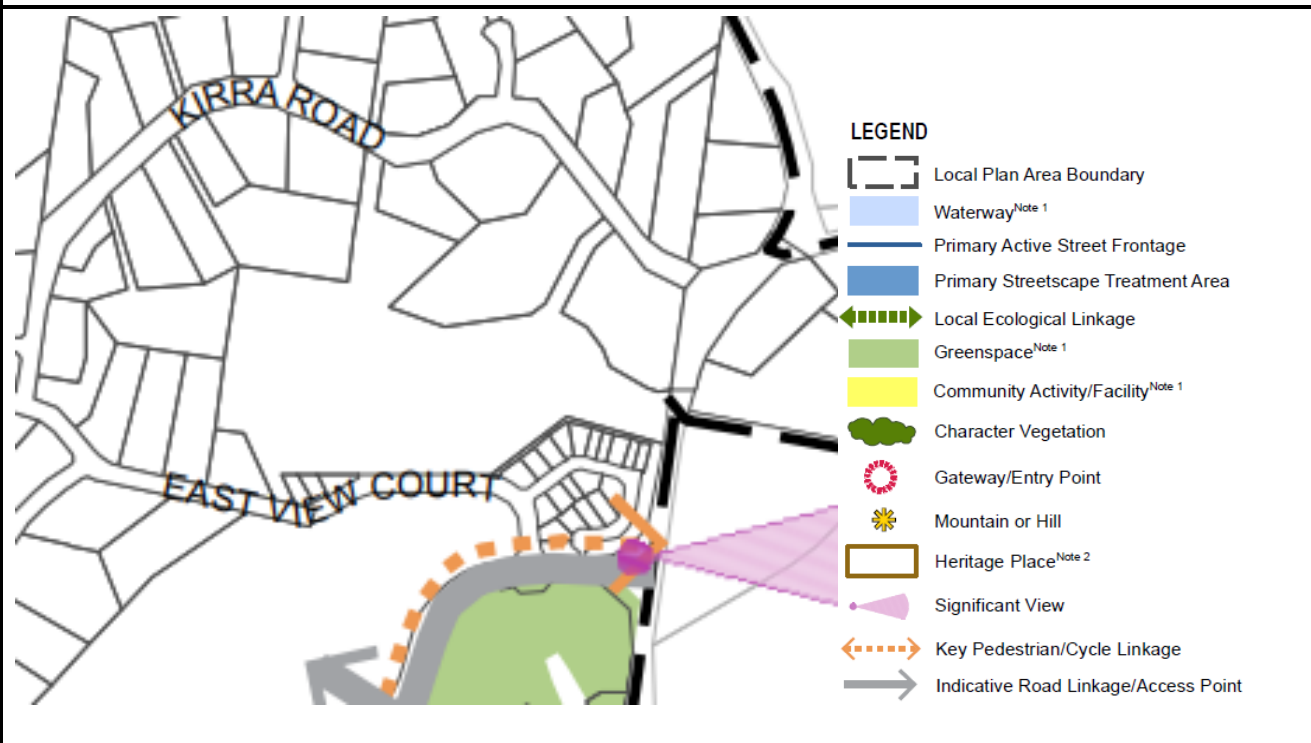


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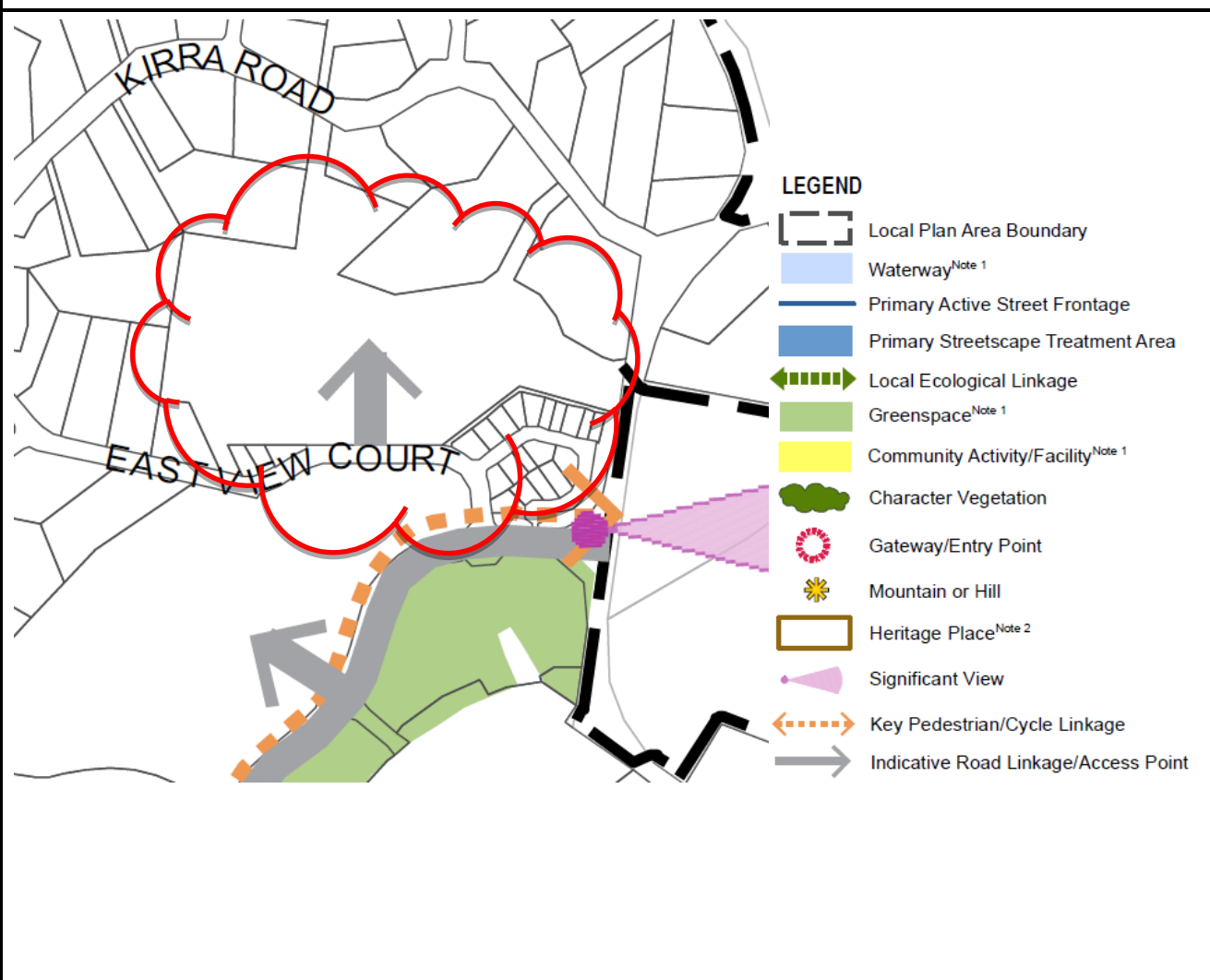


Extract of Figure 7.2.4A (Bli Bli Local Plan Elements)

