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# Maroochy Plan 2000

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## ***Repealed Integrated Planning Act 1997***

# **MAROOCHY PLAN 2000**

### **Adoption**

The Sunshine Coast Council adopted this planning scheme [incorporating Maroochy Plan 2000 Amendment No's. 15/16] on 6 October 2010.

### **Commencement**

This planning scheme [incorporating Maroochy Plan 2000 Amendment No's. 15/16] took effect on 25 October 2010.

### **State Planning Policies**

In accordance with section 18(5)(b)(i) of Schedule 1 of the repealed Integrated Planning Act 1997, The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately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

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

## List of Amendments

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

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

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# MAROOCHY PLAN MAPS VOLUME 1

Title	Reference Number	Relevant Scheme Reference
Planning Areas and Precincts Map	Map 1.1	Section 4.1
Nature Conservation Management Areas	Regulatory Map No. 1.1	Section 6
Waterways, Wetlands and Fish Habitat Areas	Regulatory Map No. 1.2 (2 sheets)	Section 6
Steep and Unstable Land	Regulatory Map No. 1.3 (2 sheets)	Section 6
Acid Sulfate Soils Areas	Regulatory Map No. 1.4	Section 6
Flood Prone and Drainage Constraint Areas	Regulatory Map No. 1.5	Section 6
Water Resource Catchment Areas	Regulatory Map No. 1.6	Section 6
Bushfire Prone Areas	Regulatory Map No. 1.7	Section 6
Sunshine Coast Airport	Regulatory Map No. 1.8 (7 sheets)	Section 6
Mineral and Extractive Resources and Buffer Areas	Regulatory Map No.1.9	Section 6

## List of abbreviations

AHD .....	Australian Height Datum	HRV.....	Heavy rigid vehicle
ANEF/ANEC .....	Australian Noise Exposure Forecast/ Australian Noise Exposure Concept	IDAS .....	Integrated Development Assessment System
ANZECC.....	Australia and New Zealand Environment and Conservation Council	IPA.....	Integrated Planning Act
ARI .....	Average Recurrence Interval	IRTP .....	Integrated Regional Transport Plan
AS .....	Australian Standard	JAMBA .....	Japan-Australia Migratory Bird Agreement
AASS.....	Actual Acid Sulphate Soil	LASP.....	Local Area Structure Plan
AV.....	Articulated vehicle	m <sup>2</sup> .....	square metres
BCA .....	Building Code of Australia	m <sup>3</sup> .....	cubic metres
CAMBA.....	China-Australia Migratory Bird Agreement	MRV.....	Medium rigid vehicle
CAMCOS .....	Caboolture to Maroochydore Corridor Options Study	PI .....	Performance Indicator
DEO.....	Desired Environmental Outcome	QASSIT.....	Queensland Acid Sulphate Soils Investigation Team (DNR)
DUF .....	Dwelling unit factor	QUDM.....	Queensland Urban Drainage Manual
EIS .....	Environmental Impact Statement	QRDG.....	Queensland Residential Design Guidelines
EMP.....	Environmental Management Plan	RCV.....	Refuse collection vehicle
EPP .....	Environmental Planning Policy (State)	RFGM.....	Regional Framework for Growth Management
ESA.....	Environmentally sensitive area	SBR.....	Standard Building Regulation
FHA.....	Fish Habitat Area	SIM.....	Strategic Implementation Measure
GFA .....	Gross floor area	SMA.....	Special Management Area
		SRV.....	Small Rigid Vehicle

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## 3. INTERPRETATION

### 3.1 Overview

- (1) Where any term is not defined in this Planning Scheme but is defined by the *Integrated Planning Act*<sup>3</sup> or other relevant Act, the term has the meaning given it by that Act.
- (2) Where there is any question about the definition of any use, the definition of that use shall be as determined by Council in its role as “assessment manager” having regard to the nature and scale of the activities involved and their actual or potential impacts on the surrounding area.
- (3) Where footnotes appear in the Planning Scheme, they provide explanatory information only and do not form part of the Planning Scheme. Reference should be made to any source document cited in any footnote for further or better details of the information provided.

### 3.2 Administrative Definitions

To assist the understanding of the use definitions and other provisions of the Shire Plan this Planning Scheme, the following terms are considered to have the meanings set out below.

“**the Act**” means the *Integrated Planning Act* or subsequent equivalent Act;

“**Acceptable measures**” in the Planning Scheme codes, present one means by which the applicable performance criteria can be met. The measures are mandatory for self-assessable development, and preferred by Council for assessable development;

“**Acoustic environment**” has the meaning given to it under the *Environmental Protection (Noise) Policy 1997*.

“**Ancillary activity**” refers to a subordinate activity which is associated with the main activity on the site;

“**Best management practice**” refers to the management of any land use activity involving:

- the temporary or ongoing working of land;
- earthworks or other altering of landform;
- disturbance of natural vegetation;
- changes to the quality or quantity of any water resource; or
- the generation of noise or air emissions and waste,

so as to avoid or minimise environmental harm through the use of cost-effective measures assessed against those

currently used across the State, nationally and internationally for the activity;

“**BCA**” refers to the Building Code of Australia;

“**Bedroom**” means a habitable room designed and constructed or capable of being adapted so as to be suitable for use as a bedroom. This term includes a sewing room, music room, study, computer room or the like;

“**Boundary realignment**” means the adjustment to one or two existing common boundaries between lots without creating any additional lot. The resultant lots must bear a high resemblance to the original lots in terms of shape, size and location. Such changes should involve only a minor alteration to the original lots. A boundary re-alignment is one that seeks to rectify building encroachments and/or the like.

“**Buffer**” refers to an area, structure or physical feature separating a source of environmental impact from an area or use sensitive to such impact. A buffer area may include public park land where the buffer function is incidental to and compatible with the use of that park for other purposes;

“**Building area**” means,

- (a) For determining the slope of a site intended to accommodate a Detached house, Dual occupancy or a Class 10a building of any size, a rectangle measuring 15 metres by 20 metres located on the site outside the required road frontage setbacks;
- (b) For determining slope of a site intended to accommodate any building with external dimensions of generally less than 15 metres by 20 metres, a rectangle measuring 15 metres by 20 metres located on the site outside the required road frontage setbacks;
- (c) For determining the slope of a site intended or likely to accommodate uses or buildings other than as described in (a) and (b) above, the area of the site outside the required road frontage setbacks;

“**Building setback**” refers to a line or lines, fixed by Council, parallel to any boundary of a lot beyond which a building or other structure shall not encroach, and measured as the shortest horizontal distance from the outermost projection of the building or other structure to the vertical projection of the lot boundary;

“**Carport**” refers to a class10 building providing covered vehicular parking with:

- (a) two sides or more open; and
- (b) not less than one third of its perimeter open.

A side is taken to be open where the roof covering adjacent to that side is not less than 500mm from another building or a side or rear lot boundary;

“**Code assessable development**” means “assessable development requiring code assessment” as referred to in the Act;

“**Core frontage**” in Town Centres, refers to the frontage of any lot to an identified street in which pedestrian activity is, or is intended to be, most highly concentrated;

<sup>3</sup> For example, the terms included in Schedule 10 of the Act.

<sup>4</sup> Under the *Environmental Protection (Noise) Policy 1997*, the “acoustic environment”, of a place, is the part of the environment of the place characterised by the noise that may be experienced there.

“**Commencement day**” means the day upon which the adoption of the Planning Scheme, or an amendment to the Planning Scheme, by Council is notified in the Gazette or such later day as may be stated in this Planning Scheme (in Part 1 of this Volume);

“**Council**” means the Council of the Shire of Maroochy;

“**Critical habitat**” has the same meaning as in the *Nature Conservation Act 1992*, and includes habitat that is essential for the conservation of a viable population of protected wildlife or community of native wildlife, whether or not special management considerations and protection are required. A ‘critical habitat’ may include an area of land that is considered essential for the conservation of protected wildlife, even though the area is not presently occupied by the wildlife;

“**Cultural heritage significance**” of a place or object, includes its aesthetic, architectural, historical, spiritual, scientific, social or technological significance to the present generation or past or future generations;

“**Development**” has the meaning given to it in the Act<sup>5</sup>;

“**Dwelling unit**” means habitable rooms and other spaces used or intended for use as one self-contained residential unit, comprising at least bathroom, toilet and kitchen facilities, as well as other living and sleeping space to accommodate one or more persons;

“**Dwelling unit factor**” (DUF) means the hypothetical maximum number of dwelling units that is considered desirable to be developed on a site. The DUF is calculated by dividing the area of the site (in square metres) by the applicable site area (in square metres) per dwelling unit specified for the Precinct in which the site is located.

To determine the unit (or bed) yield, the DUF is multiplied by:

- 0.8 for each dwelling unit with three or more bedrooms;
- 1.0 for each two-bedroom dwelling unit;
- 1.3 for each dwelling unit having one bedroom or less;
- 2.0 for each rooming unit; and
- 4.0 for each nursing or dormitory bed;

“**Environmental harm**” has the meaning given to it under the *Environment Protection Act 1994*<sup>6</sup>;

<sup>5</sup> In part 3 of chapter 1 of the Act, “development” is defined as being any of the following: (a) carrying out building work; (b) carrying out plumbing or drainage work; (c) carrying out operational work; (d) reconfiguring a lot; (e) making a material change of use of premises.

<sup>6</sup> Under the *Environment Protection Act 1994*, “Environmental harm” is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.  
“**Environmental harm**” may be caused by an activity—

“**Environmental Impact Statement**” (EIS) means a document which may be required to be prepared to support an application for development approval and which includes, in sufficient detail to allow an adequate assessment of the potential environmental impacts and the suitability of proposed mitigation measures:

- (a) a description of the development proposal;
- (b) a description of the existing environment and its values and significance;
- (c) a statement of the likely impacts of the proposal on the existing environment;
- (d) a statement of the measures to be used to avoid or mitigate adverse impacts; and
- (e) a statement of the means to be used to monitor the effectiveness of the mitigation measures and to respond to accidents, emergencies and other non-conformances, and commonly also includes an Environmental Management Plan;

“**Environmentally sensitive areas**” means:

- (a) land within the Special Management Area for nature conservation shown on Regulatory Map No. 1.1 ; or
- (b) any area of critical habitat, or any area containing or likely to contain threatened species (flora or fauna) as defined in the *Nature Conservation Act 1992*; or
- (c) any area containing or likely to contain protected or threatened communities, or species or known habitat of such species as defined by the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*; or
- (d) an area declared to be of high nature conservation value or vulnerable to land degradation under the *Vegetation Management Act 1999*; or
- (e) any area that is part of a linkage/corridor which has importance at the local, district or regional level (eg. linkages between core vegetation remnants of conservation significance); or
- (f) any land which adjoins an area of conservation or biodiversity significance that is identified in the Planning Scheme of another local government;

(a) whether the harm is a direct or indirect result of the activity; or  
(b) whether the harm results from the activity alone or from the combined effects of the activity and other activities or factors.

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Table 4.1 Table of Development Assessment for Rural Precincts<sup>34</sup>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
<b>Sustainable Cane Lands</b>			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> <li>Code for Agriculture and Animal Husbandry (if <u>not</u> being sugar cane production - A1, A3, A4, A5.1, A5.2 and A5.3; or if being sugar cane production - A3 and A4)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Agriculture and Animal Husbandry</li> <li>Code for Integrated Water Management</li> <li>Operational Works Code</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1).</li> </ul>
Bed and breakfast	Where: <ul style="list-style-type: none"> <li>a) contained within an existing Detached house; and</li> <li>b) providing no more than 4 guest bedrooms; and</li> </ul>	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> <li>Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3;</li> </ul>

<sup>3</sup> Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026

<sup>4</sup> Material changes of use not referred to in this Table is (subject to the provisions of the Act ) impact assessable (refer section 4.1(2) of this Volume).

<sup>5</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	c) involves no building work or only minor building work		Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	Where: a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined a slope analysis prepared by a surveyor; or d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Where Plantation forestry	Where Native forest harvesting	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Element 2: A2.1-2.3) Where code assessable: <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>• any form of vehicle repair/service;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working; or</li> <li>• welding.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>7</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and</li> </ul>

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Parking <ul style="list-style-type: none"> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> <li>• Where code assessable:                             <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul> </li> </ul>
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Landscaping Design</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			(The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
<b>Sustainable Horticultural Lands</b>			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: • Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2, and A5.3) Where code assessable: • Code for Agriculture and Animal Husbandry Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Operational Works Code • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2:A1.1).
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: • Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4:A1 and A2) Where code assessable: • Code for Bed and Breakfast Accommodation

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>• any form of vehicle repair/service;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working; or</li> <li>• welding</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>8</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> </ul>

<sup>8</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Rural Service Industry	None	Where no part of the site is within: 150metres of a Sustainable Rural Residential Precinct, or 300 metres of any other residential Precinct	<ul style="list-style-type: none"> <li>• Code for Development and Use of Rural Service Industries</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Sustainable Pastoral Lands</b>			
Agriculture	Where other than turf farming	Where being turf farming	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2 and A5.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Integrated Water</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Management <ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Animal husbandry	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1).</li> </ul>
Bed and breakfast	Where: a) contained within an existing Detached house; and b) providing no more than 4 guest bedrooms; and c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>d) (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a removal house; and</p> <p>no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Home-based business	<ul style="list-style-type: none"> <li>• Where the use does not involve any of the following uses/activities:</li> <li>• any form of vehicle repair/service;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working; or</li> <li>• welding</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Intensive animal husbandry	None	Where no part of the site is within: <ul style="list-style-type: none"> <li>• 500 metres of a Sustainable Rural Residential Precinct; or</li> <li>• 1000 metres of any other Residential Precinct. .</li> </ul>	<ul style="list-style-type: none"> <li>• Code for Development and Use of Intensive Animal Industries and Aquaculture</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			and 2) • Code for Erosion and Sediment Control
Local utility	None <sup>9</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Roadside stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Rural Service Industry	None	Where no part of the site is within: (a) 150 metres of a Sustainable Rural Residential Precinct; or (b) 300 metres of any other Residential Precinct	<ul style="list-style-type: none"> <li>• Code for Development and Use of Rural Service Industries</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or</li> </ul>

<sup>9</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Water Resource Catchment Area</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Animal husbandry</li> <li>• Stable</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Aquaculture	None	Where Aquaculture (minor impact)	<ul style="list-style-type: none"> <li>• Code for Development and Use of Intensive Animal Industries and Aquaculture</li> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works code</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	Where: a) not a removal house; and b) no more than one Detached house per lot; and	Where: a) a removal house; and b) no more than one Detached house per lot; and	Where self assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>19)</p> <ul style="list-style-type: none"> <li>Where code assessable:</li> <li>Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Where Plantation forestry	Where native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> <li>Code for Development in Water Resource Catchment Areas (A2.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>Code for Establishing Forestry Activities</li> <li>Code for Development in Water Resource Catchment Areas</li> <li>Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>Code for Integrated Water Management</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Home-based business	Where the use does not involve any of the following uses/activities: • any form of vehicle repair/service; • panel beating; • vehicle detailing; • spray painting; • engine reconditioning or repair; • wood working/manufacture involving the use of power tools; • furniture manufacture; • metal working; or • welding.	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Home-Based Business
Local utility	None <sup>10</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Major utility	None	Where for water supply purposes	<ul style="list-style-type: none"> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and</li> </ul>

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Parking <ul style="list-style-type: none"> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Roadside Stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> <li>• Code for Development in Water Resource Catchment Areas (A2.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Telecommunications facility (Medium impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Development in Water Resource Catchment Areas</li> <li>• Code for Telecommunications Facilities</li> <li>• Blackall Range Local Area Code</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			(if in the Blackall Range Planning Area) <ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>General Rural Lands</b>			
Agriculture	Where other than turf farming	Where being turf farming and not in the Buderim Planning Area	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A1, A3, A4, A5.1, A5.2 and A5.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works code</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Animal husbandry	Where not in the Buderim Planning Area	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Art and craft centre	Where in premises which require no building work or only minor building work to accommodate the use	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Aquaculture	Where Aquaculture (minor impact)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Development and Use of Intensive Animal Industries and Aquaculture (Element 2: A1.1).</li> </ul>
Bed and breakfast	Where: <ol style="list-style-type: none"> <li>a) contained within an existing Detached house; and</li> <li>b) providing no more than 4 guest bedrooms; and</li> <li>c) involves no building work or only minor building work</li> </ol>	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Detached house	<p>Where:</p> <p>a) not a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a removal house; and</p> <p>b) no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-19)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Where Plantation forestry	Where Native forest harvesting	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Home-based business	<ul style="list-style-type: none"> <li>• Where the use does not involve any of the following uses/activities:</li> <li>• any form of vehicle repair/service;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working; or</li> <li>• welding.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>11</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Roadside Stall	Where not on land which abuts a State Controlled Road	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and</li> </ul>

<sup>11</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Parking <ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control</li> </ul>
Rural Service Industry	None	Where no part of the site is within: <ul style="list-style-type: none"> <li>• 200 metres of a Sustainable Rural Residential Precinct; or</li> <li>• 500 metres of any other Residential Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• Code for Development and Use of Rural Service Industries</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Stable	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Telecommunications facility (Medium impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

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Table 4.2 Table of Development Assessment for Residential Precincts<sup>34</sup>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<b>Hillslope Residential</b>			
Either of the following: <ul style="list-style-type: none"> <li>• Detached house</li> <li>• Display home</li> </ul>	Where: <ul style="list-style-type: none"> <li>a) not a removal house; and</li> <li>b) no more than one Detached house per lot; and</li> <li>c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</li> <li>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</li> </ul>	Where: <ul style="list-style-type: none"> <li>a) a removal house; and</li> <li>b) no more than one Detached house per lot; and</li> <li>(i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</li> <li>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</li> </ul>	Where self assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> <li>• Where for a detached house on Lot 1 on RP108407 and in accordance with the Planning &amp; Environment Court Order in appeal No. 37 of 1994 dated July 2009 and Drawing No. 9455/001 – dated December 2006 as amended as per the conditions of the order.</li> </ul>
Dual Occupancy	None	Where: <ul style="list-style-type: none"> <li>a) on a site having an area of not less than 800m<sup>2</sup>; and</li> <li>b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</li> <li>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</li> </ul>	<ul style="list-style-type: none"> <li>• Development and Use of Dual Occupancy</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site</li> </ul>

<sup>3</sup> Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026

<sup>4</sup> Material change of use not referred to in this Table is (subject to the provisions of the Act ) impact assessable (refer section 4.1(2) of this Volume).

<sup>5</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> <li>• martial arts coaching.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>7</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>

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



Purpose	Column 1	Column 2	Column 3
	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
Agriculture	Where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli)	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>Animal husbandry</li> <li>Stable</li> </ul>	None	Where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli)	<ul style="list-style-type: none"> <li>Code for Agriculture and Animal Husbandry</li> <li>Code for Integrated Water Management</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Forestry	Plantation forestry where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp in Planning Area No. 2 (Nambour) or 3 - Bli Bli North in Planning Area No. 13 (Bli Bli)	Native forest harvesting where on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North in Planning Area No. 13 (Bli Bli)	Where self assessable: <ul style="list-style-type: none"> <li>Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Establishing Forestry Activities</li> <li>Code for Integrated Water</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Management</p> <ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Roadside stall	<p>Where:</p> <ul style="list-style-type: none"> <li>• on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), and</li> <li>• not on land which abuts a State Controlled Road</li> </ul>	<p>Where:</p> <ul style="list-style-type: none"> <li>• on land having an area of more than 2 hectares in Precinct 14 - Panorama Scarp Precinct in Planning Area No. 2 (Nambour) or Precinct 3 - Bli Bli North Precinct in Planning Area No. 13 (Bli Bli), or</li> <li>• on land which abuts a State Controlled Road</li> </ul>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Design</p> <ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Neighbourhood Residential</b>			
<p>Either of the following:</p> <ul style="list-style-type: none"> <li>• Detached house</li> <li>• Display home</li> </ul>	<p>Where:</p> <p>(a) not a removal house; and (b) no more than one Detached house per lot; and (c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>(a) a removal house; and (b) no more than one Detached house per lot; and (c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Dual Occupancy	None	Where: on a site having an area of not less than 800m <sup>2</sup> ; and (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> <li>• Development and Use of Dual Occupancy</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<p>the use of power tools;</p> <ul style="list-style-type: none"> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> <li>• martial arts coaching.</li> </ul>		
Local utility	None <sup>8</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic</li> </ul>	<p>Where:</p> <p>(a) being a change from any one to another of the following uses:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic; and</li> </ul> <p>(b) in premises which require no building work or only minor building work to accommodate the use</p>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>• Code for Outdoor Dining Areas (if a restaurant)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> </ul>
Agriculture	<p>Where:</p> <p>(a) not being turf farming; and</p> <p>(b) on land having an area of more than 2 hectares.</p>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>

<sup>8</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Any of the following: <ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Stable</li> </ul>	None	Where on land having an area of more than 2 hectares	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Forestry	Plantation forestry where on land having an area of more than 2 hectares	Native forest harvesting where on land having an area of more than 2 hectares	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Roadside stall	<p>Where:</p> <ul style="list-style-type: none"> <li>• on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map , and</li> <li>• not on land which abuts a State Controlled Road</li> </ul>	<p>Where:</p> <ul style="list-style-type: none"> <li>• on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map, or</li> <li>• on land which abuts a State Controlled Road</li> </ul>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>Code for Erosion and Sediment Control</li> </ul>
<b>Mixed Housing</b>			
Any purpose on Lot 1 RP 880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 & 86 on RP165646 in Planning Area 1, Precinct 26 (Maroochydoore Road)	Where in accordance with rezoning approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646.	None	<ul style="list-style-type: none"> <li>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)<sup>9</sup></li> </ul>
Shop (other than a supermarket) on Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646 in Planning Area No. 1, Precinct 26 (Maroochydoore Road)	Where the total area of Shops form 10% or less of the total approved gross floor area of the site	None	<ul style="list-style-type: none"> <li>Code for Local Centres and General Stores (Element 2: A.1.1.1 and Element 4: A1.1 to A1.4)</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</li> </ul>
Any of the following: Accommodation building Multiple dwelling units	None	Where having a height and Dwelling Unit Factor of not more than the maximum	<ul style="list-style-type: none"> <li>Code for Low-rise Multi Unit Residential Premises (if an accommodation building</li> </ul>

<sup>9</sup> In accordance with s6.1.24 of the Act, the rezoning conditions and plan of development approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 and 86 RP165646 apply to this land.