Existing



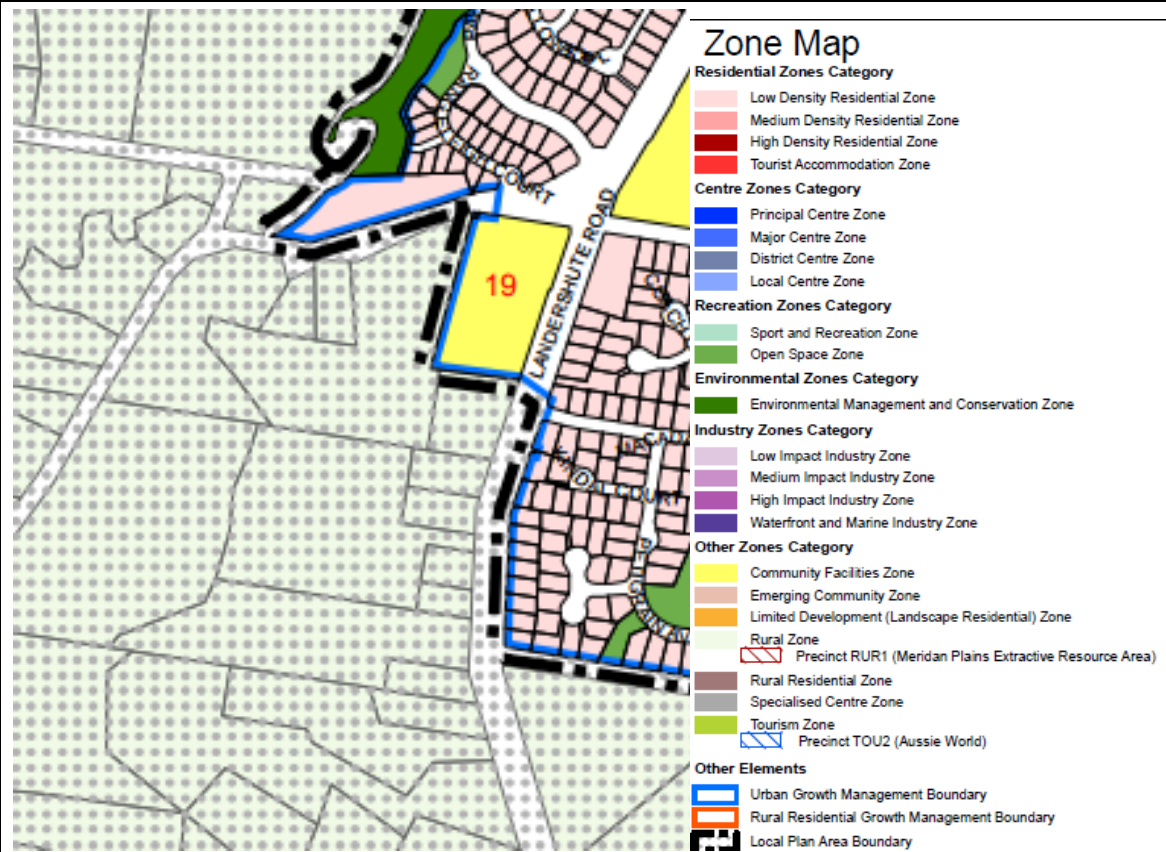
Amendment



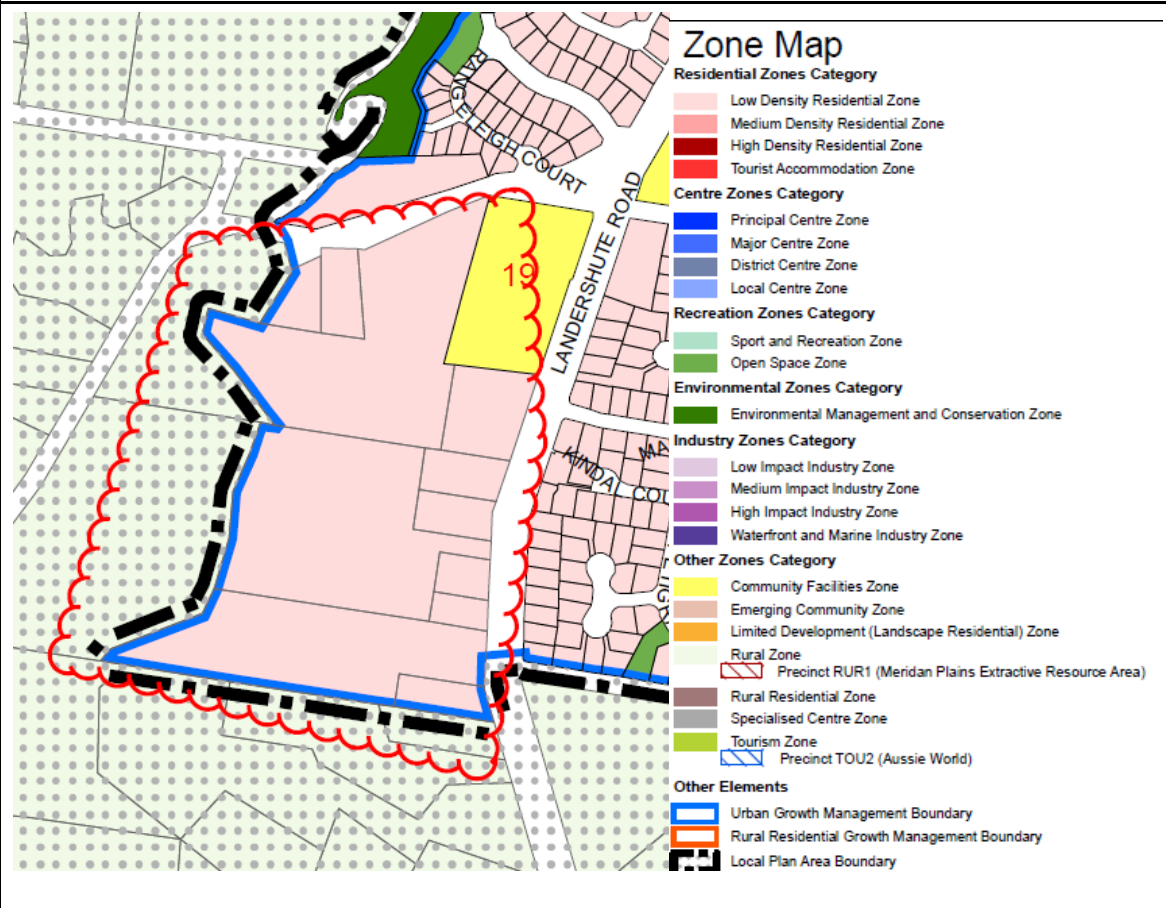


**Extract of Zone Map ZM28 (Palmwoods Local Plan Area)**

**Existing**

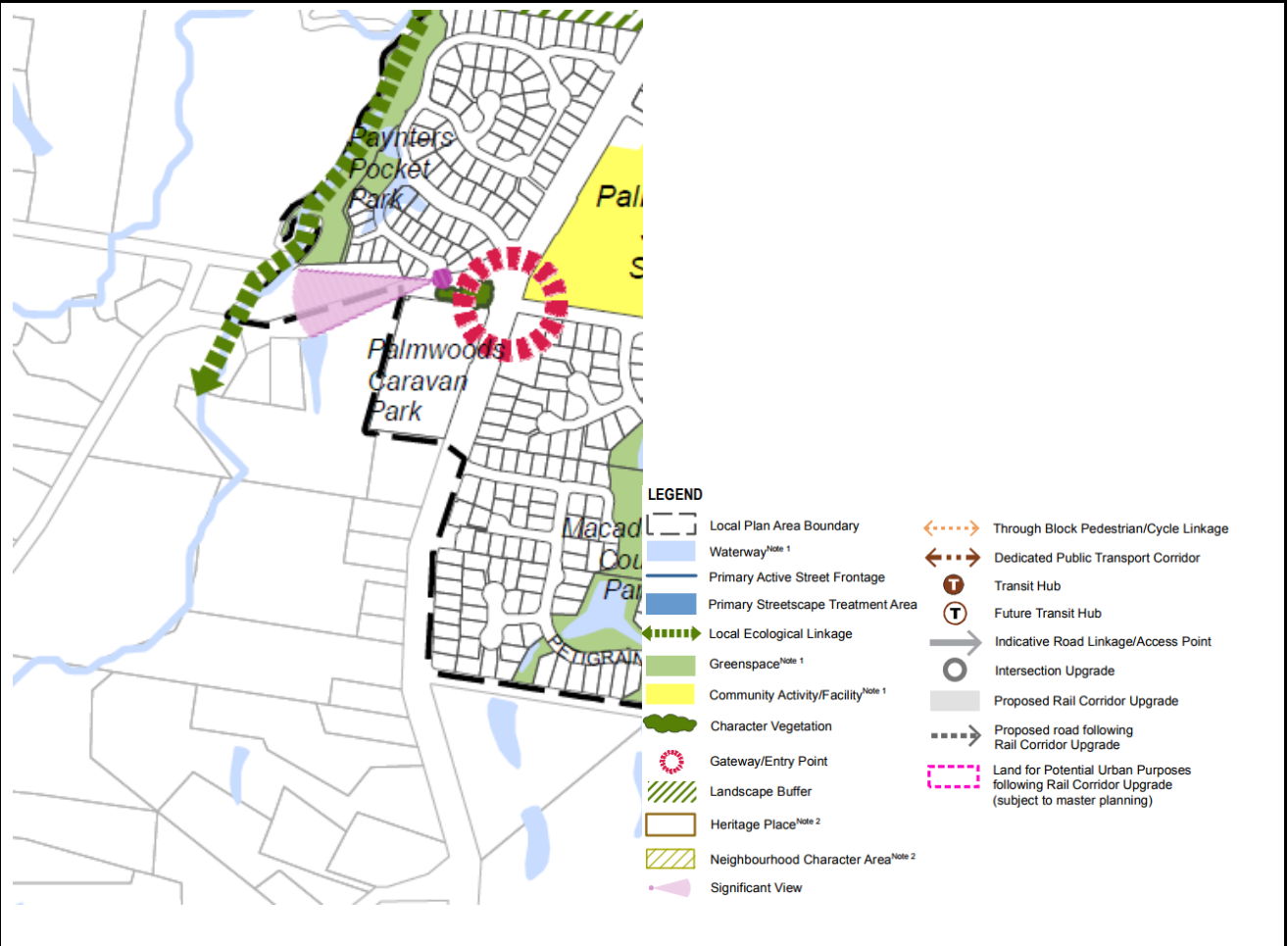


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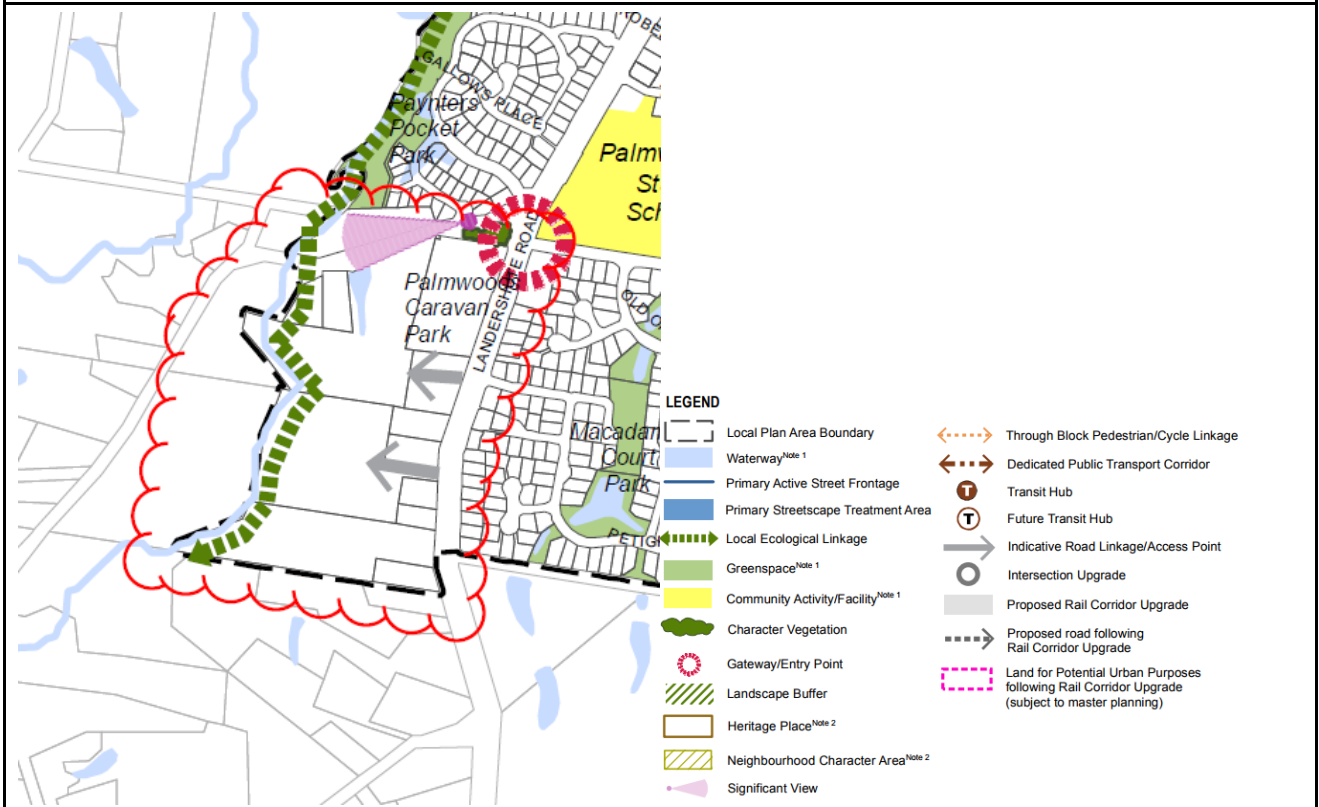