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Display home (where associated with an accommodation building or multiple dwelling units)		provided for in the particular Precinct	<p>or multiple dwelling unit of up to 3 storeys or 12m in height)</p> <ul style="list-style-type: none"> <li>• Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Either of the following:</p> <ul style="list-style-type: none"> <li>• Detached house</li> <li>• Display home (where in the form of a Detached house)</li> </ul>	<p>Where:</p> <p>a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not</p>	<p>Where:</p> <p>a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> <p>Where code assessable:</p>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<p>more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes</li> </ul>
Dual Occupancy	None	<p>Where:</p> <p>a) on a site having an area of not less than 600m<sup>2</sup>; and</p> <p>b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<ul style="list-style-type: none"> <li>Development and Use of Dual Occupancy</li> <li>Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>Code for Erosion and</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>any form of vehicle repair/ services;</li> <li>panel beating;</li> <li>vehicle detailing;</li> <li>spray painting;</li> <li>engine reconditioning or repair;</li> <li>wood working/ manufacture involving the use of power tools;</li> <li>furniture manufacture;</li> <li>metal working;</li> <li>welding;</li> <li>dance studio/classes; or</li> <li>martial arts coaching.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>Code for Home-Based Business</li> </ul>
Local utility	None <sup>10</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Erosion and Sediment Control</li> </ul>
Any of the following, where not located within Precinct 13 (Dalton Drive) in Planning Area No. 1(Maroochydore): <ul style="list-style-type: none"> <li>Art and craft centre</li> </ul>	Where: being a change from any one to another of the following uses: <ul style="list-style-type: none"> <li>Art and craft centre</li> <li>Medical centre</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>Code for Outdoor Dining Areas (if a restaurant)</li> </ul>

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<ul style="list-style-type: none"> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic; and</li> <li>• in premises which require no building work or only minor building work to accommodate the use</li> </ul>		<ul style="list-style-type: none"> <li>• Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> <li>• Design Code for Community Safety and Security</li> </ul>
Retirement Village	Where in the Maroochydore Rd South-West precinct (in Planning Area No. 1) being in accordance with the Consent Order dated 21 August 1998.	None	<ul style="list-style-type: none"> <li>• Code for Retirement Villages and Residential Care Facilities (Element 2: A2.1, Element 4: A1.2 to A1.5, A4.1 to A4.4, A6.1)</li> <li>• Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any other purpose where in Planning Area No. 1 (Maroochydore), Precinct 13 (Dalton Drive)	Where specified as self-assessable in the Supplementary Table of Development Assessment for Precinct 13 (Dalton Drive) in Planning Area No. 1 (Maroochydore)	Where specified as code assessable in the Supplementary Table of Development Assessment for Precinct 13 (Dalton Drive) in Planning Area No. 1 (Maroochydore)	<ul style="list-style-type: none"> <li>• Codes specified as applicable in the supplementary table of development assessment for the particular Precinct</li> </ul>
<b>Multi-storey Residential</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Multiple dwelling units</li> <li>• Display home (where associated with an accommodation building or multiple dwelling units)</li> </ul>	None	In premises having a height and Dwelling Unit Factor of not more than the maximum provided for in the particular Precinct	<ul style="list-style-type: none"> <li>• Code for Low- rise Multi Unit Residential Premises (if an accommodation building or multiple dwelling unit of up to 3 storeys or 12 metres in height)</li> <li>• Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12 metres in height)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control</li> </ul>
<p>Either of the following:</p> <ul style="list-style-type: none"> <li>Detached house</li> <li>Display home (where in the form of a Detached house)</li> </ul>	<p>Where:</p> <p>(a) not a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>(a) a removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes</li> </ul>
Dual Occupancy	None	<p>Where:</p> <p>a) on a site having an area of not less than 600m<sup>2</sup>; and</p> <p>b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<ul style="list-style-type: none"> <li>Development and Use of Dual Occupancy</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> <li>• martial arts coaching.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>11</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>

<sup>11</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Fast food store</li> <li>• Garden centre</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic</li> </ul>	<p>Where:</p> <p>(a) being a material change of use from any of the listed uses to another of the listed uses, and</p> <p>(b) in premises which require no building work or only minor building work to accommodate the use, and</p> <p>(c) in premises which are entirely situated at ground storey level, and</p> <p>(d) in premises which are not within an Accommodation building, Integrated tourist facility, Motel, Multiple dwelling units, or Retirement village</p>	<p>Where in premises which are within an</p> <p>(a) Accommodation building, Integrated tourist facility, Motel, Multiple dwelling units, or Retirement village and</p> <p>(b) have an existing or proposed non residential Gross floor area of not more than the maximum provided for in the particular Precinct, and</p> <p>(c) are entirely situated at ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and</li> </ul>



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
			Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Sustainable Rural Residential</b>			
Either of the following: <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Animal Husbandry</li> </ul>	Where on a site having an area of at least 4 hectares	Where on a site having an area of between 2 and 4 hectares	Where self assessable: Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) Where code assessable: <ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Bed and breakfast	Where: (a) contained within an existing Detached house; and (b) providing no more than 4 guest bedrooms; and (c) involves no building work or only minor building work	Where involving no more than 6 guest bedrooms either within a Detached house or in guest cabins, provided the total number of cabins does not exceed 2	Where self assessable: Code for Bed and Breakfast Accommodation (Element 1: A2; Element 2: A1.1, A2, A3.1, A3.2, A6.1, A6.2 and A6.3; Element 4: A1 and A2) Where code assessable: <ul style="list-style-type: none"> <li>• Code for Bed and Breakfast Accommodation</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	<p>Where:</p> <p>a) not a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where:</p> <p>a) a Removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>
Forestry	Plantation forestry on a site having an area of at least 2 hectares	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities (Element 1: A1.1, A1.2, A1.10 and A1.11 and Element 2: A2.1-2.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Establishing Forestry Activities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> <li>• martial arts coaching.</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>
Local utility	None <sup>12</sup>	On land which abuts a State Controlled Road.	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping</li> </ul>

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

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
			Design <ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Stable	Where the site has an area of less than 2 hectares and not more than two animals are kept, or where the site has an area of at least 2 hectares	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3)</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code</li> </ul>

## VOLUME 1

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
			(The Purpose and Elements 1 and 2) <ul style="list-style-type: none"><li>• Code for Erosion and Sediment Control</li></ul>

**Table 4.3 Supplementary Table of Development Assessment for Residential Precincts**<sup>1314</sup>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>15</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>16</sup>
<b>Planning Area 1 – Maroochydore, Precinct (13) – Dalton Drive (Precinct Class = Mixed Housing)</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Motel</li> <li>• Retirement village</li> </ul>	None	Where in premises which have a height and dwelling unit factor of not more than the maximum provided for in this Precinct, and: <ol style="list-style-type: none"> <li>a) are accessed directly off Dalton Drive or</li> <li>b) are setback less than 70 metres from the eastern boundary of the Southern Access Road, or</li> <li>c) on land located west of the Southern Access Road.</li> </ol>	<ul style="list-style-type: none"> <li>• Code for Low-rise Multi Unit Residential Premises (if an accommodation building or multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Development and Use of Motels (if a motel)</li> <li>• Code for Retirement Villages (if a retirement village)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and</li> </ul>

<sup>13</sup> Development may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

<sup>14</sup> Material change of use not referred to in this Table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

<sup>15</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>15</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>16</sup>
			<p>Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Any of the following :</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Bed and breakfast</li> <li>• Child care centre</li> <li>• Shop (having a gross floor area of less than 250m<sup>2</sup>)</li> <li>• Medical centre</li> <li>• Office (having a gross floor area of less than 450m<sup>2</sup>)</li> <li>• Restaurant</li> <li>• Veterinary clinic</li> </ul>	<p>Where in premises which:</p> <p>a) require no building work or only minor building work to accommodate the use, and</p> <p>b) (i) are accessed directly off Dalton Drive, or (ii) are located on land abutting the Southern Access Road</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use, and</p> <p>b) have a height and dwelling unit factor of not more than the maximum provided for in this Precinct, and</p> <p>c) (i) are accessed directly off Dalton Drive, or (ii) are setback less than 70 metres from the eastern boundary of the Southern Access Road, or (iii) are located west of the Southern Access Road.</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Local Centres and General Stores (if a commercial use - Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>• Code for Outdoor Dining Areas (if a restaurant)</li> <li>• Code for Child Care Centres (if a child care centre - Element 1: A 2.1, A2.2(a), and A4(a); Element 2: A1.1, A2.2, A2.3 and A3.2)</li> <li>• Code for Bed and Breakfast Accommodation (if a bed and breakfast – Element 1: A2; Element 2: A1.1, A1.3, A2, A3.1 and A3.2 and A6.1, A6.2 and A6.3; Element 4: A1; and Element 6: all)</li> <li>• Code for Transport, Traffic and Parking (Element 7A1.1 and A2.1))</li> <li>• Where code assessable:</li> <li>• Code for Local Centres and General Stores (if a commercial use)</li> <li>• Code for Outdoor Dining Areas (if a restaurant)</li> <li>• Code for Bed and Breakfast Accommodation (if a bed and breakfast)</li> <li>• Code for Child Care Centres (if a child care</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>15</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>16</sup>
			<p>centre)</p> <ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Any of the following: :</p> <ul style="list-style-type: none"> <li>• Fast food store</li> <li>• Hotel</li> <li>• Garden centre</li> <li>• Showroom</li> <li>• Funeral parlour</li> <li>• Office (having a gross floor area of 450m<sup>2</sup> or more)</li> </ul>	<p>Where in premises which:</p> <p>a) require no building work or only minor building work to accommodate the use, and</p> <p>b) are located on land abutting the Southern Access Road</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use, and</p> <p>b) have a height and dwelling unit factor of not more than the maximum provided for in this Precinct, and</p> <p>c) (i) are setback less than</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Local Centres and General Stores (if a commercial use - Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>• Code for Outdoor Dining Areas (if a fast food store)</li> <li>• Code for Industries in Urban Areas (if a sales or hire yard or car park,</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>15</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>16</sup>
<ul style="list-style-type: none"> <li>Car Park</li> <li>Sales or Hire Yards, being for the purpose of sales or hire of vehicles</li> </ul>		<p>70 metres from the eastern boundary of the Southern Access Road, or (ii) are located west of the Southern Access Road.</p>	<p>(Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)</p> <ul style="list-style-type: none"> <li>Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>Code for Local Centres and General Stores (if a commercial use)</li> <li>Code for Outdoor Dining Areas (if a fast food store)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>15</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>16</sup>
			Sediment Control
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Car washing station</li> <li>• Service Station</li> </ul>	<p>Where in premises which:</p> <p>a) require no building work or only minor building work to accommodate the use, and</p> <p>b) are located on land abutting the Southern Access Road, and</p> <p>c) if for a Car washing station, provided in association with a service station, and</p> <p>d) if for a Service station, results in only one service station in the Precinct</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use, and</p> <p>b) have a height of not more than the maximum provided for in this Precinct, and</p> <p>c) if for a Car washing station, provided in association with a service station, and</p> <p>d) if for a Service station, results in only one service station in the Precinct, and</p> <p>e) (i) are setback less than 70 metres from the eastern boundary of the Southern Access Road, or (ii) are located west of the Southern Access Road.</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Service Stations and Car Washing Stations (A3, A4, A5 and A6)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Service Stations and Car Washing Stations</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>



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**Table 4.4 Table of Development Assessment for Centre Precincts<sup>34</sup>**

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<b>Town Centre Core</b>			
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>Code for Caretaker's Residence</li> <li>Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1</li> </ul>

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

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

<sup>5</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			and 2) • Code for Erosion and Sediment Control
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Local utility	None <sup>7</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> </ul>

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



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any other purpose where in: <ul style="list-style-type: none"> <li>• Planning Area No. 1</li> <li>• Traditional Town Centre (1)</li> <li>• Maroochydore Central</li> </ul>	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts:	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<p>Office (2)</p> <ul style="list-style-type: none"> <li>• Sunshine Plaza (3)</li> <li>• Maroochydore Central Waterfront (4)</li> <li>• Planning Area No. 2</li> <li>• Nambour Central (1)</li> <li>• Planning Area No. 3</li> <li>• Sippy Downs Central (1)</li> <li>• Planning Area No. 4</li> <li>• Mooloolaba Central (1)</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Area No. 1</li> <li>• Traditional Town Centre (1)</li> <li>• Maroochydore Central Office (2)</li> <li>• Sunshine Plaza (3)</li> <li>• Maroochydore Central Waterfront (4)</li> <li>• Planning Area No. 2</li> <li>• Nambour Central Planning Area No. 3</li> <li>• Planning Area No. 3</li> <li>• Sippy Downs Central (1)</li> <li>• Planning Area No. 4</li> <li>• Mooloolaba Central (1)</li> </ul>		
<b>Town Centre Frame</b>			
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Caretaker's Residence</li> <li>• Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if not in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Local utility	None <sup>8</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if <u>not</u> in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water</li> </ul>

<sup>8</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Management</p> <ul style="list-style-type: none"> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities</li> <li>• Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area)</li> <li>• Code for Town and Village Centres (if <u>not</u> in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any other purpose where in: • Planning Area No. 1 - <i>Aerodrome Road (6)</i> - <i>Maroochydore Centre</i>	• Where specified as self-assessable in a Supplementary Table of Development Assessment	Where specified as code assessable in a Supplementary Table of Development Assessment	• Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<p><i>Frame (5)</i></p> <ul style="list-style-type: none"> <li>• Planning Area No. 2 - <i>Nambour Centre Frame (2)</i></li> <li>• Planning Area No. 3 - <i>Sippy Downs Mixed Use (2)</i></li> <li>• Planning Area No. 4 - <i>Mooloolaba East (2)</i> - <i>Brisbane Road North (3)</i> - <i>Brisbane Road South(4)</i></li> <li>• Planning Area No. 8 - <i>Kuluin Gateway (1)</i></li> </ul>	<p>for the following Precincts:</p> <ul style="list-style-type: none"> <li>• Planning Area No. 1 - <i>Aerodrome Road (6)</i> - <i>Maroochydore Centre Frame (5)</i></li> <li>• Planning Area No. 2 - <i>Nambour Centre Frame (2)</i></li> <li>• Planning Area No. 3 - <i>Sippy Downs Mixed Use (2)</i></li> <li>• Planning Area No. 4 - <i>Mooloolaba East (2)</i> - <i>Brisbane Road North (3)</i> - <i>Brisbane Road South(4)</i></li> <li>• Planning Area No. 8 - <i>Kuluin Gateway (1)</i></li> </ul>	<p>referred to in Column 1.</p>	
<b>Village Centre</b>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Garden centre</li> <li>• Light industry (occupying not more than 200m<sup>2</sup> of gross floor area)</li> <li>• Medical centre</li> <li>• Office</li> <li>• Veterinary clinic</li> </ul>	<p>Where in premises which require no building work or only minor building work to accommodate the use</p>	<p>Where:</p> <p>a) in premises which require building work (other than minor building work) to accommodate the use, and</p> <p>b) building height is not more than 8.5 metres and not more than 2 storeys, and</p> <p>c) the site is not in the Buderim Community Facilities Precinct</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Community meeting hall</li> <li>• Fast food store</li> <li>• Indoor recreation (other than a night club or amusement centre)</li> <li>• Restaurant</li> </ul>	<p>Where in premises which require no building work or only minor building work to accommodate the use</p>	<p>Where:</p> <p>a) in premises which require building work (other than minor building work) to accommodate the use, and</p> <p>b) building height is not more than 8.5 metres and not more than 2 storeys, and</p> <p>c) if proposed to be used for the purposes of a fast food store, the site is not situated in the Village Centre Precinct class in the Buderim or Blackall Range Planning Areas</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Shop	<p>Where:</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use, and</p> <p>(b) if in the Buderim Planning Area, having a Gross floor area of not more than 800m<sup>2</sup></p>	<p>Where:</p> <p>a) in premises which require building work other than minor building work to accommodate the use, and</p> <p>b) building height is not more than 8.5 metres and not more than 2 storeys, and</p> <p>c) if in the Buderim Planning Area, having a Gross floor area of not more than 800m<sup>2</sup></p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Either of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Multiple dwelling units</li> </ul>	None	Where all Dwelling and Rooming units are above ground storey level, and in premises having a height and density of not more than the maximum provided for in the particular Precinct	<ul style="list-style-type: none"> <li>• Code for Mixed Use Premises</li> <li>• Code for Low Rise Multi Unit Residential Premises</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Car park</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<ul style="list-style-type: none"> <li>• Telecommunications facility (Medium Impact)</li> <li>• Transport station</li> </ul>			<p>Planning Area)</p> <ul style="list-style-type: none"> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Telecommunications Facilities (if a telecommunications facility)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Caretaker's Residence</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>• Code for Town and Village</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<p>Centres</p> <ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Detached house	If no more than one Detached house per lot	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17)</li> </ul>
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services,</li> <li>• panel beating,</li> <li>• vehicle detailing,</li> <li>• spray painting,</li> <li>• engine reconditioning or repair,</li> <li>• wood working/ manufacture involving the use of power tools,</li> <li>• furniture manufacture,</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>5</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>6</sup>
	<ul style="list-style-type: none"> <li>metal working,</li> <li>welding;</li> <li>dance studio/classes; or</li> <li>martial arts coaching.</li> </ul>		
Local utility	None <sup>9</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>Buderim Local Area Code (if in the Buderim Planning Area)</li> <li>Code for Town and Village Centres</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Erosion and Sediment Control</li> </ul>
Shopping complex	Where being on Lots 1 and 3 RP 63929, Lots 2 and 4 RP 66436 and Lot 9 RP 814216 and in the Buderim Village Centre Precinct (in Planning Area No. 6) and being in accordance with the Consent Order dated 8 September 1999	None	<ul style="list-style-type: none"> <li>Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</li> </ul>
<b>Local Centre</b>			
Any of the following: <ul style="list-style-type: none"> <li>Art and craft centre</li> <li>Fast food store</li> <li>Medical centre</li> <li>Office</li> <li>Restaurant</li> <li>Shop</li> <li>Veterinary clinic</li> </ul>	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> <li>a) in premises requiring building work (which is not minor building work) to accommodate the use, and</li> <li>b) building height is not more than 8.5 metres and not more than 2 storeys, and</li> <li>c) if for the purposes of a fast food store, the site is not in the Blackall Range Planning Area</li> </ul>	<ul style="list-style-type: none"> <li>Where self assessable:</li> <li>Code for Local Centres and General Stores (Element 2: A1.1.1 and Element 4: A1.1 to A1.4)</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Transport, Traffic and Parking (Element 7A1.1 and A2.1)</li> <li>Where code assessable:</li> <li>Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> </ul>

<sup>9</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Code for Local Centres and General Stores</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Car park</li> <li>• Telecommunications facility (Medium Impact)</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Code for Local Centres and General Stores</li> <li>• Code for Telecommunications Facilities (if a telecommunications facility)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> </ul>

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

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

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



**Table 4.5 Supplementary Table of Development Assessment for Centre Precincts**<sup>1112</sup>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
<b>Planning Area 1 – Maroochydore, Precinct (1) Traditional Town Centre (Precinct Class = Town Centre Core)</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Fast food store</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> </ul>	Where in premises which: <ul style="list-style-type: none"> <li>a) require no building work or only minor building work to accommodate the use, and</li> <li>b) if for the purposes of an office, are situated above Ground storey level</li> </ul>	Where in premises which: <ul style="list-style-type: none"> <li>a) require building work (other than minor building work) to accommodate the use, and</li> <li>b) if for the purposes of an office, are situated above Ground storey level</li> </ul>	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> </ul>