**Extract of Figure 7.2.23A (Palmwoods Local Plan Elements)**

**Existing**

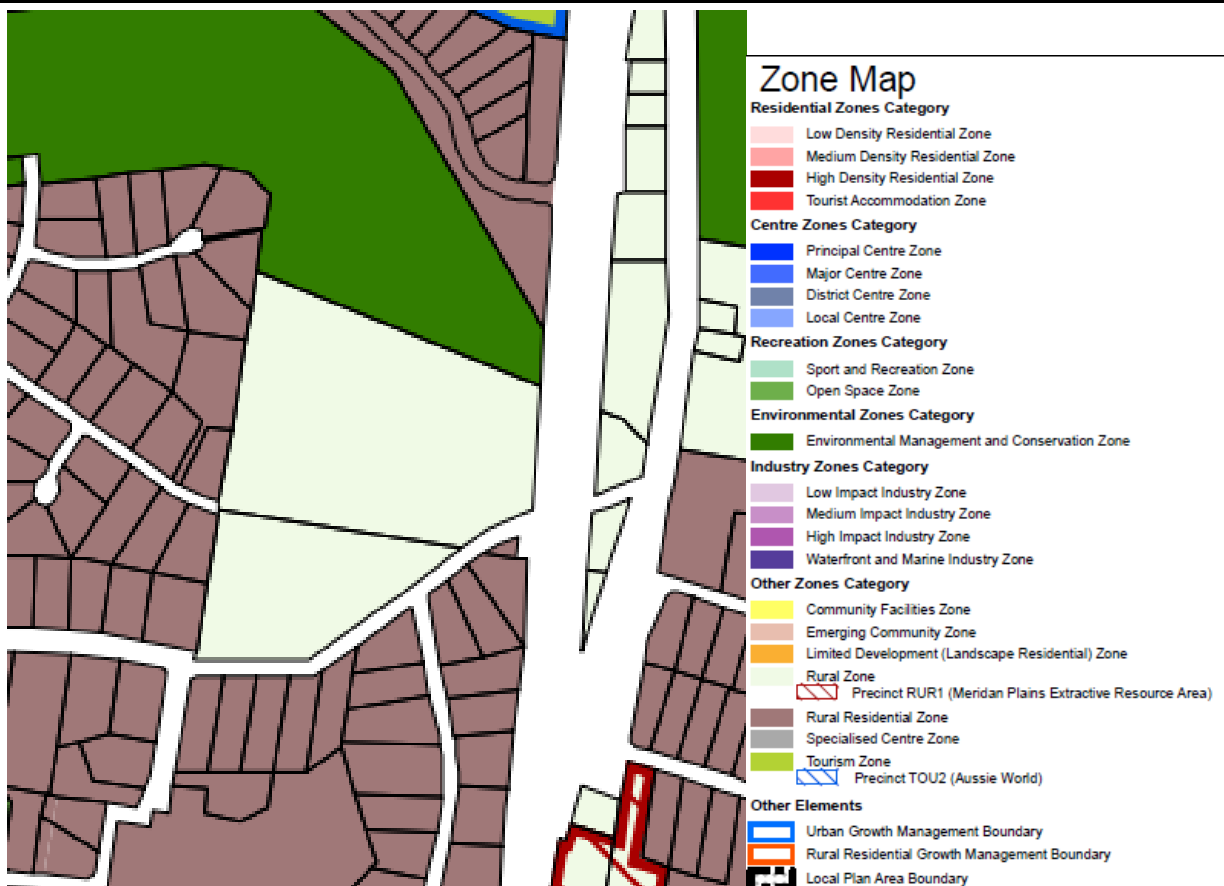


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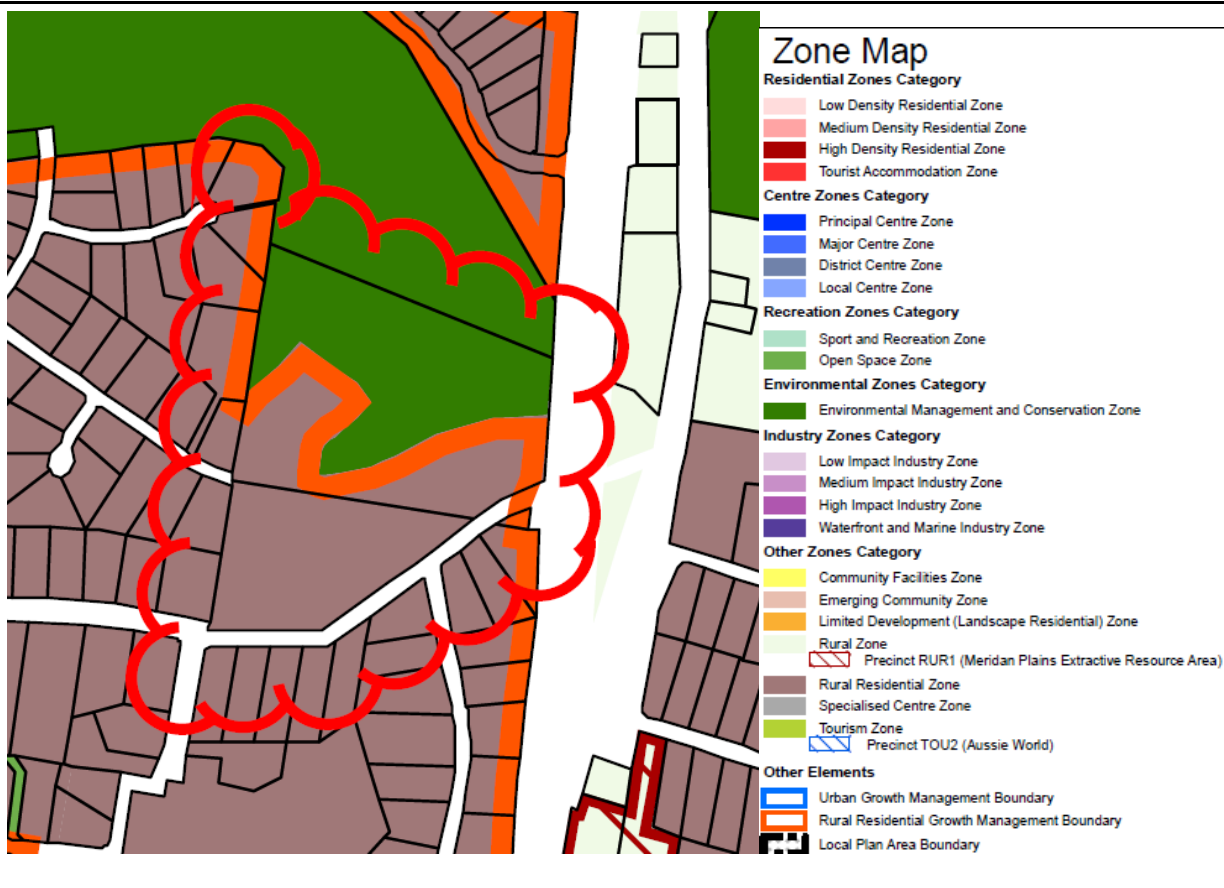


Extract of Zone Map ZM43 (Rural Map Tile)

Existing

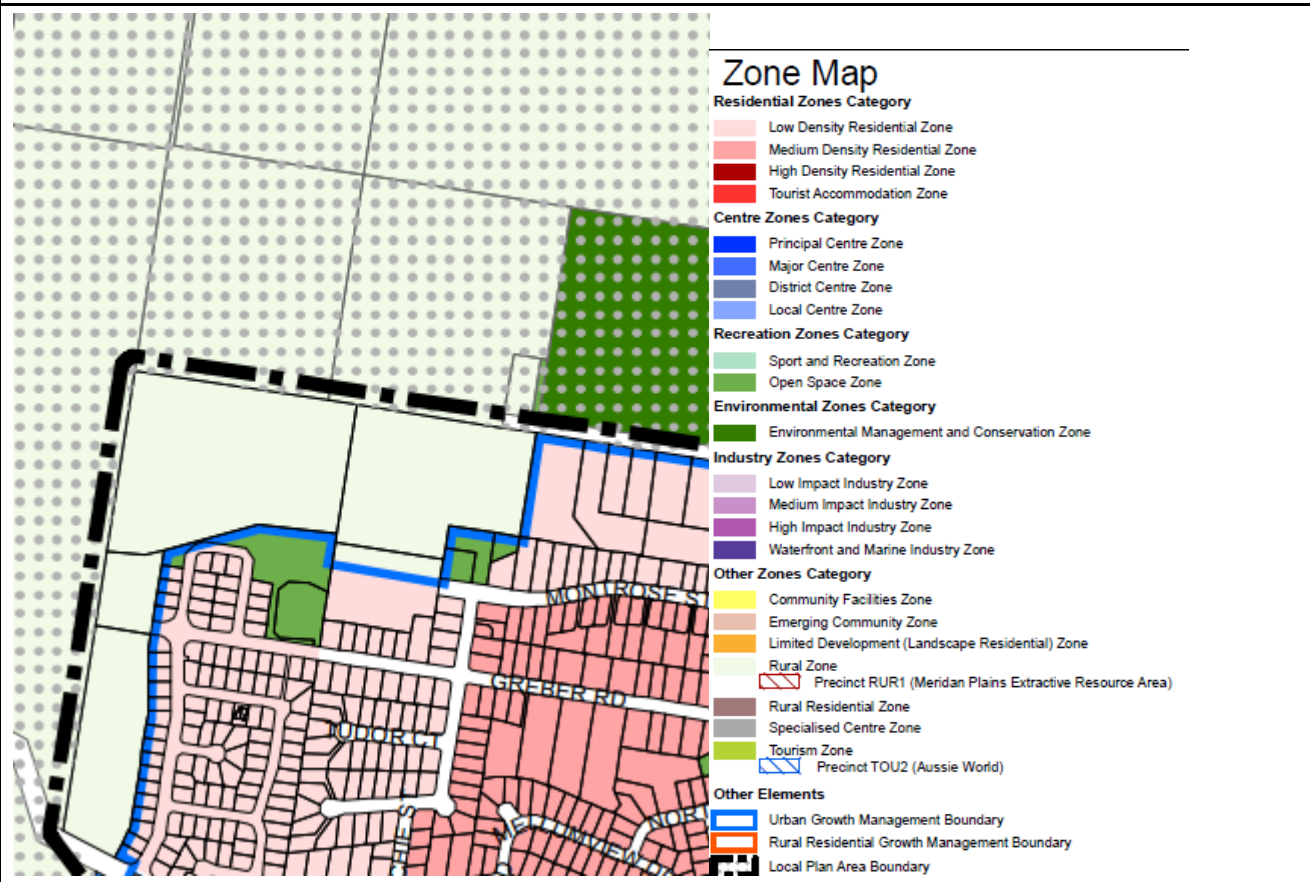


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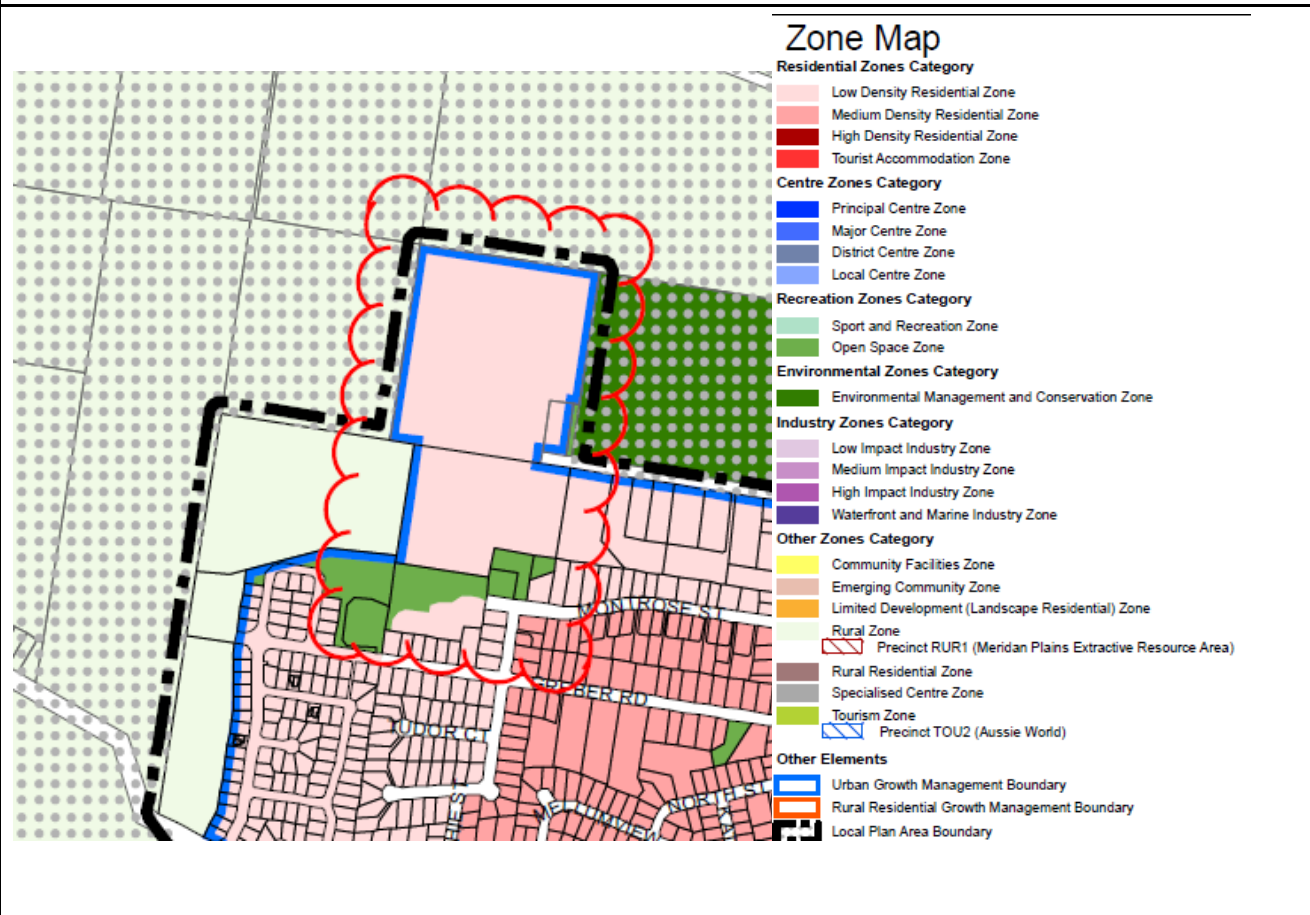