<sup>11</sup> The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

<sup>12</sup> Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

<sup>13</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

<sup>14</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>13</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Hotel	None	All	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling units</li> </ul>	None	Where in premises having a height and density of not more than the maximum provided for in this Precinct	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 1 – Maroochydore, Precinct (2) Maroochydore Central Office Precinct (<i>Precinct Class = Town Centre Core</i>)</b>			
Any of the following: Art and craft centre Fast food store Medical centre Office Restaurant Shop	Where in premises which require no building work or only minor building work to accommodate the use.	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> <li>•</li> </ul>
<b>Planning Area 1 – Maroochydore, Precinct (3) Sunshine Plaza (Precinct Class = Town Centre Core)</b>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Child care centre</li> <li>• Medical centre</li> <li>• Office</li> <li>• Shop</li> </ul>	<p>Where in premises:</p> <p>a) which require no building work or only minor building work to accommodate the use, and</p> <p>b) if for the purposes of an office, are situated above ground storey level</p>	<p>If for the purposes of an office, and in premises which:</p> <p>a) require no building work or only minor building work to accommodate the use, and</p> <p>b) are situated on ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Child Care Centres (Element 1: A 2.1, A2.2a, A4(a) and A5.1; Element 2: A2.2 and 2.3 – if a child care centre)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Child Care Centres (if a child care centre)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<p>Management</p> <ul style="list-style-type: none"> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Either of the following:</p> <ul style="list-style-type: none"> <li>• Fast food store</li> <li>• Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>• Where there is a change in use from an office to either of these uses at ground storey level; or</li> <li>• Where in premises which require no building work or only minor building work to accommodate the use; or Where being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 &amp; Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992.</li> </ul>	<p>None</p>	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</li> </ul>
<p>Shopping Complex</p>	<p>Where in premises which:</p> <p>(a) require no building work or only minor building work to accommodate the use; and</p> <p>(b) if for the purposes of an office, are situated above ground storey level; or</p> <p>Where being on Lot 60 RP 862779, Lot 61 CP 816941,</p>	<p>None</p>	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>13</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>14</sup>
	Lot 63 RP 866871 & Lot 8 RP 181890 and in accordance with the Oder in Council dated 20 February 1992.		
<b>Planning Area 1 – Maroochydore, Precinct (4) Maroochydore Central Waterfront (<i>Precinct Class = Town Centre Core</i>)</b>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Fast food store</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> </ul>	<p>Where in premises which:</p> <p>a) require no building work or only minor building work to accommodate the use, and</p> <p>b) if for the purposes of an office, are situated above Ground storey level</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use, and</p> <p>b) if for the purposes of an office, the premises are situated above Ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>	None	Where: <ul style="list-style-type: none"> <li>• all Dwelling and Rooming units are above ground storey level and</li> <li>• in premises having a height and density of not more than the maximum provided for in this Precinct</li> </ul>	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 1 – Maroochydore, Precinct (5) Maroochydore Centre Frame (Precinct Class = Town Centre Frame)</b>			
Office	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Transport, Traffic and</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>13</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>14</sup>
			Parking (Element 7 A1.2 and A2.1) Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Either of the following: <ul style="list-style-type: none"> <li>• Fast food</li> <li>• Restaurant</li> </ul>	None	Where located in the area to the south of Plaza Parade	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<p>and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 1 – Maroochydore, Precinct (6) Aerodrome Road (Precinct Class = Town Centre Frame)</b>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Medical centre</li> <li>• Office</li> <li>• Fast food store</li> <li>• Shop</li> <li>• Convenience restaurant</li> <li>• Showroom having a gross floor area less than 1500m<sup>2</sup></li> </ul>	<p>None</p>	<p>Where the premises are located:</p> <p>(a) on a site with frontage to Aerodrome Road, or</p> <p>(b) on other sites where the use operates only between the hours of 7am to 10pm</p>	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a convenience restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control</li> </ul>
Either of the following: <ul style="list-style-type: none"> <li>• Funeral parlour</li> <li>• Veterinary clinic</li> </ul>	None	Where in premises located on a site with frontage to Aerodrome Road	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>	None	Where in premises: <ul style="list-style-type: none"> <li>(a) located on a site with frontage to Maud Street and located to the north of Aerodrome Road, and</li> <li>(b) having a height and density not more than the maximum provided for in this Precinct</li> </ul>	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<p>Management</p> <ul style="list-style-type: none"> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Planning Area 2 – Nambour, Precinct (1) Nambour Central (<i>Precinct Class = Town Centre Core</i>)</p>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Fast food store</li> <li>• Indoor recreation (other than a</li> <li>• nightclub or amusement centre)</li> <li>• Medical centre</li> <li>• Office</li> <li>• Shop</li> <li>• Restaurant</li> </ul>	<p>Where in premises:</p> <p>a) which require no building work or only minor building work to accommodate the use, and</p> <p>b) if for the purposes of an office, are situated above Ground storey level</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use, and</p> <p>b) have a height of not more than the maximum provided for in this Precinct, and</p> <p>c) if for the purposes of an office, are situated above Ground storey level</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Multiple dwelling unit</li> <li>• Motel</li> </ul>	<p>None</p>	<p>Where:</p> <p>a) all Dwelling and Rooming units are above ground storey level and in premises, and</p> <p>b) having a height and density of not more than the maximum provided for in this Precinct</p>	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>13</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>14</sup>
			<p>and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Car park	None	All	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Transport station	None	Where relating to passenger transport	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>13</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Planning Area 2 – Nambour, Precinct (2) Nambour Centre Frame (Precinct Class = Town Centre Frame)			
Any of the following: <ul style="list-style-type: none"> <li>• Car park</li> <li>• Fast food store</li> <li>• Veterinary clinic</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Outdoor Dining Areas (if a fast food store)</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
			<p>areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Garden centre</li> <li>• Light industry (occupying not more than 200 m2 gross floor area)</li> <li>• Medical centre</li> <li>• Office</li> <li>• Showroom</li> </ul>	<p>Where in premises which require no building work or only minor building work to accommodate the use</p>	<p>Where in premises which:</p> <p>a) require building work (other than minor building work) to accommodate the use; and</p> <p>b) have a height of not more than the maximum provided for in this Precinct</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Multiple dwelling unit</li> <li>• Motel</li> </ul>	None	Where: <ul style="list-style-type: none"> <li>a) all Dwelling and Rooming units are above ground storey level and</li> <li>b) in premises having a height and density of not more than the maximum provided for in this Precinct</li> </ul>	Control <ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 3 - Sippy Downs, Precinct (1) Sippy Downs Central (Precinct Class = Town Centre Core)<sup>74a</sup></b>			
Any of the following residential uses: <ul style="list-style-type: none"> <li>• Accommodation building</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>13</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>14</sup>
<ul style="list-style-type: none"> <li>• Motel</li> <li>• Multiple dwelling unit</li> <li>• Any of the following other uses:</li> <li>• Community meeting hall</li> <li>• Educational Establishment</li> <li>• Emergency Services</li> <li>• Car Park</li> <li>• Indoor recreation (not being licensed premises)</li> </ul>			<p>Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</p> <ul style="list-style-type: none"> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

<sup>74a</sup> Inconsistent uses in this precinct are identified in Table 7.4.1 of Code 7.3, Code for Development in the Sippy Downs Town Centre.



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>15</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>16</sup>
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	None	Where the use: (a) does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>• Any form of vehicle repair/services;</li> <li>• Panel beating;</li> <li>• Vehicle detailing;</li> <li>• Spray painting;</li> <li>• Engine reconditioning or repair;</li> <li>• Wood working or manufacture involving use of power tools;</li> <li>• Furniture manufacture;</li> <li>• Metal working;</li> <li>• Welding;</li> <li>• Dance studio/classes; or</li> <li>• Martial arts coaching;</li> </ul> and (b) is established in an existing or approved dwelling unit.	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Home-Based Business</li> </ul>
Any of the following commercial uses: <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Conference centre (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Fast-food store</li> </ul>	Where in premises which: a) require no building work or only minor building work to accommodate the use, and b) are incorporated within an Accommodation building, Motel or Multiple dwelling units or an Office building.	Where in premises which: (a) require building work (other than minor building work) to accommodate the use; and (b) are incorporated within an Accommodation building, Motel, Multiple dwelling units or an Office building.	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a)</li> </ul>

<sup>15</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>15</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>16</sup>
			<p>to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

Purpose	Column 1	Column 2	Column 3
	Circumstances under which material change of use is self assessable <sup>17</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>18</sup>
<b>Planning Area 3 - Sippy Downs, Precinct (1) Sippy Downs Central (Precinct Class = Town Centre Core)<sup>74a</sup></b>			
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Shop</li> <li>• Shopping complex<sup>74b</sup></li> </ul>	<p>Where in premises which:</p> <p>(a) require no building work or only minor building work to accommodate the use; and</p> <p>(b) are incorporated within the ground level of an Accommodation building, Motel, Multiple dwelling units or an Office building; and</p> <p>(c) would not result in the gross leasable area of any individual use exceeding 100m<sup>2</sup>.</p>	<p>Where:</p> <p>(a) in premises which require building work (other than minor building work) to accommodate the use; and</p> <p>(b) are incorporated within the ground level of an Accommodation building, Motel, Multiple dwelling units or an Office building; and</p> <p>(c) the development if approved would not result in the total gross leasable retail floor space of all existing and approved development in the Precinct exceeding 25,000m<sup>2</sup>; and</p> <p>(d) the development if approved would not result in the total gross leasable retail floor space of all existing and approved development on a lot specified on Figure 4-7.3.2 (Sippy Downs Town Centre Core Plan) exceeding the following:</p> <ul style="list-style-type: none"> <li>i) Lot 20 – 7,500m<sup>2</sup>;</li> <li>ii) Lot 8 – 6,500m<sup>2</sup>;</li> <li>iii) Lot 18 – 3,500m<sup>2</sup>;</li> <li>iv) Lot 9 – 3,500m<sup>2</sup>;</li> <li>v) Lot 7 – 2,000m<sup>2</sup>;</li> <li>vi) Lot 10 – 2,000m<sup>2</sup>.</li> </ul>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

<sup>74b</sup> In Precinct (1) Sippy Downs Central (Precinct Class = Town Centre Core), a 'Shopping complex' may include a 'Discount Department Store' or a 'Supermarket'. These uses are defined in Code 7.3, Code for Development in the Sippy Downs Town Centre.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>19</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>20</sup>
Hotel	None	Where located at ground level of a multi-storey building	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Market	None	All	<ul style="list-style-type: none"> <li>• Code for Markets</li> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>19</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>20</sup>
			<ul style="list-style-type: none"> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>21</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>22</sup>
<b>Planning Area 3 - Sippy Downs, Precinct (2) Sippy Downs Mixed Use (Precinct Class = Town Centre Frame)<sup>74c</sup></b>			
<b>Chancellor Park West Sub-Precinct</b>			
Any of the following residential uses: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling units</li> </ul> Any of the following other uses: <ul style="list-style-type: none"> <li>• Child care centre</li> <li>• Community meeting hall</li> <li>• Telecommunications facility (Medium Impact)</li> <li>• Indoor recreation (not being a licensed premises, cinema or a theatre)</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Child Care Centres (if a Child care centre)</li> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Telecommunication Facilities (if a Telecommunications facility)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> </ul>

<sup>21</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

<sup>22</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act<sup>74c</sup>  
 Inconsistent uses in this precinct and its sub-Precincts are identified in Table 7.4.1 of Code 7.3, Code for Development in the Sippy Downs Town Centre.

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>21</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>22</sup>
<b>Planning Area 3 - Sippy Downs, Precinct (2) Sippy Downs Mixed Use (Precinct Class = Town Centre Frame)<sup>74c</sup></b> Chancellor Park West Sub-Precinct			
			<ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Element 1)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	<p>Where the use:</p> <p>(a) does not involve building work; and</p> <p>(b) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• Any form of vehicle repair/services;</li> <li>• Panel beating;</li> <li>• Vehicle detailing;</li> <li>• Spray painting;</li> <li>• Engine reconditioning or repair;</li> <li>• Wood working or manufacture involving use of power tools;</li> <li>• Furniture manufacture;</li> <li>• Metal working;</li> <li>• Welding;</li> <li>• Dance studio/classes; or</li> <li>• Martial arts coaching;</li> </ul> <p>and</p> <p>(c) is established in an existing or approved dwelling unit.</p>	<p>Where the use:</p> <p>(a) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• Any form of vehicle repair/services;</li> <li>• Panel beating;</li> <li>• Vehicle detailing;</li> <li>• Spray painting;</li> <li>• Engine reconditioning or repair;</li> <li>• Wood working or manufacture involving use of power tools;</li> <li>• Furniture manufacture;</li> <li>• Metal working;</li> <li>• Welding;</li> <li>• Dance studio/classes; or</li> <li>• Martial arts coaching;</li> </ul> <p>and</p> <p>(b) is established in an existing or approved dwelling unit.</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Home-Based Business</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Home-Based Business</li> </ul>
<p>Any of the following commercial uses:</p> <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Market</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Veterinary clinic</li> <li>• Fast-food store</li> <li>• Shop</li> <li>• General Store</li> </ul>	Where in premises which require no building work or only minor building work to accommodate the use.	Where the use requires building work other than minor building work.	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> <li>• Code for Waste Management for Commercial and Community Developments</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Markets (if a</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>21</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>22</sup>
Planning Area 3 - Sippy Downs, Precinct (2) Sippy Downs Mixed Use ( <i>Precinct Class = Town Centre Frame</i> ) <sup>74c</sup> Chancellor Park West Sub-Precinct			
			market) <ul style="list-style-type: none"> <li>• Code for Outdoor Dining Areas (if any outdoor dining is proposed)</li> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management for Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Showroom	Where in premises which require no building work to accommodate the use.	Where in premises which require only minor building work to accommodate the use.	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> <li>• Code for Waste Management for Commercial and Community Developments</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre Code for Outdoor Dining</li> </ul>



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>21</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>22</sup>
<b>Planning Area 3 - Sippy Downs, Precinct (2) Sippy Downs Mixed Use (<i>Precinct Class = Town Centre Frame</i>)<sup>74c</sup>                      Chancellor Park West Sub-Precinct</b>			
			Areas (if any outdoor dining is proposed) <ul style="list-style-type: none"> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management for Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>23</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>24</sup>
<b>Sippy Downs West Neighbourhood Sub-Precinct</b>			
Any of the following residential uses: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling units</li> </ul> Any of the following community uses: <ul style="list-style-type: none"> <li>• Telecommunications facility (Medium Impact)</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for the Development and Use of Motels (if a Motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Telecommunication Facilities (if a Telecommunications facility)</li> <li>• Code for Waste Management for Commercial and Community Developments</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on</li> </ul>

<sup>23</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

<sup>24</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			Figure 4-2.1.2) <ul style="list-style-type: none"> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control</li> </ul>
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	Where the use: (a) does not involve building work; and (b) does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>Any form of vehicle repair/services;</li> <li>Panel beating;</li> <li>Vehicle detailing;</li> <li>Spray painting;</li> <li>Engine reconditioning or repair;</li> <li>Wood working or manufacture involving use of power tools;</li> <li>Furniture manufacture;</li> <li>Metal working;</li> <li>Welding;</li> <li>Dance studio/classes; or</li> <li>Martial arts coaching;</li> </ul> and (c) is established in an existing or approved dwelling unit.	Where the use: (a) does not involve any of the following uses/activities: <ul style="list-style-type: none"> <li>Any form of vehicle repair/services;</li> <li>Panel beating;</li> <li>Vehicle detailing;</li> <li>Spray painting;</li> <li>Engine reconditioning or repair;</li> <li>Wood working or manufacture involving use of power tools;</li> <li>Furniture manufacture;</li> <li>Metal working;</li> <li>Welding;</li> <li>Dance studio/classes; or</li> <li>Martial arts coaching;</li> </ul> and (b) is established in an existing or approved dwelling unit	Where self assessable: <ul style="list-style-type: none"> <li>Code for Development in the Sippy Downs Town Centre</li> <li>Code for Home-Based Business</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Development in the Sippy Downs Town Centre</li> <li>Code for Home-Based Business</li> </ul>
<b>Sippy Downs Business and Technology Sub-Precinct</b>			
Any of the following residential uses: <ul style="list-style-type: none"> <li>Accommodation building</li> <li>Motel</li> <li>Multiple dwelling units</li> </ul> Any of the following other uses: <ul style="list-style-type: none"> <li>Child care centre</li> <li>Community meeting hall</li> <li>Educational Establishment</li> <li>Emergency services</li> <li>Telecommunications facility (Medium Impact)</li> <li>Car park</li> <li>Indoor recreation (not being a licensed premises, cinema or a theatre)</li> </ul>	None	All	<ul style="list-style-type: none"> <li>Code for Development in the Sippy Downs Town Centre</li> <li>Code for the Development and Use of Motels (if a Motel)</li> <li>Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>Code for Markets (if a market)</li> <li>Code for Outdoor Dining Areas (if any outdoor dining is proposed)</li> <li>Code for Child Care Centres (if a Child care centre)</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<ul style="list-style-type: none"> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Telecommunication Facilities (if a Telecommunications facility)</li> <li>• Code for Waste Management for Commercial and Community Developments</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Home-based business (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)	<p>Where the use:</p> <p>(a) does not involve building work; and</p> <p>(b) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• Any form of vehicle repair/services;</li> <li>• Panel beating;</li> <li>• Vehicle detailing;</li> <li>• Spray painting;</li> <li>• Engine reconditioning or repair;</li> <li>• Wood working or manufacture involving use of power tools;</li> <li>• Furniture manufacture;</li> </ul>	<p>Where the use:</p> <p>(a) does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• Any form of vehicle repair/services;</li> <li>• Panel beating;</li> <li>• Vehicle detailing;</li> <li>• Spray painting;</li> <li>• Engine reconditioning or repair;</li> <li>• Wood working or manufacture involving use of power tools;</li> <li>• Furniture manufacture;</li> <li>• Metal working;</li> <li>• Welding;</li> </ul>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Home-Based Business</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Home-Based Business</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
	<ul style="list-style-type: none"> <li>• Metal working;</li> <li>• Welding;</li> <li>• Dance studio/classes; or</li> <li>• Martial arts coaching;</li> </ul> and (c) is established in an existing or approved dwelling unit.	<ul style="list-style-type: none"> <li>• Dance studio/classes; or</li> <li>• Martial arts coaching;</li> </ul> and (b) is established in an existing or approved dwelling unit.	
Any of the following commercial uses: <ul style="list-style-type: none"> <li>• Art and craft centre</li> <li>• Conference Centre (as defined in Code 7.3, Code for Development in the Sippy Downs Town Centre)</li> <li>• Market</li> <li>• Medical centre</li> <li>• Office</li> <li>• Restaurant</li> <li>• Veterinary Clinic</li> <li>• Fast-food store</li> <li>• Shop</li> <li>• General Store</li> </ul>	Where in premises which require no building work or only minor building work to accommodate the use.	Where the use requires building work other than minor building work.	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> <li>• Code for Waste Management for Commercial and Community Developments</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Development in the Sippy Downs Town Centre</li> <li>• Code for Outdoor Dining Areas (if outdoor dining associated with a fast food store)</li> <li>• Code for Mixed Use Premises (if located within a mixed use development)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management for Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			and 2) <ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 4 – Mooloolaba, Precinct (1) Mooloolaba Central (Precinct Class = Town Centre Core)</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>	None	Where: (a) all Dwelling and Rooming units are above ground storey level, and (b) in premises having a height and density of not more than the maximum provided for in this Precinct, and (c) situated on land south of the Esplanade	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
Convenience restaurant	None	Where on land south of the Esplanade and not having a drive-through facility	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Fast food store</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Office</li> <li>• Indoor recreation (not being</li> <li>• licensed premises)</li> </ul>	Where in premises which (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above ground storey level	Where in premises: (a) which require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, which are situated above ground storey level, and (c) located on land south of the Esplanade	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6 A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> </ul>



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<ul style="list-style-type: none"> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 4 – Mooloolaba, Precinct (2) Mooloolaba East (Precinct Class = Town Centre Frame)</b>			
Any of the following: <ul style="list-style-type: none"> <li>Accommodation building</li> <li>Motel</li> <li>Multiple dwelling unit</li> </ul>	None	Where: <ul style="list-style-type: none"> <li>(a) all Dwelling and Rooming units are above ground storey level and</li> <li>(b) in premises having a height and density of not more than the maximum provided for in this Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Code for the Development and Use of Motels (if a motel)</li> <li>Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>Code for Mixed Use Premises</li> <li>Code for Town and Village Centres</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community</li> </ul>



	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<p>Developments</p> <ul style="list-style-type: none"> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			and 2) <ul style="list-style-type: none"> <li>Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>Fast food store</li> <li>Office</li> <li>Restaurant</li> <li>Shop</li> <li>Indoor recreation (not being licensed premises)</li> </ul>	Where in premises which (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level	Where in premises which: (a) require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, the premises are situated above Ground storey level	Where self assessable: <ul style="list-style-type: none"> <li>Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Town and Village Centres</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control</li> </ul>
Planning Area 4 – Mooloolaba, Precinct (3) Brisbane Road North ( <i>Precinct Class = Town Centre Frame</i> )			
Any of the following: <ul style="list-style-type: none"> <li>Accommodation building</li> </ul>	None	Where: all Dwelling and Rooming	<ul style="list-style-type: none"> <li>Code for the Development and Use of Motels (if a motel)</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
<ul style="list-style-type: none"> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>		units are above Ground storey level, and (b) in premises having a height and density of not more than the maximum provided for in this Precinct	<ul style="list-style-type: none"> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<ul style="list-style-type: none"> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Fast food store</li> <li>• Office</li> <li>• Restaurant</li> <li>• Shop</li> </ul>	Where in premises which (a) require no building work or only minor building work to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level	Where in premises which: (a) require building work (other than minor building work) to accommodate the use, and (b) if for the purposes of an office, are situated above Ground storey level	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<ul style="list-style-type: none"> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 4 – Mooloolaba, Precinct (4) Brisbane Road South (Precinct Class = Town Centre Frame)</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>	None	Where: <ul style="list-style-type: none"> <li>all dwelling and rooming units are above ground storey level and</li> <li>(b) in premises having a height and density of not more than the maximum provided for in this Precinct</li> </ul>	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low-rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of</li> </ul>

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<p>Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Fast food store</li> <li>• Medical centre</li> <li>• Office</li> </ul>	Where in premises which: require no building work or only minor building work to accommodate the use, and if for the purposes of an	Where in premises which: require building work (other than minor building work) to accommodate the use, and if for the purposes of an	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>• Code for Outdoor Dining Areas</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
<ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Shop</li> <li>• Showroom</li> </ul>	office, are situated above ground storey level	office, are situated above ground storey level	(if a restaurant or a fast food store) <ul style="list-style-type: none"> <li>• Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 8 – Kunda Park, Precinct (1) Kuluin Gateway (Precinct Class = Town Centre Frame)</b>			
Child care centre	None	All	<ul style="list-style-type: none"> <li>• Code for Child Care Centres</li> <li>• Code for Town and Village Centres</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in</li> </ul>

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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			<p>Commercial and Community Developments</p> <ul style="list-style-type: none"> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Convenience restaurant	None	Where not having a drive-through facility	<ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Outdoor Dining Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code</li> </ul>



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Purpose	Circumstances under which material change of use is self assessable <sup>23</sup>	Circumstances under which material change of use is code assessable	Applicable Codes <sup>24</sup>
			(The Purpose and Elements 1 and 2) <ul style="list-style-type: none"> <li>Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>Fast food store</li> <li>Funeral parlour</li> <li>Garden centre</li> <li>Medical centre</li> <li>Office</li> <li>Restaurant</li> <li>Shop</li> <li>Veterinary Clinic</li> </ul>	Where in premises which: <p>(a) require no building work or only minor building work to accommodate the use, and</p> <p>(b) if for the purposes of an Office, are situated above Ground storey level</p>	Where in premises which: <p>(a) require building work (other than minor building work) to accommodate the use, and</p> <p>(b) have a height of not more than the maximum provided for in this Precinct, and if for the purposes of an Office, are situated above Ground storey level</p>	Where self assessable: <ul style="list-style-type: none"> <li>Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2)</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Town and Village Centres</li> <li>Code for Outdoor Dining Areas (if a restaurant or a fast food store)</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management in Commercial and Community Developments</li> <li>Design Code for Community Safety and Security</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>Code for Erosion and Sediment Control</li> </ul>



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**Table 4.6 Table of Development Assessment for Industrial Precincts<sup>34</sup>**

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

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

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

<sup>5</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			<ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control</li> </ul>
Community meeting hall	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which require building work (other than minor building work) to accommodate the use and which have a height of not more than 8.5 metres and 2 storeys	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Environmentally assessable industry	<p>Where:</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use, and</p> <p>(b) is not located on land which abuts a State Controlled Road, and</p> <p>(c) involving activities other than:</p> <ul style="list-style-type: none"> <li>• animal product processing;</li> <li>• asphalt or bitumen works;</li> </ul>	<p>Where:</p> <p>(a) in premises which:</p> <p>(i) require building work other than minor building work to accommodate the use, or</p> <p>(ii) are located on land which abuts a State Controlled Road, and</p> <p>(b) on a site having an area of at least 2000m<sup>2</sup>, and</p> <p>(c) involving activities other than:</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas</li> <li>• Code for Integrated Water</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<ul style="list-style-type: none"> <li>• cement or concrete products manufacturing;</li> <li>• sand, gravel and stone crushers and screening plant,</li> <li>• glassworks;</li> <li>• tannery;</li> <li>• acid manufacturing;</li> <li>• air propelled sand blasting;</li> <li>• battery smelter and works;</li> <li>• boiling down works;</li> <li>• cattle trucking yard;</li> <li>• chemical works;</li> <li>• explosive manufacturing or storage depot;</li> <li>• flammable liquid or gas manufacturing;</li> <li>• paint manufacturing,</li> <li>• smelting works;</li> <li>• soap works;</li> <li>• food processing;</li> <li>• beverage production;</li> <li>• junk yard;</li> <li>• salvage yard;</li> <li>• any use involving radioactive substances or materials</li> </ul>	<ul style="list-style-type: none"> <li>• animal product processing;</li> <li>• asphalt or bitumen works;</li> <li>• cement or concrete products manufacturing;</li> <li>• sand, gravel and stone crushers and screening plant;</li> <li>• glassworks;</li> <li>• tannery;</li> <li>• acid manufacturing;</li> <li>• air propelled sand blasting;</li> <li>• battery smelter and works;</li> <li>• boiling down works;</li> <li>• cattle trucking yard;</li> <li>• chemical works;</li> <li>• explosives manufacturing or storage depot;</li> <li>• flammable liquid or gas manufacturing;</li> <li>• paint manufacturing;</li> <li>• smelting works;</li> <li>• soap works;</li> <li>• food processing;</li> <li>• beverage production;</li> <li>• junk yard;</li> <li>• salvage yard;</li> <li>• any use involving radioactive substances or materials</li> </ul>	<p>Management</p> <ul style="list-style-type: none"> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Local utility	None <sup>7</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following:	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications</li> </ul>

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
<ul style="list-style-type: none"> <li>• Car washing station</li> <li>• Telecommunications facility (Medium Impact)</li> </ul>			<ul style="list-style-type: none"> <li>Facilities (if a telecommunications facility)</li> <li>• Code for Service Stations and Car Washing Stations (if a car washing station)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Transport station	None	Where involving the transport of freight	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and</li> </ul>



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

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			and 2) • Code for Erosion and Sediment Control
Community meeting hall	Where in premises which require no building work or only minor building work to accommodate the use	Where in premises which require building work (other than minor building work) to accommodate the use and which have a height of not more than 8.5 metres and 2 storeys	Where self assessable: • Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2) Where code assessable: • Code for Industries in Urban Areas • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Home-based business	Where the use does not involve any of the following uses/activities: • any form of vehicle repair/services; • panel beating; • vehicle detailing; • spray painting;	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	• Code for Home-Based Business

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<ul style="list-style-type: none"> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> <li>• martial arts coaching.</li> </ul>		
Local utility	None <sup>8</sup>	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Car washing station</li> <li>• Telecommunications facility (Medium Impact)</li> </ul>	None	All	<ul style="list-style-type: none"> <li>• Code for Telecommunications Facilities (if a telecommunications facility)</li> <li>• Code for Service Stations and Car Washing Stations (if a car washing station)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or</li> </ul>

<sup>8</sup> Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
			Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

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**Table 4.7 Table of Development Assessment in Special Purpose and Master Planned Community Precincts<sup>34</sup>**

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

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

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

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

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

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

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

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

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

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Agriculture cont'd			<p>includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control (P3 and A3.1)</li> </ul>
<p>Any of the following:</p> <ul style="list-style-type: none"> <li>• Detached house</li> <li>• Display home</li> </ul>	<p>Where:</p> <p>(a) not a Removal house; and</p> <p>(b) no more than one Detached house per lot; and</p> <p>(c) (i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; and</p> <p>(d) One per lot where in the following precincts (or parts of precincts):</p> <ul style="list-style-type: none"> <li>• Image Flat (Precinct 28 in Planning Area No. 2)</li> <li>• Chancellor Park south (Precinct 8 in Planning Area No. 3), in the portion of the precinct east of Bellflower Road,</li> <li>• Peregian South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where</li> </ul>	<p>Where:</p> <p>a Removal house; and</p> <p>no more than one Detached house per lot; and</p> <p>(i) building height is not more than 8.5m and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>building height is not more than 10m and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>Where self assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> <p>Where code assessable:</p> <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
	<p>located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, and excluding the area rezoned to the Sports Open Space zone on 20 August 1993 as amended by the rezoning of 9 May 1997; or</p> <p>(e) One per lot where in accordance with a plan of development or rezoning deed of agreement approved by Council prior to 1 June 2000, in the following precincts (or parts of precincts):</p> <ul style="list-style-type: none"> <li>• Twin Waters Residential (Precinct 15 in Planning Area No. 9)</li> <li>• Coolum Hyatt Resort (Precinct 8 in Planning Area No. 10)</li> </ul>		
Home-based business	<p>Where the use does not involve any of the following uses/activities:</p> <ul style="list-style-type: none"> <li>• any form of vehicle repair/ services;</li> <li>• panel beating;</li> <li>• vehicle detailing;</li> <li>• spray painting;</li> <li>• engine reconditioning or repair;</li> <li>• wood working/ manufacture involving the use of power tools;</li> <li>• furniture manufacture;</li> <li>• metal working;</li> <li>• welding;</li> <li>• dance studio/classes; or</li> </ul>	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Home-Based Business</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>5</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>6</sup>
Any purpose in Planning Area No. 10, Precinct 9 (Seaside Precinct)	<ul style="list-style-type: none"> <li>• martial arts coaching.</li> </ul> <p>Where in accordance with the rezoning approval, plan of development and “Architectural Code for Seaside”, approved by Council prior to 1 June 2000, in the Seaside precinct (Precinct 9 in Planning Area No. 10)</p>	None	<ul style="list-style-type: none"> <li>• Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)<sup>9</sup></li> </ul>

<sup>9</sup> In accordance with s6.1.24 of the Act, the rezoning conditions, plan of development and “Architectural Code for Seaside” approved by Council prior to 1 June 2000 in respect of the Seaside precinct (Precinct 9 in Planning Area No. 10) apply to this land.

**Table 4.8 Supplementary Table of Development Assessment for the Special Purpose Precinct<sup>1011</sup>**

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
<b>Planning Area 2 – Nambour, Precinct (21) - Nambour Hospital (Precinct Class = Special Purpose)</b>			
Any of the following : <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> </ul>	None	Where in premises: (a) having a height and density of not more than the maximum provided for in this Precinct and (b) which are not on the site of a Hospital	<ul style="list-style-type: none"> <li>• Code for the Development and Use of Motels (if a motel)</li> <li>• Code for Low- rise Multi Unit Residential Premises (if an Accommodation building or Multiple dwelling unit of up to 3 storeys or 12m in height)</li> <li>• Code for Multi Storey Residential Premises (if an Accommodation building or Multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height)</li> <li>• Code for Mixed Use Premises (if mixed use is proposed)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a</li> </ul>

<sup>10</sup> The level of assessment identified within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

<sup>11</sup> Material change of use not referred to in this table is (subject to the provisions of the Act) impact assessable (refer section 4.1(2) of this Volume).

<sup>12</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 4.1(4) of this Volume).

<sup>13</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>• Child care centre</li> <li>• Medical centre</li> </ul>	Where in premises requiring no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres (if a medical centre- Element 6: A1.1, A1.2 and A2) and</li> <li>• Code for Child Care Centres (if a child care centre - Element 1: A 2.1, A2.2(a), and A4(a); Element 2: A1.1, A2.2, A2.3 and A3.2)</li> <li>• Code for Transport, Traffic and Parking (Element 7 A1.1 and A2.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>• Code for Town and Village Centres</li> <li>• Code for Child Care Centres (if a child care centre)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on</li> </ul>



Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
			Figure 4-2.1.2) <ul style="list-style-type: none"> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> </ul> Code for Erosion and Sediment Control
Detached house	Where: (a) not a Removal house; and (b) no more than one Detached house per lot; and (c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where: (a) a Removal house; and (b) no more than one Detached house per lot; and (c) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Where self assessable: <ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes</li> </ul>
Dual occupancy	None	Where: (a) on a site having an area of not less than 800m <sup>2</sup> ; and (b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	<ul style="list-style-type: none"> <li>Code for Development and Use of Dual Occupancy</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Operational Works Code</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
			(The Purpose and Elements 1 and 2) <ul style="list-style-type: none"> <li>• Code for Erosion and Sediment Control</li> </ul>
Market	None	All	<ul style="list-style-type: none"> <li>• Code for Markets</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 9 – North Shore, Precinct (4) - Sunshine Coast Airport (Precinct Class = Special Purpose)</b>			
Any of the following: <ul style="list-style-type: none"> <li>• Car washing station</li> <li>• Environmentally assessable industry</li> <li>• Light industry</li> <li>• Office</li> <li>• Sales or hire yards</li> <li>• Service station</li> <li>• Showroom</li> <li>• Storage yard</li> </ul>	None	Where being for aviation and airport terminal services only	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas (if an industrial use)</li> <li>• Code for Service Stations and Car Washing Stations (if a service station)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
<ul style="list-style-type: none"> <li>• Transport station</li> <li>• Vehicle depot</li> <li>• Vehicle repair workshop</li> <li>• Warehouse</li> </ul>			<ul style="list-style-type: none"> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 9 – North Shore, Precinct (8) - Airport Periphery (Precinct Class = Special Purpose)</b>			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)</li> </ul>
Outdoor recreation	None	Where located on the site of the existing Mudjimba Sports Complex	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
			Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 9 – North Shore, Precinct (14) - Mudjimba Community Land (Precinct Class = Special Purpose)</b>			
Indoor recreation	None	All	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management in Commercial and Community Developments</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Outdoor recreation	None	All	<ul style="list-style-type: none"> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Waste Management</li> </ul>

Purpose	Column 1 Circumstances under which material change of use is self assessable <sup>12</sup>	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes <sup>13</sup>
			in Commercial and Community Developments <ul style="list-style-type: none"> <li>• Design Code for Community Safety and Security</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Planning Area 9 – North Shore, Precinct (18) Marcoola Conservation (Precinct Class = Special Purpose)</b>			
Major utility	Where for sewage treatment plant purposes and located on the site of the existing sewage treatment plant	None	<ul style="list-style-type: none"> <li>• Code for Industries in Urban Areas (Element 4: A1(a), (b) and (c), A4.1; Element 5: A2.2; Element 6: A2(a); and Element 8: A1.1 and A1.2)</li> </ul>



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**5.2 Table of Development Assessment for Building Work**  
**Table 5.1 Self-Assessable and Assessable Building Work<sup>14</sup>**

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

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable <sup>15</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>16</sup>
Building work associated with any of the following <ul style="list-style-type: none"> <li>• Detached house</li> <li>• Display home</li> </ul>	Where: (a) not a Removal house; and 9b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor or	Where: (a) a Removal house; and (b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor	Other than referred to in Columns 1 or 2	Where self assessable: <ul style="list-style-type: none"> <li>• Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-17)</li> <li>• Where code assessable:</li> <li>• Code for the Development of Detached Houses and Display Homes</li> </ul>

<sup>14</sup> In part 3 of chapter 1 of the Act, “building work” is defined as:

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

(b) excavating or filling -

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

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

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

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

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

	Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...				
Purpose	Self-Assessable <sup>15</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>16</sup>
Building work associated with any other purpose	Other than as referred to in Column 3 <sup>17</sup>	None	Where exceeding the maximum height provided for in the particular Precinct	<ul style="list-style-type: none"> <li>• The use specific code that would apply to a material change of use for the purpose associated with the building work</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A, 1B or 2)</li> <li>• Code for Development in the Sippy Downs Town Centre (if in the Town Centre Core or Town Centre Frame Precinct classes in the Sippy Downs Planning Area)</li> <li>• Code for Integrated Water Management</li> <li>• Code for Landscaping Design</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Design Code for Community Safety and Security</li> <li>• Code for Erosion and Sediment Control</li> </ul>

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

5.3 Table of Development Assessment for Operational Work

Table 5.2 Self-Assessable and Assessable Operational Work<sup>18</sup>

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
<b>Self-Assessable<sup>19</sup></b>	<b>Code Assessment</b>	<b>Impact Assessment</b>	<b>Applicable Codes<sup>20</sup></b>
<b>Excavation or Filling (whether or not associated with a material change of use)</b>			
Where (a) in a Rural Precinct or the Sustainable Rural Residential Precinct and: involving less than 150m <sup>3</sup> of material if on a lot of 6000m <sup>2</sup> or more; or involving less than 50m <sup>3</sup> of material if on a lot of less than 6000m <sup>2</sup> ; or (b) involving less than 50m <sup>3</sup> of material in any other Precinct	Other than as referred to in Column 1	None	Where self assessable: <ul style="list-style-type: none"> <li>Operational Works Code (Element 4, A1.1-1.5 and A3.1-3.3 and Element 5, A6.1)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Operational Works Code (The Purpose and Elements 4 and 5)</li> <li>Code for Integrated Water Management</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this Volume – Element 3)</li> <li>Code for Erosion and Sediment Control</li> </ul>

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

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

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

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

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

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

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
<b>Self-Assessable<sup>19</sup></b>	<b>Code Assessment</b>	<b>Impact Assessment</b>	<b>Applicable Codes<sup>20</sup></b>
<b>Outdoor Lighting<sup>23</sup> (whether or not associated with a material change of use)</b>			
Where: on a tennis court used for domestic purposes only in a Residential, Rural or Master Planned Community Precinct or On Integrated tourist facility, Commercial, Industrial, Recreational or Community premises: within a car parking area, or any other part of the premises where the site adjoins a Residential or Sustainable Rural Residential Precinct, or for Outdoor recreation	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	<ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes (if a domestic tennis court - Element 11: A1.1)</li> <li>Code for Industries in Urban Areas (if on other than residential premises - Element 4:A5.1)</li> <li>Code for Erosion and Sediment Control</li> </ul>
<b>Engineering Works (whether or not associated with a material change of use)</b>			
Where a driveway or driveway crossover for a Detached house or Display home.	Where: (a) in relation to a Telecommunications facility (Medium Impact); or (b) within any road reserve (other than a driveway or driveway crossover for a Detached house or Display home,); or (c) associated with the Reconfiguring of a Lot; or (d) associated with an assessable material change of use (other than a driveway or driveway crossover for a Detached house or Display home).	None	Where self assessable: <ul style="list-style-type: none"> <li>Code for the Development of Detached Houses and Display Homes (Element 11: Vehicle Parking and Access)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Operational Works Code</li> <li>Code for Integrated Water Management</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Telecommunication Facilities (if a telecommunications facility (medium impact)</li> <li>Code for Erosion and Sediment Control</li> </ul>

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

## 5.4 Table of Development Assessment for Lot Reconfiguration

(1) The Rural Precinct classes are:

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

(2) The Residential Precinct classes are:

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

(3) The Centre Precinct classes are:

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

(4) The Industrial Precinct classes are:

- Core Industry; and
- Business and Industry.

5.4 Table of Development Assessment for Lot Reconfiguration

Table 5.3 Self-Assessable and Assessable Lot Reconfiguration<sup>24</sup>

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable <sup>25</sup>	Code Assessment	Impact Assessment	Applicable Codes <sup>26</sup>
<b>Rural Precincts</b>			
None	All other than as referred to in Column 3.	(a) Where other than the subdivision of an existing or approved building and any of the following apply:  (i) Creating one or more additional <sup>27</sup> lots in a Rural Precinct having an area of less than the minimum lot size specified for the relevant Precinct in Table 8.2 – in the Code for Reconfiguring Lots;  (ii) Creating one or more additional <sup>28</sup> lots in Precinct 5 (Buderim Non-Urban) in Planning Area No. 6 (Buderim); Or (b) Creating a lot through volumetric subdivision where not associated with an existing or approved building	<ul style="list-style-type: none"> <li>• Code for Reconfiguring Lots</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
<b>Residential Precincts</b>			
None	Where on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in Appeal No. 37 of 1994 dated 3 July 2009 and Drawing Number 9455/001-D dated December 2006 as amended as per the conditions of the order. All other than as referred to	(a) Where other than the subdivision of an existing or approved building and any of the following apply:  (b) Creating a lot in a Hillslope Residential or Neighbourhood Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the	<ul style="list-style-type: none"> <li>• Code for Reconfiguring Lots</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Blackall Range Local Area Code (if in the Blackall Range Planning Area)</li> <li>• Buderim Local Area Code (if</li> </ul>

<sup>24</sup> This Table needs to be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan. Note that Division 3 may affect any of the Maroochy Plan precincts and is not limited to the rural precincts.

<sup>25</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

<sup>26</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

<sup>27</sup> That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

<sup>28</sup> That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable <sup>25</sup>	Code Assessment	Impact Assessment	Applicable Codes <sup>26</sup>
	in Column 3.	<p>Code for Reconfiguring Lots<sup>29</sup> and:</p> <p>(1) the site area of the parent lot/s is less than 1ha; or</p> <p>(2) if more than 25% of the total number of new lots being created are less than the minimum lot size; or</p> <p>(ii) Creating a lot in a Sustainable Rural Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the Code for Reconfiguring Lots<sup>30</sup></p> <p>(ii) Creating one or more additional<sup>31</sup> lots in any of the following Precincts:</p> <ul style="list-style-type: none"> <li>• In Planning Area No. 2 (Nambour): <ul style="list-style-type: none"> <li>- Nambour Landscape Conservation (Precinct 7);</li> <li>- Nambour Landscape Residential (Precinct 6);</li> <li>- Burnside West (Precinct 12);</li> <li>- Petrie Creek (Precinct 13);</li> <li>- Panorama Scarp (Precinct 14);</li> <li>- Parklands (Precinct 27);</li> </ul> </li> <li>• In Planning Area No. 6 (Buderim): <ul style="list-style-type: none"> <li>- Buderim Scarp Landscape Conservation (Precinct 4);</li> <li>- Buderim North Hilltop Residential (Precinct 8);</li> <li>- Buderim Scarp Acreage Residential (Precinct 12);</li> <li>- Wises' Farm South (Precinct 15);</li> </ul> </li> <li>• In Planning Area No. 13 (Bli Bli): <ul style="list-style-type: none"> <li>- Bli Bli North (Precinct 3);</li> </ul> </li> <li>• In Planning Area No. 14 (Palmwoods): <ul style="list-style-type: none"> <li>- Hobson Street Hill (Precinct 6);</li> <li>- Paskins Road Area</li> </ul> </li> </ul>	<p>in the Buderim Planning Area, Precinct 2)</p> <ul style="list-style-type: none"> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3)</li> <li>• Code for Detached Houses and Display Homes (if for Detached Houses or Display Homes) Elements 1, 2, 3, and 4</li> <li>• Code for Erosion and Sediment Control</li> </ul>

<sup>29</sup> Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct and the slope category shown on Regulatory Map 1.3.

<sup>30</sup> Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct. Where Table 8.2 in the code nominates both a minimum lot size and an average lot size, the trigger for impact assessment in accordance with this assessment table is the nominated minimum lot size only.

<sup>31</sup> That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.



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

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable <sup>25</sup>	Code Assessment	Impact Assessment	Applicable Codes <sup>26</sup>
			<p>areas)</p> <ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Industrial Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> <li>• Code for Reconfiguring Lots</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and Parking</li> <li>• Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</li> <li>• Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</li> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>
Master Planned Community Precincts			
None	Where in accordance with a plan of development approved by Council prior to the date of the Planning Scheme coming into effect, in the following precincts:	Where any of the following apply: Creating one or more additional lots <sup>32</sup> ; Creating a lot through	<ul style="list-style-type: none"> <li>• Code for Reconfiguring Lots</li> <li>• Code for Integrated Water Management</li> <li>• Operational Works Code</li> <li>• Code for Transport, Traffic and</li> </ul>

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

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

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable <sup>25</sup>	Code Assessment	Impact Assessment	Applicable Codes <sup>26</sup>
			<p>or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2)</p> <ul style="list-style-type: none"> <li>• Heritage Conservation Code (The Purpose and Elements 1 and 2)</li> <li>• Code for Erosion and Sediment Control</li> </ul>

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characteristics of a particular class of cultural place; is important in demonstrating particular aesthetic characteristics valued by the community or a particular cultural group within the community;

- (a) is important in demonstrating a high degree of creative or technical achievement at a particular period;
- (b) has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- (c) has a special association with the life or work of a particular person, group or organisation of importance in the history of the Shire or local community.

## 7.4 Townscape Significance

- (1) The community also values areas having townscape or streetscape significance. While such areas may not otherwise qualify as places of cultural heritage significance, they contribute to an appreciation of the particular qualities that make one place different to another and provide a meaningful link with the historical development of those qualities. Such qualities may be the result of the types of buildings, the street pattern, plantings, fence types, the distribution of buildings along streets, and architectural features such as shop-fronts with leadlight transoms.

- (2) Places of townscape significance include:

(a) all buildings within the Shire which were built before 1945 (whether or not the place has been modified); or

(b) all land (other than road reserves) within the Village Centre Precinct in:

- Buderim
- Palmwoods
- Woombye
- Yandina
- Eumundi
- Kenilworth; or

(c) all land within (other than road reserves) the following Precincts:

- Eudlo Local Centre
- Eudlo Village Residential
- Gloucester Road (Buderim)
- Nambour Village Residential
- Palmwoods Village Residential
- Yandina Village Residential
- Eumundi Village Residential
- Woombye Village Residential.