**Extract of Zone Map ZM49 (Beerwah Local Plan Area)**

**Existing**

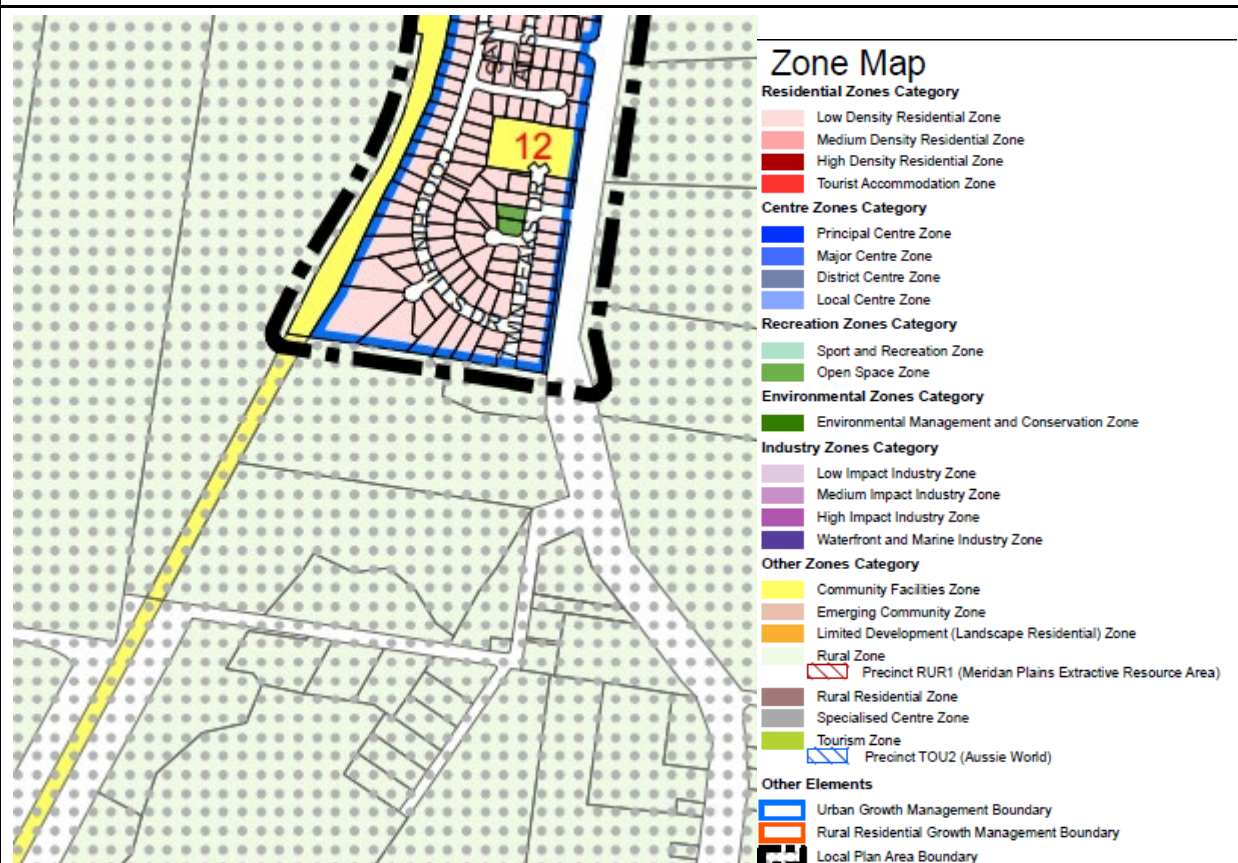


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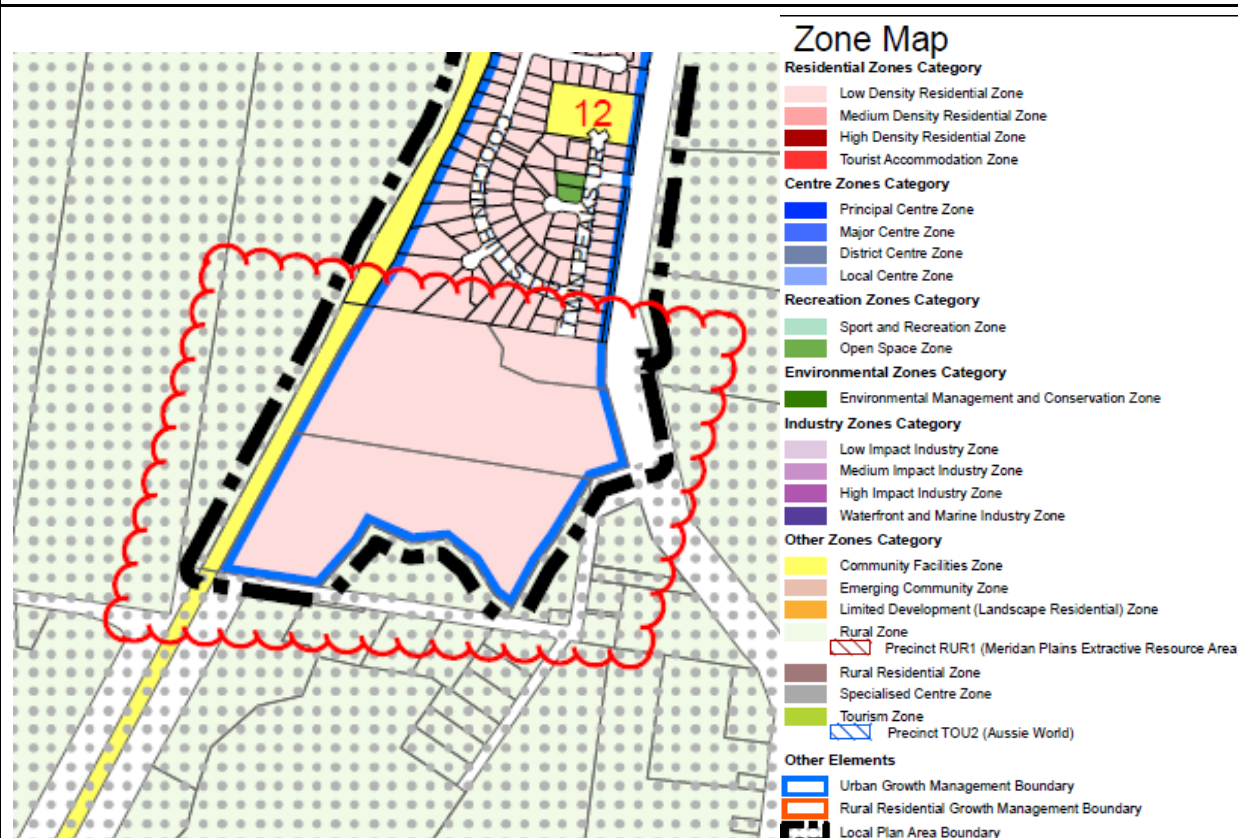