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## PREFACE

### Potential Inconsistencies between Statements of Policy or Intent

The Statements of strategic and local policy in Volumes 2 and 3 of this Planning Scheme respectively, may include somewhat different statements of policy or intent for the same areas of land. This will generally be an unintended outcome, as the detailed local planning provisions in Volume 3 are intended to be based upon and reflective of the general principles in Volume 2. However, it may occur due to the diversity of character of the Shire.

In any such cases, Volume 3 provisions represent Council's specific planning intent for the relevant locality, and are not intended to be weakened or overridden by anything in the Strategic Plan.

Where there is no direct inconsistency in those statements, but merely different or additional outcomes or requirements indicated, Volume 3 constitutes the primary basis for assessment, but all elements of the policy or intent in both Volumes are expected to be satisfied in order that development does not conflict with the Planning Scheme.

If the different statements are inconsistent, statements in Volume 3 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 provisions state specific and considered planning intents for identified localities. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions.

## 1. Introduction

This Volume of the Planning Scheme establishes the Strategic Policy to be considered in the assessment of impact assessable development.

This Volume includes Desired Environmental Outcomes, Strategic Implementation Measures and more detailed measures to address broad strategic issues across the Shire.

It is intended that the Desired Environmental Outcomes, the Strategic Implementation Measures and the more detailed measures included in Sections 3 to 20 of this Volume be used as assessment criteria for the preparation and assessment of applications for impact assessable development as determined by the Tables of Development Assessment within Volume 1 of this Planning Scheme.

Applications will be assessed to determine if the proposed development is compatible with the Desired Environmental Outcomes for the Shire and with strategic policy as established in Sections 3 to 20 of this Volume. Development proposals will also be considered in terms of cumulative impacts, and the extent to which such impacts may compromise the achievement of the Desired Environmental Outcomes.

### 1.1 Explanation

This Volume of the Planning Scheme contains the Desired Environmental Outcomes to assist in the achievement of ecological sustainability as required by the Integrated Planning Act. As well as this, this Volume of the Planning Scheme contains measures to facilitate the achievement of these Desired Environmental Outcomes. There are two different types of measures included in this Volume. These are broad measures known as Strategic Implementation Measures, which describe how the Desired Environmental Outcomes are to be achieved. Sections 3 to 20 of this Volume also include more detailed measures about how issues across the Shire are to be addressed in order to achieve the overall goal of seeking to achieve ecological sustainability.

### 1.2 Strategic Plan Format

The Strategic Plan is made up of the following elements:

- the Vision, articulating the Desired Environmental Outcomes that are being sought during the life of the Planning Scheme;
- Key Issues, which summarise the items that underpin the detailed measures included in the Strategies, Objectives and the Implementation Criteria which make up the core of the Strategic Plan;

- the Strategies, indicating how it is proposed to address the Key Issues through future development within the Shire;
- the Preferred Dominant Land Uses, as shown on the Strategic Plan Map indicating those land uses considered appropriate for the various parts of the Shire and which may indicate (where they appear inconsistent with the existing use rights) an intention to allow appropriate alternative development at an appropriate time;
- Objectives and Implementation Criteria Measures, which relate directly to Preferred Dominant Land Uses and other elements and indicate what is desired and how it is to be achieved;
- the Strategic Plan Map, which indicates over a cadastral base of the whole Shire, a Preferred Dominant Land Use for each area and such other elements which can be geographically or symbolically represented like the Road Hierarchy Map, which identifies a logical system of roads and streets throughout the Shire.

### 1.3 Preferred Dominant Land Uses

This Strategic Plan consists of ten Preferred Dominant Land Uses and the following table provides a key to where descriptions of the Preferred Dominant Land Uses can be found:

Preferred Dominant Land Use	Section
Agricultural Protection	6.0 Rural Activities
Conservation	10.0 Natural Resources
Extractive Industry	17.0 Mining & Extractive Industry
Industry	5.0 Industry
Recreation	11.0 Open Space & Recreation
Rural or Valued Habitat	10.0 Natural Resources
Special Purpose (Airport)	13.0 Transport
Special Purpose (University)	12.0 Community Facilities
State Forest	6.0 Rural Activities
Urban	3.0 Urban Development

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3.3.7 High-rise development will be limited to the existing coastal tourist node of Mooloolaba, Alexandra Headland, the regional centre of Maroochydore, and a small strip of land at Marcoola.

### 3.4 Preferred Dominant Land Uses

#### 3.4.1 Urban

The Urban allocation identifies areas suitable for residential premises of varying densities, but allows for retail, commercial, community services and general industrial activities required to serve the day-to-day needs of local communities and which are of a scale appropriate to these needs.

The Urban areas may include land which is considered to have significant ecological value and sensitive development options would be appropriate to adequately incorporate this land into the urban fabric with minimal impact.

### 3.5 Objectives and Implementation Measures

#### 3.5.1 To Develop Upon and Consolidate Existing Residential Areas

Considerable emphasis has been given to consolidation and containment of the existing urban form and structure as shown on the Strategic Plan Map. Particular weight has been placed upon the containment of the creation of rural residential lots. This emphasis allows greater efficiencies in the delivery of social and physical infrastructure and provides greater protection for good quality agricultural and rural land and the considerable natural resources of the Shire.

It may not be possible to accurately quantify the total cost to the community of premature urban expansion. However, there are considerable physical costs attributable to inefficient development in providing services and maintaining infrastructure, even where infrastructure is provided by an applicant, and there are social costs associated with matters such as isolation and limited community involvement. For these reasons, the Council will only facilitate proposals which logically expand on existing urban development.

An indication of a logical development sequence, based on the “least cost” provision of infrastructure, is intended to be given in a future Priority Infrastructure Plan which will be included in the Planning Scheme.

#### Implementation

1. Council will generally only support applications for urban development in which the connection to all existing development infrastructure and the provision of social infrastructure can be achieved in an orderly and progressive manner.
2. Council is prepared to negotiate development parameters on innovative forms of urban development which may contribute towards this objective, even where such development may not satisfy all Planning Scheme requirements.
3. Council will develop a Priority Infrastructure Plan in association with State Government Departments, which will be used by Council to guide urban development and rural residential development in an orderly, cost efficient and socially effective manner.
  - For each of the urban and rural residential growth areas, Council will identify a Priority Infrastructure Plan taking into account projected land take-up and, where available, the costs of supply of water, sewerage services, drainage, parks, schools, health facilities and other essential infrastructure. The Priority Infrastructure Plan will be adopted by Council as part of this Planning Scheme.

- The Priority Infrastructure Plan will reflect the forward planning of infrastructure provision by both Council and relevant State Government agencies.
  - Proposed developments which are required to address the future Benchmark Sequence Plan will be assessed in terms of the cost impacts of bringing forward the provision of infrastructure. Proponents of such projects will have the option of accelerating infrastructure provision at their expense.
4. Council will not support any further urban uses west of the mouth of Eudlo Creek other than the land shown Urban on the Strategic Plan Map.

### 3.5.2 To provide for a Diverse Range of Housing and Residential Lots

While it is anticipated that the single detached dwelling will remain the dominant form of housing within the Shire, consideration needs to be given to the particular and changing demographic and economic characteristics of the Shire. This will be achieved by adopting residential standards which encourage a diversity of housing types and housing mix which meet community expectations.

#### Implementation

1. Residential development will generally be in accordance with the desired character of the Planning Area and Precinct in which the premises are proposed to be situated.
2. The Planning Scheme's development provisions facilitate a range of lot sizes, housing types and higher density accommodation.
3. To allow for low cost housing and market demand for smaller housing, development in the urban residential Precincts, in accordance with local character. In the interests of ensuring that such development provides suitable home environments and integrates with existing neighbourhoods, impact assessable applications will be assessed against the provisions of relevant codes and the Statements of Desired Precinct Character contained in Volume 3. In addition, regard may be given to the Queensland Residential Design Guidelines (QRDG).
4. The development of high-rise apartment buildings is allowed for in the tourist nodes of Mooloolaba, Alexandra Headland and a small area at Maroocha, as well as the Key Regional Centre of Maroochydore. It is not envisaged that such development will be supported outside those nodes.

### 3.5.3 To Encourage A Comprehensive and Integrated Set of Performance and Prescriptive Standards To Cover Low and Medium Density Residential Development

The successful adoption of the Performance and Criteria and Acceptable Measures will provide a comprehensive and integrated set of performance and prescriptive standards which will be applied to low and medium density residential development within the Urban areas.

#### Implementation

1. Council will assess applications for residential development in accordance with the Planning Scheme codes.
2. In some parts of the Shire, additional criteria will be applied as dictated by local conditions, which may relate to matters such as the protection of significant vegetation, natural resources, flood prone land and steeply sloping land. These are identified by the Special Management Areas and Planning Areas and Precincts.

### 3.5.4 To Ensure That The Physical Environment Can Sustain Urban and Rural Residential Development

Because the Shire's urban areas comprise significant areas of steep or slip-prone land, potential exists for inadequate drainage, slope retention and site planning to compromise the conditions of development below and to scar visually prominent features of the landscape. Substantial amounts of land are also flood-prone. Implementation criteria are intended to ensure sound planning prevents or minimises potential problems.

It is recognised that the protection of certain natural areas is necessary for the future image of the Shire and the maintenance of its natural environmental integrity. Subsequently, development within the Urban areas and Permissible Areas for Rural Residential should have regard to areas of natural habitat.

In order to determine the potential effect of any proposal on areas determined to have environmental significance, Council may seek the submission of an environmental impact statement and/or management plan. The identification of areas is important in implementing the Planning Scheme's strategic measures.

Urban designated areas which contain significant stands of vegetation or fauna habitats may have their significance protected in a variety of ways, depending on the nature of the stand or habitat, ranging from habitat preservation measures to dedication of land. The appropriate development of a particular area can only be determined after an assessment has been made of its environmental and/or visual significance.



Information available from Council should be sufficient to enable a basic understanding of the significant features of the area involved. Developers are encouraged to hold pre-application or pre-property-purchase meetings with Council officers.

### Implementation

1. Applications for development in Urban areas which contain Vegetation Management Units (refer Figure 4-2.1.1(a) or on land adjoining areas shown as Conservation on the Strategic Plan Map, are likely to be subject to a request for an environmental assessment addressing any likely impact of the proposal on the important habitat elements of the identified area.

2. Development of land which is recognised as having conservation value is to provide for the adequate protection of the relevant significant habitat and other areas which are determined to have habitat areas of significance. In such cases, the Council may seek the dedication of land for that purpose. Developers are encouraged to negotiate the parameters of development and land dedication prior to lodging an application. Negotiation may include alternative means of preserving the significant areas.

3. Applications for development on land, displaying other sensitive environmental characteristics, and generally included in a Special Management Area under the development management provisions (in Volume 1) of the Planning Scheme, are likely to be subject to a request for a formal environmental assessment report outlining the manner in which the development is to be carried out to minimise environmental degradation, having regard to the guidelines for such assessment set out in relevant Planning Scheme codes and policies. The Council may request the submission of an environmental impact statement in some cases.

4. All applications are to address the possibility of impacts relating to steep or slip-prone land in accordance with the provisions of Section 18.0 of the Strategic Plan and relevant Planning Scheme codes.

5. All applications relating to land in flood-prone areas are to describe the known flood-plains and the characteristics of natural drainage and detail the drainage, landfilling, open space allocation and site planning to be adopted in addressing flood issues.

6. If, after assessing any environmental impact statements or environmental assessments, Council is not satisfied that a sensitive environment or habitat can adequately sustain a proposed development, it may not support the application.

7. Applications for development which adjoin or are within the near vicinity of land used or likely to be used for agriculture shall have regard to the State Government's 'Planning Guidelines – Separating Agricultural and Urban Land Uses' and State Planning Policy 1/92 as both require the provision of suitable buffering to good quality agricultural land. Similar considerations will apply to lands intended for commercial pastoral use.

8. All applications will be required to demonstrate that adequate stormwater systems can be provided for water quality and quantity management.

### 3.5.5 To Enhance the Amenity of Existing and Proposed Residential Areas and Permissible Areas for Rural Residential

Appropriate lot reconfiguration design and land use planning contribute towards the well-being of residents and the broader community. This can be achieved by ensuring reasonable accessibility to services, improving safety for motorists, pedestrians, cyclists and the community generally, maximising the potential of the landform and providing useable recreation space linked where possible to regional open space systems.

### Implementation

1. Council will have regard to the following criteria for applicable applications in the Urban areas and Permissible Areas for Rural Residential shown on the Strategic Plan Map:

- the desired character of the Planning Area and Precinct in which the site is located;
- open space needs and the relationship of the area to the provision strategy set out in any open space infrastructure charges plan or open space contributions policy;
- accessibility to the retail, commercial and community services required by occupants of the proposal;
- the impacts of any Local centre development on the amenity (including visual, character, traffic, noise, odours, vibrations, etc) of existing properties and streets;
- the adequacy of existing and proposed roads to cope with the level of traffic and on-street parking likely to be generated;
- the provision of appropriate buffering to address the impacts of traffic noise, dust and vehicle emissions and for visual amenity on land adjoining State controlled roads;
- the aesthetics of the proposal relative to the site's role in the locality and its visibility from major roads, public areas, coastline, environmentally or visually significant areas and tourist nodes;

- the noise impacts of developing land adjoining State controlled roads;
- the design and operational characteristics of the proposal which ensure its compatibility with the primarily residential nature of development in these designations; matters to be taken into account include noise, dust and smell nuisance, the impact of lighting devices, screening of service and parking areas, building height and bulk and traffic generation;
- the design and locational elements which contribute to the privacy of occupants of the proposed and neighbouring premises;
- the landscaped presentation and buffering of the proposal with regard to vegetation preservation, revegetation, the retention of natural features on the site and the use of native species;
- designs which have regard to the retention of significant vegetation, the revegetation of denuded areas, the establishment of landscaping to achieve a particular streetscape theme and the retention of valued habitat or corridors connecting valued habitat; and
- the adequacy of any existing or proposed buffer to any non-residential use which may exist or may establish on an adjoining property. In respect to buffering needed for agricultural and other productive rural uses, regard shall be given to guidelines issued by the State Government.

2. Council will have specific regard to the following criteria for applicable lot reconfiguration applications and other applications which involve the layout of urban communities:

- the design and layout of accessways, demonstrating that the location of lots, retail and community facilities, schools, recreation or open space, roads and pedestrian and cycle paths facilitate and provide easy access between homes and the places where the community shops, gathers and recreates, with priority being given to non-vehicular modes of transport;
- the location of retail and community facilities to reflect their role as the focal point for the community in which they are located;
- the treatment of visually prominent parts of a site, such as crests; and
- the preservation of the semi-rural character of Permissible Areas For Rural Residential.

3. Further detail on lot reconfiguration is provided in the Code for Reconfiguring Lots.

4. Council will require the construction of concrete footpaths as part of residential developments.

### **3.5.6 To Provide for Retail Commercial and Service Industrial Activities Appropriate to Service the Residential Communities without Compromising Residential Amenity**

Local retail, commercial and service uses should be part of the urban fabric, as they can desirably form a part of the community to which they provide a service. However, they may cause detrimental impacts on residential amenity because of their potential to generate traffic and people movements, to produce noise and smell and to shed light. The concentration of such activities maximises community focus objectives and localises any potential amenity problems.

#### **Implementation**

Council will take into account the following criteria when assessing applications for non-residential uses in Urban areas and Permissible Areas for Rural Residential:

1. Approval is only likely to be granted to development of retail, commercial and service uses which are to be located on a specific site (in a Centre Precinct or site specifically identified) and which offer a service only to local communities (other than in the Key Regional Centre of Maroochydore) and are consistent with the intent for, and desired character of the Planning Area and Precinct in which it is to be situated. Consideration will be given to the characteristics of the proposed use, including its location and scale, which determine its accessibility to its locality and its ability to service areas beyond an immediate locality and consequently diminish the vital role played by such facilities in providing a community focus and identity.

2. It is envisaged that local retail, commercial and service uses will be concentrated into nodes in urban communities. In new communities, these nodes will generally have been established at the conceptual and detailed site planning stages. In older ones, they will be on specifically designated or referenced sites characterised by the existence of shopping groups or centres which are adequately accessible to a locality. In all Planning Areas the preferred site for the Local centre will be clearly referenced. Applications for retail, commercial and service uses outside these sites will not be supported.

3. Consideration will be given to the impacts of noise, dust, smell, light and traffic on neighbouring properties by assessing the nature of the proposed activities, the proposed buildings and site layout, the roads from which access is obtained and the location and design of activity areas, parking areas, access points and sources of noise, smell or light relative to residential neighbours.

4. It is envisaged that local services and some service industries will form part of the community focus of the nominated Local centre sites. The Council is unlikely to support applications for development which may create significant impacts on residential amenity and should therefore be located in designated industrial areas. Consideration will be given to otherwise unacceptable proposals which can demonstrate compatibility because of the nature of their activities and/or the performance characteristics of the buildings in which they are to be located.

### 3.5.7 To Minimise the Impact of Multi-Storey Residential Development

The availability of land for Multi-storey residential development is necessary to satisfy demand for Residential and Tourist accommodation and to realise urban consolidation objectives. However, there are potential impacts on traditional low density residential areas because of possible effects on privacy, bulk and scale of development, traffic and construction activity. The Strategic Plan seeks to manage such development through localising activity nodes and controlling and guiding the impact of individual proposals.

#### Implementation

(1) In assessing Multi-storey residential applications, Council will have regard to the following criteria:

- Council is unlikely to support applications seeking Multi-storey residential premises unless the sites to which they relate are located in a nominated principal tourist area or in the immediate vicinity of a higher order centre or public transport node as identified by Planning Areas and Precincts;
- Council is unlikely to support development applications seeking low-rise multi-unit residential premises unless the sites to which they relate are located in the immediate vicinity of an established or planned centre, public transport terminal or existing concentration of similarly developed land as identified by Planning Areas and Precincts; and
- Applications are unlikely to be supported where they would compromise other objectives of the Strategic Plan and where existing land intended for medium density residential development in the locality is not adequately utilised.

(2) In assessing relevant applications relating to a particular proposal, the Council will have regard to the following criteria:

- the proposed scale and site planning relative to the existing or intended development on neighbouring property;
- the design, location and site planning of the proposal as it affects access to light and breezes, issues of privacy, traffic, shadowing and noise as is likely to be experienced on the site and on adjoining properties. Attention will be focussed on building design, setbacks and bulk relative to

building height, landscaping and screening, particularly along the street and property boundaries, the location of vehicular access, parking and manoeuvring areas and the useability and location of activity and recreation areas; and

- the location of access points so as to minimise traffic volumes on residential streets.

### 3.5.8 To Provide for Rural Residential Development within the Permissible Area for Rural Residential with Regard to the Protection of Good Quality Agricultural Land and Valued Habitat

The Permissible Area For Rural Residential identifies locations within which rural residential may be supported and is based on areas which are committed to rural residential development or are appropriate for this use, having regard to location, topography, land resources and existing land uses. Development for rural residential purposes within the permissible area will be supported subject to the justification of the suitability of the land for rural residential on town planning grounds.

#### Implementation

(1) Applications for rural residential development shall be confined to the Permissible Areas for Rural Residential and the application shall justify the appropriateness of the proposed development on town planning grounds with particular regard to the protection of good quality agricultural land, valued habitat and water quality. This planning intent is reflected in the Planning Area and Precinct provisions (in Volume 3 of the Planning Scheme).

### 3.5.9 To Provide for Home Based Businesses which do not Impact on Surrounding Amenity

There is a growing demand for people to operate a low key business from their home for lifestyle reasons. These activities also have the benefit of reduced transportation and less demand on commercial areas. It will be necessary to ensure that the operation of any business does not impact on the amenity of others.

**Implementation**

(1) The Planning Scheme provides for home based businesses, which are of a restrictive nature and are likely to be undetectable to others, to be established without the need for development assessment by Council.

(2) Planning Scheme Code provisions define the Performance Criteria appropriate to acceptable home-based businesses and the performance standards to which they must operate.

**3.5.10 To Provide for Increased Residential Densities in the Vicinity of Business Centres and Transport Nodes**

The preferred urban forms of development include nodes and urban villages with a public transport interchange as a focus. The node would support higher densities of retail, commercial, industry and residential as well as civic and recreational spaces all within walking and cycling distances.

**Implementation**

(1) Local area planning has been carried out for the railway towns of Palmwoods, Woombye, Yandina and Eumundi. The resulting Planning Area and Precinct provisions allow for these towns to develop as effective urban nodes with increased residential density in close proximity to the business centres with particular care to maintain and enhance the individual character of each node.

(2) The Planning Scheme consolidates existing opportunities for medium density residential developments in the vicinity of the commercial nodes of Bundilla, Buderim, Coolum, Maroochydore and Nambour in a manner which enhances their scope as transport nodes.

**3.5.11 To Protect Good Quality Agricultural Land from Urban and Rural Residential Encroachment**

While recognising that urban development is an integral part of the Shire’s development, this should not unnecessarily occur to the detriment of the Shire’s agricultural and other rural resources. The State Government has issued a State Planning Policy, and associated guidelines, which seeks to protect this valuable resource.

**Implementation**

(1) In accordance with State Planning Policy 1/92: Development and the Conservation of Agricultural Land and its associated guidelines, the Council will

ensure that growth within the identified Urban areas and Permissible Areas for Rural Residential will not impact upon good quality agricultural land unless there exists an overriding need for development in terms of community benefit or strategic land use needs and appropriate sites are not available. Similar considerations will be applied to other productive rural lands. Any development shall also be in accordance with State Planning Guidelines: Separating Agricultural and Residential Land uses.

**3.5.12 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly**

Building design can produce a more liveable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

**Implementation**

(1) Development is designed to be in accordance with Council’s Planning Scheme Codes to ensure that:

- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
- Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
- Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.

(2) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.

(3) Buildings are designed in accordance with Council’s Planning Scheme Codes.





## 4. RETAIL AND COMMERCE

### 4.1 Explanation

“Retail and Commerce” includes the people servicing activities which provide goods and services for the personal use of, or consumption by, the purchaser and which tend to collect as business centres in urban areas.