**Extract of Zone Map ZM49 (Beerwah Local Plan Area)**

**Existing**

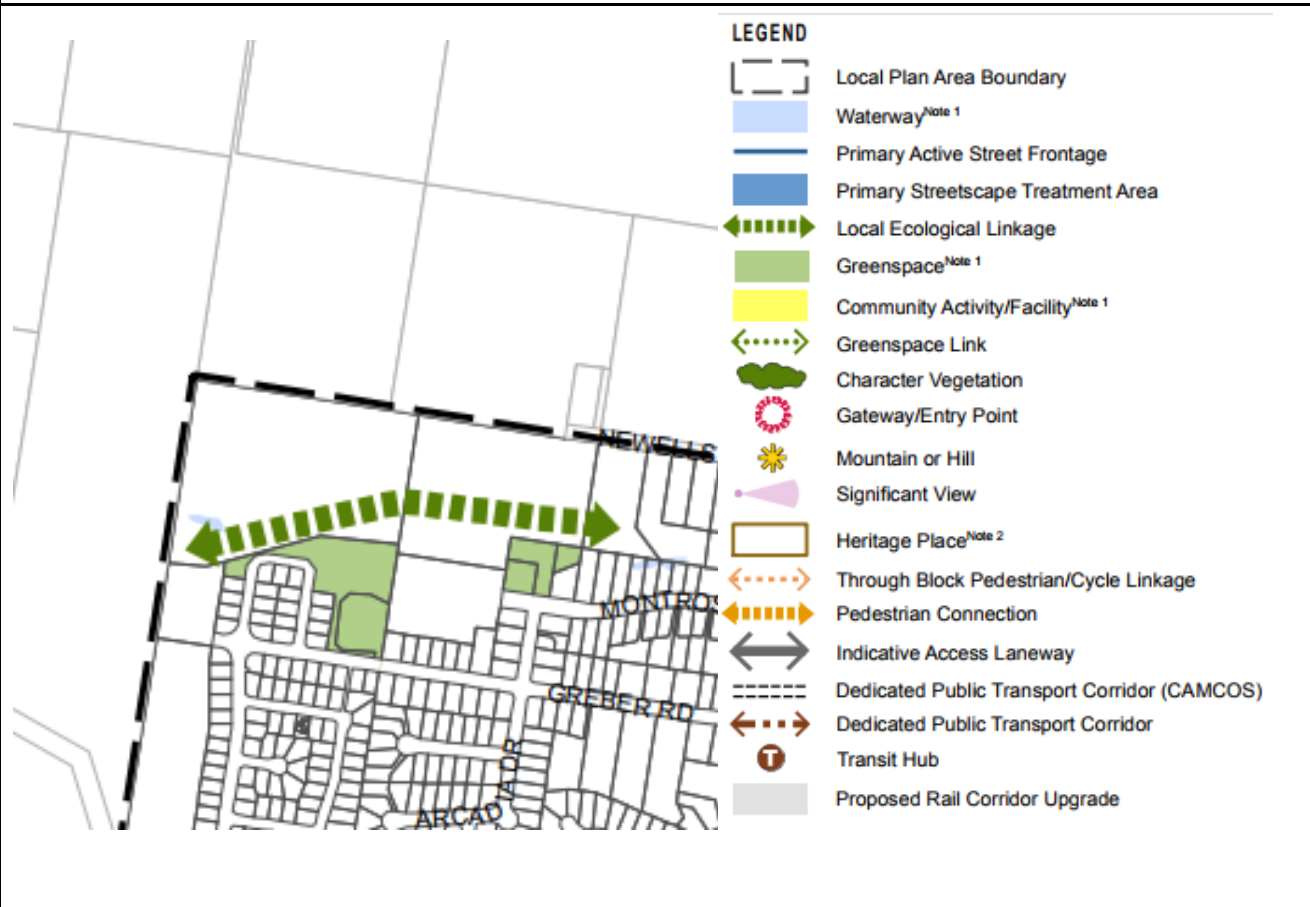


**Amendment**



Extract of Figure 7.2.2A (Beerwah Local Plan Elements)

Existing

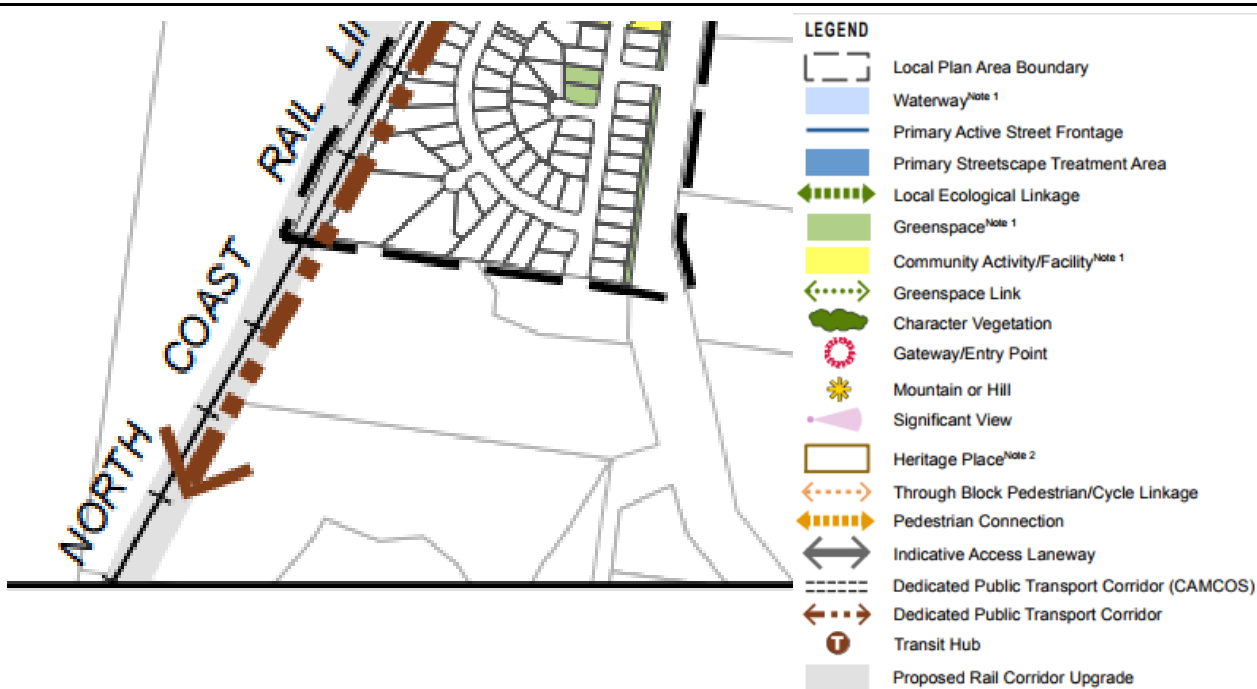


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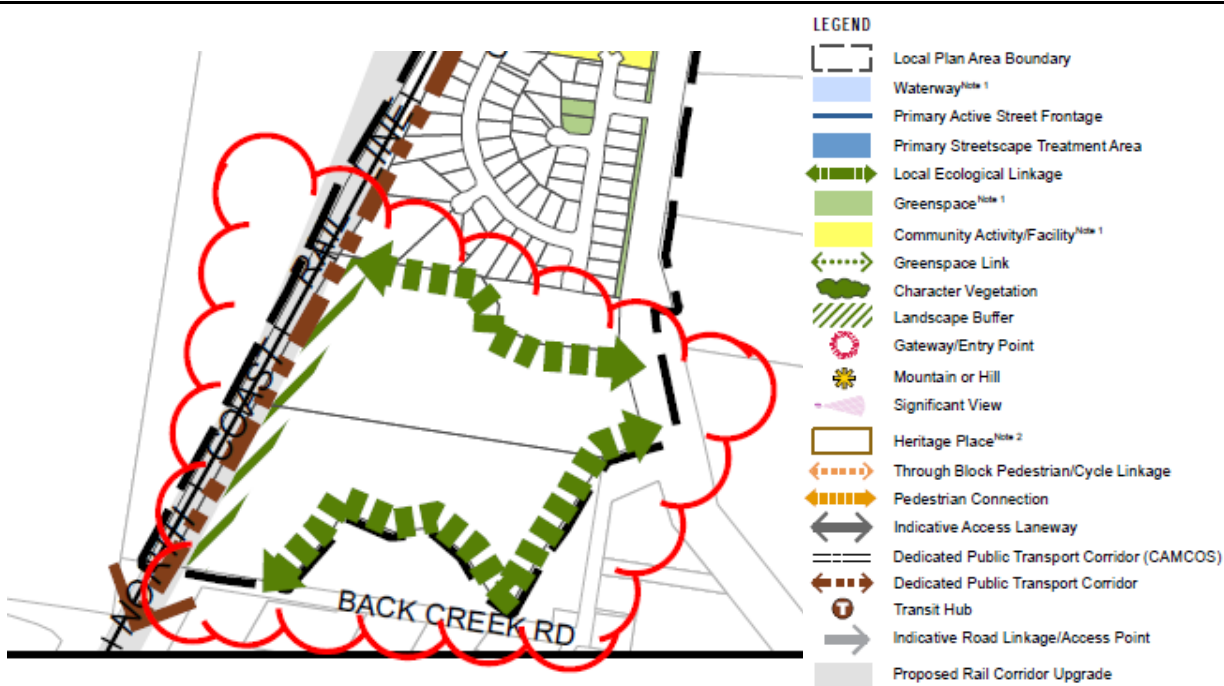