### 4.2 Key Issues

The key issues dictating the planning strategy in the identified Retail and Commercial areas include:

- a Retail and Commercial Centres Hierarchy has formed with:
  - a Principal Activity Centre at Maroochydore as the predominant retail and commercial centre serving the Sunshine Coast region, so identified because of its centrality to all of the coastal centre, the existence of many regional public sector offices, the fact that it includes Sunshine Plaza, which at present houses the only large national department store on the coast, and its capability to be developed further as a multi-function centre with a distinct, attractive character and identity;
  - a Major Activity Centre at Nambour, servicing the town and its hinterland and providing a service role to local industry and the rural sector;
  - a Major Activity Centre at Sippy Downs, taking the form of a traditional town centre, containing retail, civic and commercial offices, key community facilities, medium density residential and a public transport interchange, serving the local community as well as regional needs associated with the University of the Sunshine Coast;
  - traditional retail and commercial town centres in all of the rural towns;
  - Village Centres at Buderim and Bli Bli which act as neighbourhood centres, though their locations on arterial roads and roles as tourist centres distort the neighbourhood concept;
  - established individual shops or groups of shops taking on local functions; and
  - a number of Tourist centres, primarily at Mooloolaba, Coolum and Montville, which provide a range of commercial, retail, service and entertainment facilities primarily satisfying the needs of tourists;
- economic and community advantages in recognising and supporting the Retail and Commercial Centres Hierarchy, particularly with respect to the Maroochydore Key Regional Centre and Local centres

which do not compromise higher order centres;

- the need for the Shire’s retail and commercial services to cater for tourist as well as resident population, reflected in the relatively high retail floor space per capita ratio and the need for centres to absorb downturns in turnover during off peak times;
- the demand for additional retail and commercial floor space in planned centres because of the likely continuation of high population growth in the short to medium term;
- the expected continued demand for retail warehousing and need to manage demand to limit further ribbon commercial development along major roads in and around existing commercial centres and industrial estates;
- the demand for additional office space for higher order facilities and perhaps for public service facilities;
- the failure of some existing centres to meet appropriate aesthetic and social expectations, variously exhibiting the following -
  - retail and commercial centres which are disjointed and lack cohesion;
  - retail and commercial areas which fail to adequately address the street, placing parking areas abutting the street and containing facades which are out of context and demote civic profile;
  - inappropriate signage which detracts from the character of an area;
  - lacking community focus points which are accessible day and night;
  - inadequate access for pedestrians and cyclists;
  - inadequate street furniture; and
  - inappropriate structural landscape works which contrast strongly with the use of awnings on older buildings;
- the need to address effects of the State controlled road network, including visual impacts and the impacts of traffic noise, dust and vehicle emissions;
- excessive development of Local centres that provide services beyond convenience shopping levels and compete with higher order centres; and
- the need for a clear policy on the location of centres in order to create certainty and clear expectations for the community and investment by the private and public sector.

### 4.3 Retail and Commercial Strategy

The Strategic Plan embodies the following elements of the strategy for the development of the Shire’s retail and commercial areas.

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## 6. Rural Activities

### 6.1 Explanation

*“Rural Activities” refers to the growing of sugar cane and horticultural crops, livestock production and other agricultural endeavours as well as the use of balance areas of non-urban land for a range of activities best suited to locations removed from the urban fabric.*

### 6.2 Key Issues

The key issues dictating the planning strategy in the Shire’s Rural areas include:

- the fact that primary production is an essential component of Maroochy Shire’s economy;
- the need to preserve a sufficient stock of agricultural and other productive land to support each rural sector;
- the State Government Planning Policy regarding development and conservation of good quality agricultural land, where possible, including where that potential is not currently being realised;
- the realisation that an area of less than 24% of the Shire has been identified as good quality agricultural land for horticulture and sugar cane which is being decreased by the pressure of an expanding population and the impact of non-rural development;
- the acceptance that some good quality agricultural land will be lost to urban activities because of the impracticality in many cases of urban areas skirting around contiguous productive land;
- the need to identify potential urban areas and to limit development and lot fragmentation in the shorter term;
- the critical need for appropriate land management, for example, on land within water supply catchments, where stream bank protection or a high standard of water quality is essential and where the potential for soil erosion and landslip is high;
- the contribution of the broad-acre rural character of much of Maroochy Shire to its tourist image and the recognition that some areas may never be used for more intensive rural activity nor are likely to be suitable for closer settlement, yet such areas make a considerable contribution to the visual amenity of an area as low intensity grazing land;
- the need for rural areas to accommodate a range of non-farming activities demanded by urban and rural communities which cannot be reasonably located in urban areas and the need to manage their location and operation to minimise the costs and impacts to the community in terms of infrastructure, image, rural character and extraneous traffic; and

- need to address the effects of the State-controlled road network upon rural residents and rural uses, including visual impacts on traffic noise, dust and vehicle emissions.

### 6.3 Rural Strategy

The planning strategy comprises the following elements to be employed in the Shire’s rural areas.

6.3.1 Central to the principal strategy is the protection of all good quality agricultural and other productive rural land where it is not required for, or committed to, urban development. The Strategic Plan nominates Agricultural Protection areas to preserve important agricultural land for that purpose. Nominated land is good quality agricultural land in terms of the State Government Planning Policy apart from land determined to be required for other purposes and land which contains vegetation worthy of preservation.

6.3.2 Also of importance is the reasonable protection of land suitable for less intensive agriculture and pastoral pursuits. Such land is appropriate under the ‘Rural or Valued Habitat’ designation and it is accepted that, unlike land in the previous category, interests competing for the use of some of this land may be more important to the Shire than its farming role and provision is made for uses of that type. However, any proposed development should have to demonstrate its suitability to the location and that it will not cause detrimental effects on the environment, the amenity of the locality, the rural landscape or the productivity of a viable farming unit.

6.3.3 It is important that consideration be given to the effect that proposals may have on the character of the Shire’s rural areas. This is an issue which should be taken into account with all applications.

6.3.4 Relevant Planning Area, Precinct and code provisions (in Volumes 3 and 4 of the Planning Scheme) reflect these elements of Council’s rural lands strategy.

### 6.4 Preferred Dominant Land Uses

#### 6.4.1 Agricultural Protection

Agricultural Protection areas identify good quality agricultural land apart from land determined to be required for other purposes and land which contains vegetation worthy of preservation and significant vegetation as determined by the Turnbull & Olsen Report (1992) or subsequent studies. The principal intention of this identification is to retain the land for agricultural purposes and consequently protect the future viability of agriculture in the Shire. To this end, intensive agricultural activities will be allowed within these designated areas, while uses which contradict

this intention or threaten the agricultural capability will not be supported. The boundaries of the Rural Agricultural Protection areas are based on defining good quality agricultural land and consequently the location may vary to that shown in line with more detailed assessments undertaken in accordance with the State Government Planning Policy guidelines for the Identification of Good Quality Agricultural Land.

### 6.4.2 Rural or Valued Habitat

The Preferred Dominant Land Use of Rural or Valued Habitat is described at Section 10.0. of this Strategic Plan.

### 6.4.3 State Forest

The State Forest areas shown on the Strategic Plan Map include land which is reserved for State Forest purposes. The objective of the relevant State Government Department is the sustainable production of forest products within a balanced conservation programme which provides for co-ordinated development and preservation of environmental integrity.

## 6.5 Objectives and Implementation Measures

### 6.5.1 To Protect Areas of Good Quality Agricultural Land and Balance Areas for the Production of Sugar Cane, a Wide Range of Horticultural Purposes, Grazing and other Agricultural Purposes in a Manner which Encourages and Maintains the Suitability of those Areas for Land Based Primary Production

The future of the Shire's agricultural production relies on the continued availability of viable units of good quality agricultural land and on the potential to make use of such land which may be currently underutilised. Planning decisions must preserve as much important agricultural land as reasonably possible, even though it may not currently be productive. The Strategic Plan's Agricultural Protection area identifies that land on the basis of Department of Natural Resources land resource information and recommendations. It is recognised that this information may not be sufficiently detailed to adequately determine the effect of an application on a particular parcel of land and therefore the Council may require more detailed information in some instances.

### Implementation

(1) On land in nominated Agricultural Protection areas, Council will not support applications for any purposes other than agriculture and rural activities, which may compromise the potential of the land to be used for agriculture, or purposes necessarily ancillary to these uses. It will not support lot reconfiguration

applications which may compromise the efficient operation of these areas for primary production.<sup>1</sup>

(2) On land within Rural or Valued Habitat areas, Council will not support applications for development other than agriculture, other productive rural or ancillary uses unless:

- it can be demonstrated that the proposed use is appropriate to the site and would not be likely to undermine the existing use of any adjoining land for productive rural purposes. Council will consider the land resource significance of the site and to that end, may require the applicant to carry out detailed land suitability/capability studies. The above would not apply to land containing valued habitat where the significant vegetation is essentially being retained; and
- the land is within the Permissible Area for Rural Residential and the development proposed is Rural Residential and is justified under Objective 3.8, and in accordance with the desired character statements for the relevant Planning Area and Precinct.

(3) Any agricultural appraisal required by Council will be prepared by an appropriately qualified and experienced professional. If after assessing the information and seeking the advice of the Department of Natural Resources, Council is not satisfied that appropriate protection is being afforded to the rural sector, it may not support the application.

(4) Council encourages the adoption by farmers of land management techniques which prevent any degradation of soil resources or water quality of rivers, streams and water supply reservoirs. Rehabilitation of degraded areas is also encouraged.

### 6.5.2 To Allow a Range of Activities Suitable for Establishing in Rural Areas

While it is essential that areas of good quality agricultural land be preserved for agriculture, it is recognised that the rural areas which are not agriculturally significant may support a range of non-farming uses which contribute to the Shire's economy, provide essential services to rural areas and satisfy the demands of urban

<sup>1</sup>Subdivision of land within the Regional Landscape and Rural Production Area and Investigation Area must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026.

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compatible with activities in the surrounding area and is not likely to adversely affect the amenity of the locality. Uses, such as Rural service industry and transport depots, which serve or otherwise support rural activities and/or communities may also be approved at suitable sites within these areas.

Necessary public utility infrastructure is also intended to be allowed for on lands within these Precincts.

It is intended that those rural uses which, because of smell, noise or other reasons, may be unsuitable to a location close to a settled area be limited on land in the environs of the Shire's towns, villages and urban areas.

Certain lands within these Precincts may have significant environmental values (eg. along waterways and forested ridgelines). Rural activities should be carried out in accordance with best industry and land management practices to ensure the long term sustainability of the land, water and other environmental resources of the area.

## 2.2 General Intent for Residential Precincts

### (1) Hillslope Residential

These Precincts provide for mainly detached houses in urban areas with land generally having slopes greater than 15% (about 1 in 6). However, the development of lands with slopes greater than 25% (1 in 4) is generally considered inconsistent with Council's planning intent for the Shire.

Development in these Precincts is intended to minimise impacts on natural landforms, remnant native vegetation and natural drainage patterns. Built forms should be subservient to the natural landscape, and visually integrated into their landscape settings. As much as possible, buildings and other structures should be located on already cleared land, and the extent of the following activities minimised:

- disturbance to existing vegetation;
- earthworks;
- changes to natural stormwater flow patterns; and
- paved and other hard surfaces.

To facilitate these outcomes, it is intended that the density of development be relatively low (less than 4 to 6 dwellings per hectare). Quite large and wide lots are intended to enable the siting of buildings, driveways, etc., to be sensitive to the landscape, create attractive streetscapes and maintain high standards of local amenity. This intent may also be achieved by a clustering of buildings on a relatively small area of land where such area is physically and environmentally more suitable to development than other parts of the site.

Urban residential development will be subject to Council being prepared to make water supply and sewerage services available to the land, and the

developer being prepared to meet all reasonable and relevant costs of providing services.

Few, if any, non-residential purposes are considered appropriate on land in these Precincts.

### (2) Neighbourhood Residential

These Precincts recognise existing low density residential areas throughout the Shire, which comprise predominantly detached houses.

"Greenfield" areas expected to accommodate future new residential neighbourhoods are also recognised and include infill development sites, other lands expected to accommodate population growth over the next 10 to 15 years and beyond.

These Precincts are intended to provide for development for low density urban, town and village residential purposes and for compatible purposes which directly service residents in the locality. The establishment of quality residential neighbourhoods in a cost-effective manner, is desired and the provision of choice in housing is encouraged. Housing densities are to be consistent with the desired character of individual Precincts.

While an overall average density of around 8 to 9 dwellings per hectare is envisaged, pockets of higher density (ie. 9 to 12 dwellings per hectare) residential development may be located within easy walking distance of shopping, public transport and/or school facilities, and/or close to major public open space.

Lower density development (ie. less than about 8 dwellings per hectare), or clustered pockets of higher density development, may be alternative means of achieving minimum environmental impact on land which may be steeper or low-lying, have significant remnant vegetation, or adjoin productive rural land.

Council supports opportunities to widen the range of housing choices available throughout the Shire. A mix of housing types and densities that enables people to find suitable accommodation through all stages of their lives at appropriate locations will be encouraged.

Urban residential development will be subject to Council being prepared to make water supply and sewerage services available to the land, and the developer being prepared to meet all reasonable and relevant costs of providing services.

Council intends that all residential development should respond to and respect local climate, landscape and character. This includes the provision of continuous and linked open space corridors along rivers, creeks and other major drainage lines intended to be developed for multiple use purposes which may include:

- contributing to the conservation of habitat and scenic areas;
- serving floodway and drainage functions, and protect water quality;

- providing recreational opportunities;
- providing opportunities for the development of a network of paths and trails for walking, horse-riding, cycling and bushfire management; and
- providing a buffer between incompatible land uses (eg. between urban development and surrounding rural activities).

It is desired that all residents be within easy walking distance (ie about 400 metres) of attractive parkland suitable and available for informal use.

It is highly desirable that residential estates, be laid out in such a way that allows for:

- maximum physical public access to open space,
- casual surveillance of public open space from passersby and dwellings;
- open space not to be encroached upon, “privatised” or used as dumping areas by residents of adjoining dwellings; and
- as appropriate, open space used most effectively for stormwater management.

Residential estates should also be laid out to enable convenient access for residents to public transport.

Some of these Precincts comprise older residential areas containing buildings, groups of buildings and streetscapes which have heritage and character values. This value is intended to be recognised through either conservation of the existing buildings, structures and spaces or sympathetic new development.

Where residential development is proposed on land adjoining productive rural land, Council will require buffering measures to be incorporated in the development to minimise any conflicts with nearby agricultural activities. Such measures could include:

- a generous and suitably treated boundary road reserve; or
- larger lots that could, if suitably sized and shaped, be laid out in a way that allows for lot reconfiguration should a future need or opportunity for consolidation ever arise.

Non-residential purposes that may be appropriate on land in these Precincts include parks, churches, general stores, community facilities, and businesses carried out by residents in their own homes where such business activity does not adversely affect the amenity of the locality by way of noise, traffic generation or otherwise.

Commercial uses other than general stores are not intended to be established on land in these Precincts, except on sites which are specifically identified in Planning Area provisions as suitable and intended for Local centre development. The Planning Area provisions may describe such sites as suitable or intended for “Local centre”, “Local Neighbourhood Centre”, “Local Commercial Centre”, or “Local commercial and community” development.

Provisions which refer to “convenience centre”, “Local convenience centre” or “Local (convenience

centre” development refer only to development for general stores, and must be interpreted and applied accordingly.

In the absence of such specific identification, commercial uses are intended to be established only in centre Precincts. Accordingly, where the Planning Area provisions for a Neighbourhood Residential Precinct are silent about commercial development, that does not indicate planning policy neutrality on the matter, but rather indicates a strong planning policy position that Local centres (or higher order retail or commercial development) are not supported on any site within the Precinct.

Where Local centre development is envisaged or supported by Planning Area provisions, those provisions are to be interpreted as referring only to development which, when considered with any existing or other development at the same locality, meets the size limits specified in the strategic plan and code provisions about Local centres. It is an incorrect interpretation of this Planning Scheme to rely on anything in the text of the Planning Area provisions for a Neighbourhood Residential Precinct to support or justify, as being consistent with the Planning Scheme, the development of any higher order retail facilities on any land within that Precinct.

It is acknowledged that such facilities may be argued to serve day to day needs in a similar way to a Local centre, and that they may therefore serve a community need. It is also acknowledged that it may be argued that sites not contemplated for retail or commercial development by the Planning Area provisions, or contemplated only for Local centre development, may be physically suitable for such higher order development. However, such development would cut directly across the retail and commercial centres hierarchy established by the Planning Scheme. Such development is not intended to be approved regardless of the existence of factors which may otherwise support its approval, if the conflict with the hierarchy were disregarded.

Apart from conflict with the hierarchy, the other reasons why neither industrial nor higher order commercial uses are intended to be established on these Precincts are that such uses:

- are unlikely to focus solely or primarily on servicing an identifiable local community; and
- are likely to have an adverse impact on residential amenity; and
- should therefore be located in other, more appropriate, Precincts.



### (3) Mixed Housing

These Precincts are intended to accommodate a wide range of housing forms at low to medium densities and offer housing choices to meet the needs of their respective communities.

Most of these Precincts were originally developed as traditional low density residential areas. However medium density housing has replaced traditional housing to varying degrees. This has occurred in response to changing community housing needs and the proximity of these Precincts to centres and community facilities as well as attractions such as beaches, rivers and parklands.

Additional medium density residential development will be encouraged, however it is not intended that all traditional houses be redeveloped. Rather a variety of accommodation should be provided in environments that offer high amenity for existing and future residents.

It is envisaged that housing forms would include traditional houses, group, courtyard and cottage houses, dual occupancy dwellings, multiple dwellings and retirement villages. The mix of housing types and densities that may be appropriate in the respective Precincts will be influenced by the location and character of the Precincts and market preferences for particular forms of accommodation.

The majority of land within these Precincts is relatively flat or undulating and suitable for conventional medium density residential development. However parts of some Precincts include steeper sites, many of which enjoy fine views. Development on sloping and steeper sites tends to have greater impacts than development on flatter sites, particularly with respect to visibility, amenity, loss of trees, access and erosion. Therefore residential densities are intended to diminish in proportion to increases in slope and greater attention will be required to resolve design and amenity issues on steeper land.

The amalgamation of existing lots on steeper slopes will also be encouraged to facilitate desirable development outcomes.

In addition some Precincts contain houses and townscapes of historic character or significance that warrant conservation. Consequently the potential densities of infill medium density development in these areas are also intended to be less than in other newer areas in order to reduce pressures for redevelopment and encourage infill development that is compatible with their historic character.

Where sites are fronting heavily trafficked roads or other noise sources, buildings should be suitably located on the site, designed and finished in ways which minimise noise intrusion while still providing opportunities for some casual surveillance of the street from the dwellings.

Non-residential purposes that may be appropriate on land in these Precincts include parks, churches,

general stores, community facilities, and businesses carried out by residents in their own homes where such business activity does not adversely affect the amenity of the locality by way of noise, traffic generation or otherwise.

Commercial uses other than general stores are not intended to be established on land in these Precincts, except on sites which are specifically identified in Planning Area provisions as suitable and intended for Local centre development. The Planning Area provisions may describe such sites as suitable or intended for "Local centre", "Local neighbourhood centre", "Local commercial centre", or "Local commercial and community" development.

Provisions which refer to "convenience centre", "Local convenience centre" or "Local (convenience) centre" development refer only to development for general stores, and must be interpreted and applied accordingly.

In the absence of such specific identification, commercial uses are intended to be established only in centre Precincts. Accordingly, where the Planning Area provisions for a Mixed Housing Precinct are silent about commercial development, that does not indicate planning policy neutrality on the matter, but rather indicates a strong planning policy position that Local centres (or higher order retail or commercial development) are not supported on any site within the Precinct.

Where Local centre development is envisaged or supported by Planning Area provisions, those provisions are to be interpreted as referring only to development which, when considered with any existing or other development at the same locality, meets the size limits specified in the strategic plan and code provisions about Local centres. It is an incorrect interpretation of this Planning Scheme to rely on anything in the text of the Planning Area provisions for a Mixed Housing Precinct to support or justify, as being consistent with the Planning Scheme, the development of any higher order retail facilities on any land within that Precinct.

Even if factors such as need and community benefit can be demonstrated, and even if sites which are, in themselves, suitable for such development can be identified, it is the Council's planning policy position that such factors do not have sufficient weight to override maintenance of the intent to limit non-residential development within the parameters set out in this statement of intent.

Apart from conflict with the hierarchy, the other reasons why neither industrial nor higher order commercial uses are intended to be established on these Precincts are that such uses:

- are unlikely to focus solely or primarily on servicing an identifiable local community; and
- are likely to have an adverse impact on residential amenity; and
- should therefore be located in other, more appropriate, Precincts.

#### (4) Multi-storey Residential

These Precincts are intended to accommodate the highest density residential development within the Shire, together with mainly tourist and leisure oriented commercial development at street level. Both permanent residential and tourist accommodation are encouraged, with any commercial and recreational activity remaining subordinate to the residential component of each premises.

An emphasis on outdoor living, with large balcony areas, verandahs, courtyards and the like is encouraged.

These Precincts are found along the coastal strip at waterside locations near urban centres. While intended to maintain a primarily residential character, a busy holiday atmosphere in an intensely urban setting is envisaged at street level. The preferred form of development includes cafes, restaurants and specialty shops “spilling out” onto well landscaped streets and other public spaces, with either office or residential uses at first floor levels, and residential above. Wholly residential premises are also acceptable.

However, the amount and type of non-residential use should ensure that it does not compete with nearby centres, and that it allows for acceptable levels of amenity to be maintained for both long term and tourist residents.

While buildings of up to six storeys (and in a small number of locations, ten storeys) in height may be developed, such buildings will be required to achieve high design standards, to avoid unacceptable microclimate impacts on surrounding areas and to avoid creating an overpowering unbroken wall effect across sites and whole street blocks.

Neither industrial nor higher order commercial uses are considered consistent with the desired character of these Precincts as such uses are better located in other, more appropriate, Precincts.

#### (5) Sustainable Rural Residential

These Precincts reflect those areas of existing Rural Residential development and those identified by the Strategic Plan (Volume 2 of this Planning Scheme) as “Permissible Areas for Rural Residential”. Some parts of these Precincts may contain good quality agricultural land or areas with significant environmental values. Any such resources and value must be protected.

It is intended that only land without these resources and value be developed for rural residential purposes ie. in the form of small rural lots.

These areas are generally not sewered and are generally not provided with a reticulated water supply except where they are located within an existing water benefited area.

Where good quality agricultural land is within, or adjoins an area proposed for rural residential development, it must be suitably buffered from the area which will be developed. Buffering should be provided by the rural residential development should be within the confines of the rural residential allotment. Such buffering should be stipulated at the time of the application for material change of use, and be in accordance with the “Planning Guidelines: Separating Agricultural and Residential Land Uses”.

Where relevant to the nature of the development proposal, Council will require applicants to demonstrate that an adequate supply of potable water, and sustainable means of wastewater treatment and disposal are to be provided. It is intended that the areas able to be developed in these Precincts be characterised by a low population density where people can enjoy a semi-rural lifestyle within relatively close proximity to urban facilities.

The nature of these areas is essentially residential and the extent and scale of rural activities will therefore be limited.

Multiple unit forms of residential use are generally not intended in these Precincts. Apart from Home-based businesses, non-residential uses are intended to be of a community or utility, rather than a commercial or industrial, nature, in locations where traffic and other environmental and amenity impacts can be avoided or minimised.

Many Precincts are located within, adjoin or traverse areas of recognised ecological significance, which are identified as Special Management Areas. In these instances, the specific conservation values of vegetated areas, as well as their strategic location in contributing to the Shire’s biodiversity values, are intended to be fundamental factors in influencing the location, design, construction and management of proposed development.

Land in these areas is not intended to be developed where such land has environmental values worthy of conservation. Such areas are typically located within important ecological linkages, vegetation mosaics or are part of extensive, core habitat areas. All of these settings are significant for the Shire’s biodiversity, particularly in retaining the diversity and condition of important vegetation associations (especially rainforest remnants) and the integrity of large, unfragmented tracts of habitat. They are intended to be retained, rehabilitated or enhanced and incorporated into the development.

More generally, the built environment in these Precincts should be sited, designed and finished so that it respects and remains visually subordinate to the natural environment by:

- keeping buildings and other structures generally below the height of the dominant tree canopy,
- retaining as much of the remnant vegetation as possible and revegetating degraded areas,
- maintaining natural drainage flowpaths and flow characteristics as much as possible,



- minimising alteration and other disturbance of natural land form and topography in the design, siting and construction of buildings, other structures, roadways and other engineering works, and
- ensuring bushfire and any geological risks are adequately addressed.

## 2.3 General Intent for Centre Precincts

### (1) Town Centre Core

These Precincts are intended to provide for the Shire's highest order and most intense retail, commercial, community, civic and entertainment uses - at Key Regional (Maroochydore), Sub-regional (Nambour), District (Sippy Downs) and major tourist node as the dominant components of the Shire's hierarchy of centres, serving as major employment areas and the preferred location for specialist retailing, regional and local government offices, and major commercial, cultural and entertainment establishments. The Maroochydore Key Regional Centre is expected to develop as the preeminent Centre on the Sunshine Coast.

In these Precincts, the design and finish of buildings, the treatment of public spaces, and the relationship between buildings and public spaces are intended to be of a very high standard in order to create vibrant and highly attractive places to work, live and visit.

The scale of development should be appropriate to the level of the Centre in the centres' hierarchy.

Development in these Precincts is intended to reflect a character and image particular to the Sunshine Coast generally, and the Centre's individual locality in particular.

These Centres are to be highly accessible, and offer a physically attractive pedestrian-oriented environment. In particular development should provide for:

- the consolidation of pedestrian generating uses and activities,
- an attractive, comfortable and safe street-level environment, and
- the enhancement and promotion of places of heritage and/or social significance, and of vernacular forms and materials.

A consolidation of retail, entertainment, community and civic uses within each of these Precincts is desired to maintain each of these centres as an identifiable and accessible community focus for the Region, the Shire and the emerging district community at Sippy Downs.

Residential uses above ground storey level in these Precincts are encouraged by Council as a means of further supporting, and being supported by, the services and facilities provided in the Centres.

### (2) Town Centre Frame

These Precincts are intended to adjoin the Town Centres' Core areas and provide for types of uses and buildings which complement each Core area's functions and environment. These Precincts are expected to have environments which are more vehicle-oriented than the Core Precincts.

The establishment of a wide range of office, service industrial and community uses is primarily intended for land in these Precincts. Non-residential premises should be of a lesser scale and intensity than that in the Centres' Core Precincts. Uses requiring larger site areas, generating higher volumes of traffic and otherwise not needing a central location (such as showrooms, service stations, restaurants with drive-through facilities and the like) are considered more suited to sites in these Precincts.

In these Precincts, residential premises may be approved where Council is satisfied that an acceptable level of amenity can be achieved and is proposed as part of a mixed use development of a site. Generally, dwellings are intended to be situated above ground floor level in a mixed use building.

### (3) Village Centre

These Precincts are intended to provide for the continuation and consolidation of the "Main Street" areas of Palmwoods, Woombye, Bli Bli, Yandina, Eumundi, Montville, Mapleton, and Kenilworth, and of the business and community areas at Buderim and Coolum. These centres are intended to accommodate a mix of business, service industry, municipal and community uses which serve the needs of local residents, residents of surrounding rural areas, and tourists and other visitors.

In these Centres, premises are expected to remain relatively small-scale and in buildings mostly one or two storeys high. The Centres are intended to be focused on attractive and comfortable pedestrian oriented street environments. Parking on streets and in small well-landscaped on-site parking areas is intended in locations which allow easy access to nearby establishments.

Appropriate furniture and planting, footpaths with verandahs or awnings, and buildings built up to the road alignment, are intended to create attractive, pedestrian-friendly, street spaces.

A mix of non-residential and residential premises within these Centres is expected, including sites or buildings with shops or other commercial uses at the front and dwellings behind.

#### (4) Local Centre

These Precincts are intended to provide for shopping, personal service and community facilities at convenient locations to meet the day to day local needs of residents in each neighbourhood. Preferred locations for Local centres are at the centre of or at a gateway/entry to neighbourhoods.

Such centres are intended to remain small, having a gross floor area for commercial uses of no more than 1,000 m<sup>2</sup>. They must be designed and developed in accordance with relevant code provisions. They may contain a small supermarket (consistent with the floor space size limit for the centre), but higher order retail uses, such as standard size (or larger) supermarkets, showrooms and shopping complexes are not intended to be approved. These facilities are intended to be located in higher order centres within the retail and commercial hierarchy set out in the strategic plan.

Local centre Precincts are also the preferred locations for local non-retail facilities which satisfy the needs of the relevant local community, such as community services and recreational facilities. The total gross floor area of a Local centre which includes such facilities may be up to 3,000 m<sup>2</sup> (including the gross floor area of commercial uses which must not exceed 1,000 m<sup>2</sup>).

Premises within these Precincts must be sited and designed to be compatible with surrounding residential areas and to protect the amenity of such areas. As they act as a focus for local community interaction, Local centres must be readily accessible, by car, bicycle and foot, to the relevant local area, and to be designed to encourage safe and convenient movement by pedestrians in the environs of the centre.

### 2.4 General Intent for Industrial Precincts

#### (1) Core Industry

These Precincts comprise the major industrial areas in the Shire and are recognised in the Strategic Plan. While it is generally intended that these Precincts accommodate a wide range of manufacturing, other industrial, storage, distribution, and related activities, the suitability of land for particular uses will vary across the Precincts depending on local conditions.

Each use is intended to locate on a site which enables all applicable performance criteria to be met, and proposals will be considered accordingly.

For example, industries which have potential for serious or material environmental harm and industries that are more hazardous, should seek locations where impacts can be effectively managed or controlled to acceptable levels. Specific locational criteria for such industries may include:

- areas where larger land holdings are available,

- sites on which suitable buffer distances from adjoining uses and areas can be maintained, and/or
- areas having direct access to the major road network or other transport facilities.

Where land adjoins, or is directly visible and close to, residential areas or other sensitive receiving environments, higher standards of siting, design, environmental performance, buffering and screening will apply. On such land, particular consideration will be given to:

- the siting, design and finish of buildings,
- landscaping,
- vehicle access arrangements, and screening and use of open areas on the site, to ensure the amenity of the area is protected.

Similarly, activities generating high volumes of traffic, particularly heavy vehicle traffic, should locate in areas having direct access to a major road network or access other than through residential areas or other sensitive receiving environments. Where traffic from the site may adversely affect residential or other sensitive uses, any development approval may be subject to the implementation of specific impact management measures. Such measures may include:

- installation of local area traffic management devices;
- agreement regarding preferred routes for service and delivery traffic;
- scheduling of deliveries to times that are compatible with surrounding uses; and
- other fleet and vehicle management practices.

Proposals for new development may also be required to demonstrate compatibility with existing uses on adjoining land. This is likely to most commonly apply where any proposed or existing use involves food processing or beverage production.

Public utility works and undertakings are considered consistent with the desired character of these Precincts.

Uses reasonably associated with industrial operations (like the sale of goods resulting from the operations on the site, and branch offices of banks and similar financial institutions), or those directly serving workers (including catering and recreational facilities) may be considered appropriate within these Precincts where a need for any such use can be demonstrated to Council's satisfaction.

It is preferred that such non-industrial uses be consolidated at identifiable nodes which are conveniently accessible to surrounding industries for example, by being situated centrally or at an entry/gateway to the locality.

Residential, community or higher order commercial (including primary retail) uses are generally not considered to be consistent with the desired character

of these Precincts as such uses would reduce the availability of land for industry and introduce activities incompatible with the operations of an industrial area.

Such uses should be located in other, more appropriate, Precincts.

## (2) Business and Industry

Land included in these Precincts comprises:

- areas outside the Shire's major industrial areas used or intended for use for industrial purposes and compatible uses, and
- land at the edge of the major industrial areas which can serve as a transition and buffer area for the lands in the Core Industry Precincts.

Within Business and Industry Precincts, preferred uses are small scale operations having a service or light industrial character and little potential for material or serious environmental harm or nuisance.

Such uses include those catering to the service trades needs of the surrounding community, for example service stations, servicing and repairs of household goods and appliances, tyre sales and fitting, plumbers and builders yards, and like activities. In some Precincts of this type, a wider range of industrial and related uses may be appropriate depending on local area conditions.

At suitably accessible and more visible locations across these Precincts, a more commercially-oriented mix of industrial showroom, and compatible activities may be developed. Such locations are envisaged to be framing town or village centres, at the periphery of larger industrial areas, and at locations which are more visible and accessible from major roads.

Where land adjoins or is visible from, and close to, residential uses or fronts a heavily trafficked road, premises are intended to achieve relatively high standards of appearance and environmental performance. On such land, particular consideration will be given to:

- the siting, design and finish of buildings,
- landscaping,
- vehicle access arrangements, and
- screening and use of open areas on the site, to ensure that the amenity of the surrounding area is protected.

Other uses reasonably associated with industrial activities (like the sale of goods resulting from the assembling, repairing, servicing, packing or similar operations on the site, storage facilities and ancillary offices), or those directly serving workers (including catering and recreational facilities), may be considered appropriate on land within these Precincts. It is preferred that such non-industrial uses be consolidated at identifiable nodes which are conveniently accessible to surrounding uses, for example, by being situated centrally or at an entry/gateway to the locality.

Public utility works and undertakings are also intended as necessary on land within these Precincts.

Uses which are characteristically noisy, generate unpleasant odours, usually involve out of hours operations, have a particular risk of fire, explosion or toxic release, or generate more than occasional flows of heavy vehicle traffic, are considered generally unacceptable in these Precincts.

Residential, community, or higher order commercial (including primary retail) uses are generally not considered to be consistent with the desired character of these Precincts as such uses would reduce the availability of land for business and industry activities, and could undesirably compete with (rather than complement) commercial development within centres. Such uses should be located in other, more appropriate, Precincts.

## 2.5 General Intent for Other Precincts

### (1) Special Purpose

These Precincts provide for major land-extensive uses which are in reserves, on designated land (under the Act), or otherwise under the control of Commonwealth, State or Local Government. Included in these Precincts are State Forests, Timber Reserves, National Parks and other conservation parks, as well as particular uses like the Sunshine Coast Airport and the Nambour Hospital.

These Precincts do not include all government purposes.

Some of these Precincts may also include privately owned land used or suitable for use for purposes which are supplementary to and support the primary public/government purpose in the area, or are compatible with the primary public purpose.

These Precincts may comprise only privately owned land used for such land extensive purposes as golf courses. Such existing uses are intended to continue and may be intensified.

### (2) Master Planned Community

Lands included in these precincts are intended to provide for the orderly growth of the Shire into “greenfield” areas nominated by the Strategic Plan for “urban” purposes. Most of these lands, are being developed, or will likely be developed, for residential uses and for purposes which are compatible with and support residential uses.

It is intended that master planned communities achieve a balanced community, living and working in an environment which is ecologically and economically sustainable and which provides high standards of amenity and lifestyle opportunities in accordance with basic physical, social and economic needs. A master planned community should involve comprehensive planning, using best contemporary practices integrating the social, physical, natural, built and economic environments.

It is intended that within these Precincts, new communities be developed with a higher degree of self-containment and sustainability than are typically found in dormitory suburbs. A master planned community should be structured into a series of identifiable Precincts with appropriate commercial and community facilities, interconnected with open space, pedestrian and transport corridors.

Residential uses within these Precincts are intended to provide appropriate choices for all people and allow residents the opportunity to remain within their communities during all stages of their life. Retirement villages will therefore be acceptable, along with a range of other housing types, at suitable locations.

It is intended that all new dwellings have good access to transport, open space, schools, shops and community facilities. These support facilities should be provided as early as possible and should, as far as practicable, be co-located in and around centres.

While predominantly low density residential development is intended, sites close to centres and accessible to public transport are the preferred locations for medium density housing and non-residential uses which can contribute to the vitality of the local community.

A master planned community must plan for and facilitate the delivery of services and facilities to meet the needs of the community. Where appropriate a wide range of formal and passive recreation opportunities, and an extensive linked and quality open space system should be provided.

A master planned community should provide high levels of accessibility and mobility through the effective relative location of key facilities supported by an efficient and safe vehicular, cycle and pedestrian network.

Master planned communities should promote a unique identity, strong visual character and special ambience through urban design, landscaping, integration of the natural environment, the built form and public art.

Many Precincts are located within, adjoin or traverse areas of recognised ecological significance, which are identified as special management areas. In these instances, the specific conservation values of vegetated areas, as well as their strategic location in contributing to the Shire’s biodiversity values are intended to be fundamental factors in influencing the location, design, construction and management of proposed development.

Land in these areas is not intended to be developed where such land has environmental values worthy of conservation. Such areas are typically located within important ecological linkages, vegetation mosaics or are part of extensive, core habitat areas. All of these settings are significant for the Shire’s biodiversity, particularly in retaining the diversity and condition of important vegetation associations (especially rainforest remnants) and the integrity of large, unfragmented tracts of habitat.

The development of sites containing or in the vicinity of such lands will require innovative approaches and occasionally lower development yields to ensure the retention of these values.

It is intended that as areas are developed, significant natural features will be retained, rehabilitated or enhanced and incorporated as part of the overall development. In some cases the careful and sensitive development of all or part of sites within these areas may be possible, while for other sites, development would not be possible without detracting from the

significant environmental values of these natural features.

Where the particular Precinct is not subject to an existing development approval, or the approval is to be amended, Council will request a development proponent to carry out master planning for the locality. The outcomes of such planning are intended to be presented as a Local Area Master Plan (LAMP) showing:

- major land use areas,
- any areas with significant environmental values,
- preferred movement corridors,
- major drainage paths, and
- the relationship of the local area to surrounding areas, services and facilities.

An LAMP is intended to guide future development in the locality to which it applies and is expected to be incorporated into the Planning Scheme pursuant to Schedule 1 of the Integrated Planning Act 1997 or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instruments) of the Integrated Planning Act 1997.

Development which may prejudice the implementation of preferred future infrastructure servicing or land use activities is not intended. An infrastructure agreement is to be in place and incorporated into any master planning for these Precincts.

These Precincts also recognise major existing, stand-alone, integrated tourist/residential resorts within the Shire.

An advertised preliminary approval for a master planned community may also contain specific codes.





### 3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

#### 3.1 Planning Area No. 1 - Maroochydore

##### 3.1.1 Location and Role

Maroochydore is located in the south-eastern corner of the Shire on the banks of the Maroochy River.

The principal role of the Maroochydore Planning Area is to function as the Key Regional Centre for the Sunshine Coast, by providing the highest order of services and employment for residents of the Shire and the surrounding region.

The Maroochydore Planning Area also supports a diverse range of residential accommodation for both permanent residents and tourists.

##### 3.1.2 Vision Statement

(1) It is intended that:

*Maroochydore will continue to consolidate its role as the pre-eminent urban centre on the Sunshine Coast, serving the Sunshine Coast region of around half a million people by the year 2030. The highest order of retail, business, and administrative functions in the region will collect in Maroochydore, making it a focus for the shopping, business, administrative, and civic life of the region's community.*

(2) This means that:-

- (a) Maroochydore will be a high order, multi-functional centre, incorporating a broad range of retail, commercial, educational, government, residential, cultural, health, entertainment, tourist, and recreational and leisure facilities which are provided in a compact centre where visitors and residents can walk between its component parts. The concentration of many different uses will promote beneficial linkages; encourage multi-purpose trips; and contribute to a strong city image and community identity.
- (b) Residential uses, including tourist accommodation will be integrated at appropriate locations and densities throughout Maroochydore. Where appropriate, residential uses will be mixed with commercial uses and contribute to the economic viability and social vitality of the Centre, particularly outside normal business hours, as well as placing a residential population within convenient walking and cycling distance of employment and services.
- (c) Maroochydore will play a vital role in the economic development of the Sunshine Coast. The concentration of economic activity at Maroochydore as the region's dominant centre, will achieve thresholds that attract certain major

or highly specialised activities. The viability of businesses and services will be enhanced by high levels of interaction, made possible by their concentration in the Town Centre Core. Maroochydore will also serve as a major tertiary sector employment centre that supports and stimulates other economic sectors of the region.

- (d) Maroochydore will grow and consolidate as an economically robust centre with intrinsic qualities of diversity, integration, accessibility, sense of place, convenience and community. Its success will underpin the social, economic and cultural vitality of the Sunshine Coast as it evolves.
- (e) New development will be compact, well-ordered and transit-oriented. A fast, direct and frequent public transport system will serve Maroochydore. Activities which attract the greatest numbers of people, such as major office employment and shopping areas, will be arranged at densities which maximise accessibility and convenience. The public transport system will result in energy efficiency gains, reduced vehicle congestion and a high level of equality in terms of access to services.
- (f) Maroochydore will achieve a high level of accessibility and convenience for pedestrians, cyclists, public transport and private vehicles. Visitors will be able to conveniently access all of the functions of the centre on foot, thereby limiting multi-purpose vehicle trips within the Town Centre Core.
- (g) The network of roads, carparks, and pathways will provide close, direct and walkable linkages between housing, public transit nodes, workplaces, shopping and other destinations. Cornmeal Creek will serve as a major spine for pedestrian movement throughout the Town Centre.
- (h) Maroochydore will be attractive, distinctive and memorable, with the excitement and vigour of a busy urban centre that is enticing to business, while reflecting the relaxed, open air, water-oriented atmosphere and other special qualities that typify Maroochydore and the Sunshine Coast.
- (i) The Centre's built form and landscaping will be functional, distinctive and attractive. It will have a strong sense of place and reflect the unique character of the Sunshine Coast. The high quality of the building and landscape design will significantly contribute to the attraction and character of Maroochydore.

- (j) New premises will be at a scale, density and style that clearly identifies Maroochydore as the busiest, liveliest and most important business centre in the region. At the same time it will retain a character that workers, residents and visitors alike can relax in and enjoy.
- (k) Attractively landscaped and useable parks, plazas and public spaces will be provided in accessible and prominent locations, providing open space for recreational activities, and protecting natural environmental assets, to compliment increasing development in Maroochydore.
- (l) The design of Maroochydore will integrate the area's natural attributes, such as the Maroochy River, Cornmeal Creek, significant vegetation and sensitive habitats, in a way which protects their ecological integrity, enhances their aesthetic value, and secures them as features contributing to the centre's identity and quality of place.

(3) It is also intended in relation to Precincts 7 to 11 and Lot 41 of RP817451 in Precinct 5, that development occurs in accordance with a Local Area Master Plan adopted by Council, and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

(4) In relation to Precinct 3 (Sunshine Plaza), it is intended that development occurs in accordance with a Shopping Complex Master Plan adopted by the Council, and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

### 3.1.3 Key Character Elements

#### (1) Location of Uses and Activities

##### *Town Centre Core and Frame*

Maroochydore will develop with an identifiable Core and Frame. The core area will be contained within approximately a 400m radius to support uses establishing within convenient walking distance of each other. The highest intensity of use will be concentrated in the Town Centre Core (see Figure 3.1.1), with less intensive use in the Town Centre Frame. The Town Centre Frame will generally buffer the surrounding residential areas from the impact of concentrated activities in the Town Centre Core. The following uses are generally considered appropriate in the Town Centre Core:

- retail uses;
- hospitality uses;
- tourist facilities;

- offices;
- residential accommodation;
- tourist accommodation;
- cultural facilities;
- community and health facilities; and
- entertainment uses.

The following uses are generally considered appropriate in the Town Centre Frame:

- low-medium density offices;
- tourist accommodation;
- cultural facilities;
- community and health facilities; and
- educational uses.

In addition, the following uses are considered appropriate in particular parts of the frame:

- showrooms;
- residential accommodation; and
- carparks.

##### *Town Centre Periphery*

Land which does not form part of the Town Centre Core or Frame, forms part of the Town Centre Periphery. Land within the Town Centre Periphery will primarily support residential development of varying types and densities, including:

- Detached dwellings;
- Dual occupancy developments;
- Multiple dwelling units;
- Retirement villages;
- Accommodation buildings; and
- Motels.