Extract of Figure 7.2.2A (Beerwah Local Plan Elements)

Existing

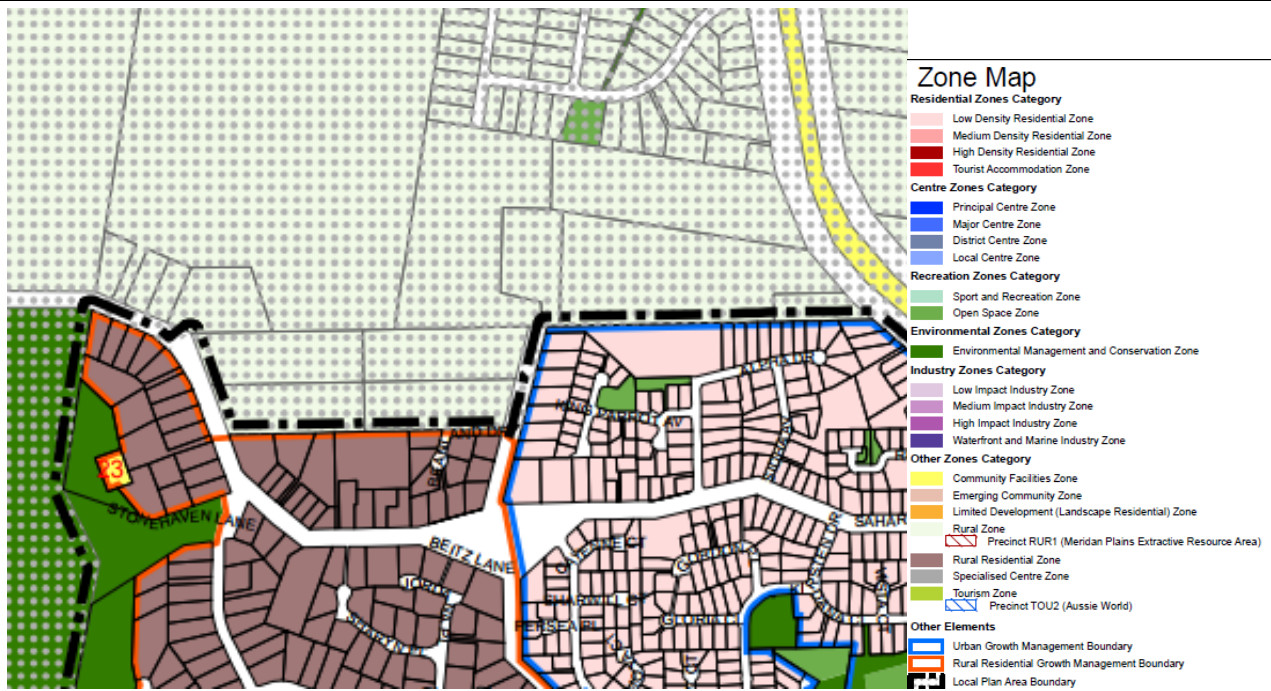


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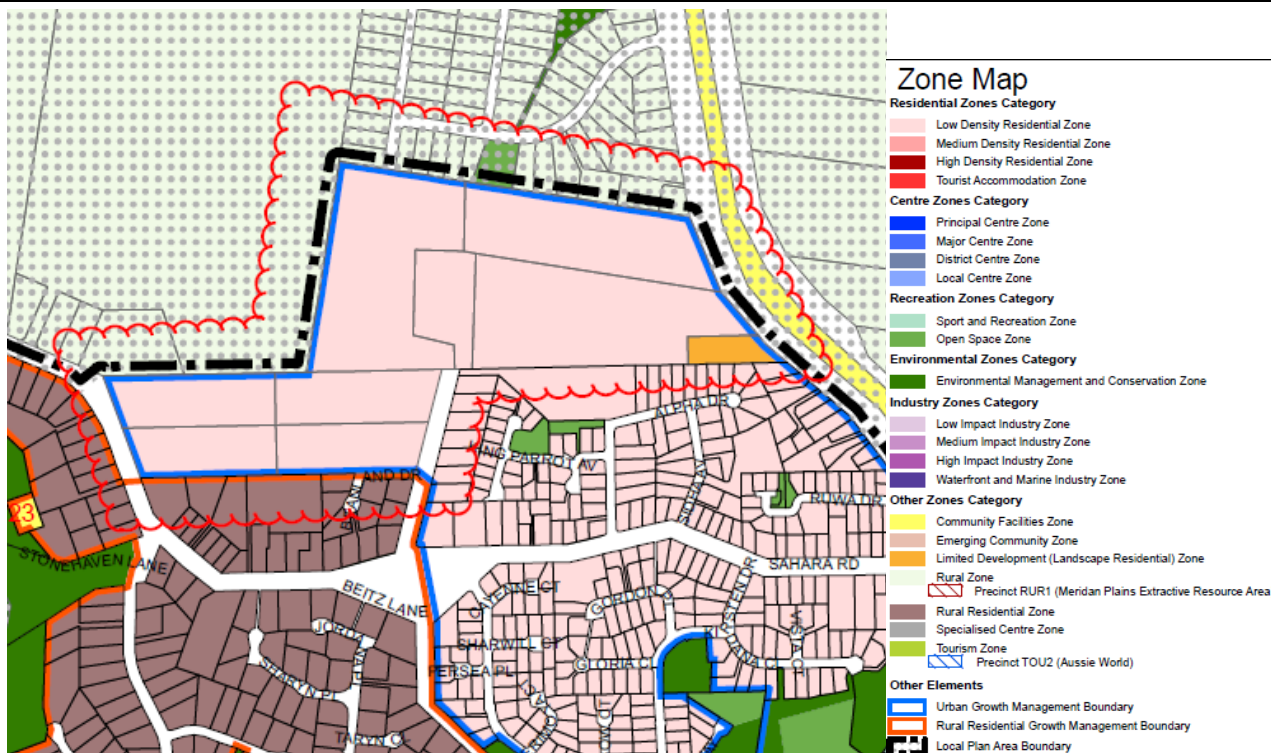


**Extract of Zone Map ZM50 (Glass House Mountains Local Plan Area)**

**Existing**



**Amendment**





Extract of Figure 7.2.12A (Glass House Mountains Local Plan Elements)

Existing



Amendment