A significant number of lots located to the south of the Town Centre Core have been identified as suitable for primarily Industrial uses, and a limited range of Commercial uses, including:

- Car washing station;
- Funeral parlour;
- Garden centre;
- Landscape supplies;
- Light industry;
- Rural service industry;
- Sales or hire yard;
- Service station;
- Storage yard;
- Vehicle depot;



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The construction of a retail shop in the form of a supermarket with a gross leasable floor area of 4,900m<sup>2</sup> is considered suitable on Lot 41 on RP817451.

*Note: The above supermarket is supported by Council and may become Code Assessable if part of a master planned community developed in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

- **That area located to the south of the core, in the vicinity of Plaza Parade (but not Carnaby Street):**

In this part of the precinct, the establishment of Shops, Art and craft centres, Fast food stores, and Restaurants, particularly at ground storey level, is also considered appropriate.

Stand alone Carparks are also appropriate in this part of the precinct, where they are designed to resemble the appearance of an office building.

- **That area located to the south of the core, in the vicinity of Carnaby Street:**

In this part of the precinct, Fast food stores and Restaurants may be provided in a central area, preferably in a court yard setting, to provide for the needs of the office workers located within this part of the precinct. Consequently, the Fast food stores and Restaurants should not function as an end destination in themselves.

Temporary Showrooms may also be developed within this precinct, on the corner of the proposed Southern Access Road and Plaza Parade. The life span of the Showrooms is not to exceed 10 years. Stand alone Carparks are also appropriate in this part of the precinct, (except where located adjacent to the boundary of the golf course), where they are designed to resemble the appearance of an office building.

If a public transport corridor and destination public transport terminus are constructed in this location in the future, uses normally ancillary to a facility of the size constructed, may be favourably considered where proposing to establish on the site.

- **That area located to the north of the core in the vicinity of Church Street:**

New development should be located or designed such that it does not have an adverse effect on residents located in the surrounding residential precinct. An adequate buffer will be provided between development on sites within this precinct and development on adjoining sites in the "Anzac Avenue (Mixed Housing) Precinct".

- **That area located to the north-west of the core, in the vicinity of Primary School Court:**

New development within this precinct will contribute to the creation of attractive streetscapes characterised by buildings set in well landscaped grounds.

Any substantial, existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within new developments.

New commercial buildings are to exhibit a residential character and respect the scale, setback, and amenity of existing, surrounding development.

Commercial buildings will be required to meet residential density provisions for multi-unit residential development, in terms of building setbacks, plot ratio, and minimum landscape / recreation areas.

Residential dwellings, where appropriate, may be converted for commercial use, where the abovementioned requirements can generally be achieved.

A number of the properties within this precinct have frontage to Maroochydore Road, which is a gateway location to the Maroochydore Town Centre. In particular, Offices or Medical Centres which are developed in Primary School Court, with rear frontage to Maroochydore Road, are to exhibit a high standard of architecture to this frontage.

No signage will be permitted along the Maroochydore Road frontage of this precinct, and any rear service areas provided along this frontage will be well screened with fencing and landscaping.

- **That area located to the west of the core, in the vicinity of Millwell Road:**

Any development within this portion of the precinct will allow for the upgrade of Cornmeal Creek.

New development except for carparking structures will be focused towards Cornmeal Creek and the street, and public access will be made available along the creek and through the precinct to the creek.

A supermarket and its environs will be designed in accordance with the following design guidelines:

- the building will be oriented and designed to address Plaza Parade and Cornmeal Creek;
- active frontages of a human scale will be provided to both Plaza Parade and Cornmeal Creek;
- a variety of complementary materials will be used in the construction of the building;

- a high degree of architectural interest will be provided through the use of colour, angles of planes, and shadows;
- the provision of carparking at the rear of the building, with access from Millwell Road;
- the integration of the built form with landscape planting and generous landscape treatment; and
- the construction of human scale signage to the Plaza Parade frontage of the site, including the construction of only one freestanding advertising sign.

The built form and its environs will be compatible with and complementary to cultural icons, such as a Convention Centre, Cultural / Performing Arts Centre, constructed in the vicinity of the site.

• **That area located to the south of the core, in the vicinity of Carnaby Street:**

Provide a significant band of landscaping to lots which have frontage to the proposed Southern Access Road and Plaza Parade. Landscaping will be at least 4 metres in depth, adjacent the property boundary to the street, with a maximum of one row of carparking provided between the landscaping and the buildings.

Access into the site from the proposed Southern Access Road is considered undesirable, consequently, primary access to carparking provided on the lots will be from Carnaby Street. Multi-storey carparks will be located behind development fronting Plaza Parade and Southern Drive and will be designed to resemble the appearance of an office building.

Carnaby Street will be converted into a cul-de-sac to prevent cars from using Carnaby Street as a short cut between the proposed Southern Access Road and Plaza Parade. Consideration should also be given to providing a cul-de-sac off Carnaby Street into the rear of the lots to provide access to carparking areas.

Development will be designed and positioned to provide for connectivity between buildings located within this precinct. It is also important that development is designed to provide for vistas through the site between Plaza Parade, Carnaby Street and the Southern Access Road. This is considered particularly important from a crime prevention point of view.

Particular attention should be paid to the design of buildings located adjacent to the golf course, including the design of the roof line, as flat roofs are considered inappropriate.

**Preferred Maximum Density for Commercial Premises**

Location	Maximum Plot Ratio	Minimum Landscape/recreation area
For all sites located in the vicinity of Church Street, Primary School Court and Millwell Road	1.5	10%
For all sites located in the vicinity of Plaza Parade and in Carnaby Street, where having a common boundary with the Golf Course	1.75	10%
For all other sites in the vicinity of Carnaby Street	2.5	10%

**Maximum Building Height**

- On sites in the vicinity of Church Street:
  - 3 storeys (but not more than 12 metres)
- On sites in the vicinity of Primary School Court:
  - 3 storeys (but not more than 12 metres)
- On sites in the vicinity of Millwell Road:
  - 3 storeys (but not more than 12 metres)
- On sites in the vicinity of Plaza Parade (but not including Carnaby Street):
  - 4 storeys (but not more than 16 metres)
- On sites in the vicinity of Carnaby Street, having a common boundary with the golf course:
  - 4 storeys (but not more than 16 metres)
- On all other sites in the vicinity of Carnaby Street:
  - 6 storeys (but not more than 25 metres)

**(6) Aerodrome Road (Precinct Class = Town Centre Frame)**

**Intent**

This precinct includes the existing strip of commercial developments along Aerodrome Road, and properties located in adjacent Maud Street which are also partly used for Commercial purposes.

The precinct is a major gateway to the key regional centre of Maroochydore, as well as a major thoroughfare route for tourists driving along the coastal tourist route. The precinct has never consciously been developed as a gateway, resulting in uncoordinated

building form and signage, which is compounded by traffic conflicts.

Numerous developments within the precinct are reaching the end of their economic life and have potential for redevelopment.

It is intended that Aerodrome Road will become a boulevard providing a gateway entry to Maroochydore key regional centre. In that regard, the redevelopment of the precinct provides opportunities to improve building design, reduce signage clutter and reduce traffic conflicts through more controlled vehicle access points.

Low to medium density offices are encouraged in the precinct, allowing for retail or commercial uses at ground level. Active uses at the street frontage are encouraged.

Land consumptive uses are not encouraged in this precinct it is intended that other town centre frame precincts in the Maroochydore Planning Area would fulfil this function. Any showrooms in the precinct will be of a modest scale that does not visually dominate the streetscape.

Development will maintain or enhance the character of small shop fronts facing the street.

There is also limited opportunity for Multi-unit residential development in that part of the precinct located in Maud Street, to the north of Aerodrome Road, whether in association with Offices or Medical centres, as a mixed-use development, or by itself. This part of the precinct adjoins a residential precinct, is close to river frontage and is removed from the traffic conflicts of Aerodrome Road making it suitable for residential uses.

The continued use of premises north of Aerodrome Rd between Memorial Ave and George St for Institutional and Community uses is also considered appropriate.

**Preferred and Acceptable Uses**

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

A stand alone Carpark may also be appropriate within this precinct, where it is designed to resemble the appearance of an office building, and where it does not detract from the amenity of adjacent residences.

Undesirable uses include all other Commercial and Industrial uses, in particular Service stations and Sales or hire yards.

**Landscape and Built Form**

The redevelopment of sites or the re-use of existing premises will improve the appearance of this gateway location.

Blank walls, large service and storage areas, carparks and loading docks which dominate the streetscape, are contrary to achieving a gateway to Maroochydore regional centre and do not provide for sensitive transition into adjacent residential areas.

Particular attention is to be paid to the architectural quality of buildings; the provision of simple, modest, yet high quality signage, improvements in carparking provision and vehicular and pedestrian access arrangements.

Where the re-use or modification of existing premises is proposed, substantial improvements are to be made to the appearance and function of the site, through improved facade treatment, a reduction in signage, as well as ensuring adequate carparking provision and vehicular access.

Where development abuts residential properties, measures are to be implemented to minimise conflict with residential amenity, including but not limited to, the siting and design of buildings and service areas, and the use of screen fencing, landscaping and anti-glare lighting.

Development along Parker or Maud Street will respond to the predominant residential character of these streets and will provide an appearance that beneficially contributes to the residential amenity, whether through interesting facade treatment, landscaping and/or substantial screening of service areas and carparks.

**Preferred Maximum Density**

<b>For multi-unit residential premises in Maud Street and north of Aerodrome Road</b>		
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	Maximum plot ratio	Minimum landscape/recreation area
180	0.6	30%

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this planning scheme)

**Preferred Maximum Density**

<b>For commercial and mixed-use commercial premises</b>	
Maximum plot ratio	1.0
Minimum landscape/recreation area	10%

**Maximum Building Height (all premises)**

- 3 storeys (but not more than 12 metres)

**(7) Cultural/Office  
(Town Centre Frame)**

**Intent**

This precinct is located to the south of the Maroochy Town Centre and forms part of the Town Centre Frame. It has frontage to both the proposed Southern Access Road and to Plaza Parade. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm". The land is currently vacant and used for rural purposes.

This precinct has been identified as a regional facilities/mixed-use commercial precinct which may accommodate a range of uses which support but do not compete with the function and purpose of the Town Centre Core. Land within this precinct is pre-eminently located adjacent to one of the most significant gateways into the Town Centre, consequently, the built environment will be designed to reflect the pre-eminent nature of this location.

Land consumptive regional sized uses and facilities such as a convention centre, a cultural centre/performing arts centre, town centre gardens, and a new major access road, are all appropriately located and provided within this precinct. In particular, the convention centre and cultural / performing arts centre will have a distinct "civic" vernacular. They are desirably set amongst landscaped grounds and located with frontage to a formal central water body. Office buildings will also have a "civic" vernacular and will be punctuated by distinctive civic spaces.

To a lesser extent, commercial uses such as Hotels, Restaurants, Convenience restaurants, Fast food stores, showrooms, offices and medical centres may also locate within this precinct, however, such uses will be located, designed and constructed to ensure that they do not contribute to commercial sprawl, particularly along the proposed Southern Access Road. The proposed Southern Access Road will function as one of the primary access roads into the town centre, consequently, development and associated landscaping will be required to be of the highest quality and standard.

As this precinct is located in the Town Centre Frame, Motels and freestanding multi-storey carparks are also considered appropriate. However, multi-storey carparks will not be located directly adjacent to the proposed Southern Access Road. Instead, signs of a discrete size, will be strategically located to advertise the entrance to carparks.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Convenience Restaurant, Fast Food Store, Hotel, Restaurant and Motel, Advertisement and Caretaker's Residence.
- Art and Craft Centres and Shops (provided the use services the day-to-day needs of workers

and/or tourists within this precinct, and the total gross floor area of the shops and Art and craft centres within the precinct do not exceed 1500m<sup>2</sup>).

- Medical Centres and Offices (where situated in premises above ground storey level).
- Carpark (where located on a site which does **not** have frontage to the proposed Southern Access Road).
- Indoor Recreation - night club (where being the only such premises in the precinct and where located within the Convention Centre/Hotel, or self-contained site capable of substantially reducing potential amenity impacts on adjacent future and existing residential development).
- Indoor Recreation - other than a night club (where located within the Convention Centre/Hotel).
- Showroom (where located on a site with frontage to the proposed Southern Access Road).
- Special Use (where being the only such premises in the precinct and in the form of a Regional Cultural/Performing Arts Centre).

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning act 1997.*

Additionally, a limited number of shops and Art and craft centres are considered acceptable within this precinct, particularly shops which service the day-to-day needs of both workers and tourists within this precinct, as long as the total gross floor area of the shops and Art and craft centres do not exceed 1500m<sup>2</sup>, in order that the viability and function of shops located in the Town Centre Core will not be compromised.

Other Special Uses may be approved in this precinct where it can be demonstrated that a need exists and impacts in relation to traffic, and amenity, etc, can be satisfactorily resolved

Uses considered particularly undesirable within this precinct include: a shopping complex, detached housing, and industrial uses.

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new

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*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

Undesirable uses within this precinct include: Shops, a Shopping complex, Detached dwellings on lots greater than 600m<sup>2</sup>, and Industrial uses.

### **Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented towards, and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will also be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

Significant vegetation located in the southern portion, of this precinct, adjacent precinct 28, which is described as *Melaleuca quinquenervia* and *Livixtona australis*, incorporating a remnant of *Archontophoenix cunninghamiana*, will be protected from adjoining development.

Land within this precinct will be required for a major transit route. A new primary access road will connect the Sunshine Motorway to Plaza Parade, and will eventually be constructed to a 4 lane standard. The road will be lined with trees to provide an attractive boulevard into the town centre.

Once the proposed Southern Access Road is constructed, this precinct will be located on one of the major access roads into the town centre, consequently, development is to be of a high standard appropriate to a gateway location. Special attention is

to be paid to the architectural quality of the buildings constructed; the provision of high quality landscaping; and the provision of simple yet high quality signage which complements the built form, to enhance the boulevard effect. In particular, Showrooms will incorporate design measures which minimise their bulk and scale, and the built environment adjacent to the proposed Southern Access Road will predominantly comprise buildings constructed with common walls, as compared to freestanding structures.

No access will be available to lots which front the proposed Southern Access Road. All access will be obtained via rear service / access lanes. All Carparks, including ancillary carparks, will be located to the rear of developments, where the use is located along the frontage to the proposed Southern Access Road.

Buildings located adjacent to the proposed Southern Access Road will not exceed 3 storeys in height, and buildings located adjacent to the waterways will not exceed 2 storeys in height. However, buildings will be permitted to increase in height to a maximum of 6 storeys at the centre of the precinct. Consequently, buildings will be graduated down in height from the centre of the precinct to the proposed Southern Access Road, and the waterways. This will generally enable all premises to be provided with a view to either waterbodies, the Horton Park golf course, the Buderim mountains, or the Maroochydore Town Centre.

The amenity of the proposed Southern Access Boulevard and adjacent streetscapes should display a uniquely Sunshine Coast built vernacular, enhanced by lush sub-tropical elements of a scale commensurate with the character and function of the boulevard. Landscaping provided in this precinct will be compatible with existing remnant vegetation located within this precinct.

In accordance with the pre-eminent location of this precinct, a landmark structure, potentially in the form of a distinctive piece of artwork, may be constructed at the southern end of the proposed Southern Access Road.

<b>For multi-unit residential premises</b>			
<b>Site Area Range</b>	<b>600m<sup>2</sup>-1599m<sup>2</sup></b>	<b>1600m<sup>2</sup>-2399m<sup>2</sup></b>	<b>More than 2400m<sup>2</sup></b>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	140	120	100
Maximum Plot Ratio	0.8	1.1	1.35

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

**Preferred Maximum Density**

For all premises, located along the proposed Southern Access Road	
Maximum Plot Ratio	1.5
Minimum Landscape/Recreation Area	10%

**Maximum Building Height**

- Adjacent to the proposed Southern Access Road: 3 storeys (but not more than 12 metres)
- Adjacent to the waterways: 2 storeys (but not more than 8.5 metres)
- Elsewhere in the precinct: 6 storeys (but not more than 25 metres).

**(9) Mixed Residential (Precinct Class = Master Planned Community)**

**Intent**

This precinct is located adjacent to the Sunshine Motorway, in the Town Centre Periphery, south-west of the Maroochydore Town Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm". The land is currently vacant and used for rural purposes.

The land has been nominated as a Master planned community, as this nomination provides for greenfield sites which are intended to be developed for urban purposes. As this land is located in the Town Centre Periphery, it is considered particularly suitable for residential development.

Residential development should occur in accordance with a Master Plan which complies with the provisions of the Supplementary Table of Development Assessment (Refer Vol 1), and Landscape and Built Form criteria.

Due to the land's proximity to the Maroochydore Town Centre, a range of residential accommodation types is preferred. This includes detached houses, dual occupancies, multiple dwelling units, and accommodation buildings.

This will require the provision of a range of residential lot sizes. Whilst it is anticipated that some traditional sized residential lots, 600m<sup>2</sup> and above, will be provided in this precinct, they will not exceed 25% of the total number of lots provided in the precinct.

Additionally, one shop to serve the day-to-day needs of the local residents is considered appropriate within this precinct. It is desirably located on a corner lot or adjacent to public parkland, or both. It is anticipated that a shop of around 100m<sup>2</sup> would adequately service the needs of the local residents.

It is not anticipated that community uses will locate within this precinct, however, if a community need

can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

Non-residential development is not considered desirable within this precinct, except for one convenience shop to serve the day-to-day needs of the local residents.

There is an existing band of remnant vegetation located centrally within this precinct which is considered worthy of retention. It has value as a dense natural green belt and buffer, which enhances the amenity of the locality. The land will, therefore, be subdivided in a manner which ensures the retention of this band of remnant vegetation.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Accommodation Building, Dual Occupancy, Home Based Business and Multiple Dwelling Units.

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

The band of existing remnant vegetation located within this precinct contains remnant tall Melaleuca Forest, a pocket of Tall Palm Forest, and a range of more recent introduced species. It has value as a dense natural green belt and buffer which enhances the amenity of the locality, and for this reason should be retained. Management measures will need to be implemented to ensure that the integrity of the vegetation is not compromised in any way when the land is subdivided.

<b>For multi-unit residential premises</b>			
<b>Site Area Range</b>	<b>600m<sup>2</sup>-1599m<sup>2</sup></b>	<b>1600m<sup>2</sup>-2399m<sup>2</sup></b>	<b>More than 2400m<sup>2</sup></b>
<b>Site area per dwelling (m<sup>2</sup>) for calculating the DUF<sup>1</sup></b>	<b>160</b>	<b>140</b>	<b>120</b>
<b>Maximum Plot Ratio</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Development will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to either the waterways, significant areas of vegetation, open spaces, the Buderim mountain, or the Town Centre.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

Given this precinct borders the Sunshine Motorway, adequate acoustic and privacy buffers will be provided along this boundary.

### **Maximum Building Height**

- 3 storeys (but not more than 12 metres)

## **(10) Low / Medium Density Residential (Precinct Class = Master Planned Community)**

### **Intent**

This precinct is located adjacent to existing residential development in the Town Centre Periphery, south-west of the Maroochydore Town Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm". The land is currently vacant and used for rural purposes.

The land has been nominated as a Master planned community, as this nomination provides for greenfield sites which are intended to be developed for urban purposes. As this land is located in the Town Centre Periphery, it is considered particularly suitable for residential development.

Residential development should occur in accordance with a Master Plan which complies with the provisions of the Supplementary Table of Development Assessment (Refer Vol 1), and Landscape and Built Form criteria.

Due to the precinct's proximity to the Maroochydore Town Centre, a range of residential accommodation types is preferred. This includes Detached houses, Dual occupancies, and Multiple dwelling units. However, land developed adjacent to the existing residential housing will be of a similar scale and density.

A range of residential lot sizes will be provided in the remainder of the precinct. Whilst some traditional sized residential lots, 600m<sup>2</sup> and above, may also be provided in the remainder of the precinct, the total number of traditional sized lots will not exceed 25% of the total number of lots provided in the precinct.

Non-residential development is not considered desirable within this precinct, except for the provision of convenience shops to service the day-to-day needs of the local residents, including a coffee shop, which do not exceed a combined total gross floor area of 250m<sup>2</sup>.

There are existing remnant vegetation communities located along the northern edge of this precinct which are worthy of retention, particularly given they will buffer development within this precinct from adjoining residential development located to the north of this site.

To ensure the amenity of the adjoining residents' is protected, buildings located adjacent to the established residential area should not exceed 2 storeys (8.5 metres) in height. Premises in the remainder of the precinct may be developed to 3 storeys (12 metres) in height.

### **Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Dual Occupancy, Home Based Business and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north).

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section*

Additionally, convenience shops to service the day-to-day needs of the local residents may be constructed within this precinct at ground storey level. The shops will be located away from the established residential area to the north and preferably on a corner lot, adjacent to either a public park or the waterway, or both. They may also form part of mixed-use development, containing residential accommodation. Any coffee shop provided will not exceed a gross floor area of 100m<sup>2</sup> with the combined total gross floor area of the shops not exceeding 250m<sup>2</sup>.

Whilst a Retirement Village has not been identified as a preferred use within this precinct, a Retirement Village may be permitted where it is located away from the established residential area to the north and is satisfactorily designed to complement other forms of residential development within the precinct. The traffic implications of the development will also be required to be satisfactorily resolved.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

As this is a residential precinct, other non-residential uses are undesirable.

### ***Landscape and Built Form***

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

### ***Preferred Maximum Density***

<b>For multi-unit residential premises</b>			
<b>Site Area Range</b>	<b>600m<sup>2</sup>-1599m<sup>2</sup></b>	<b>1600m<sup>2</sup>-2399m<sup>2</sup></b>	<b>More than 2400m<sup>2</sup></b>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

There are three different remnant vegetation communities located within the northern portion of this precinct. Whilst two of the vegetation communities (Eucalyptus microcorys Open Forest and Melaleuca quinquenervia Woodland / Open Woodland) have been disturbed to varying degrees, one community (the Melaleuca quinquenervia Open Woodland with Lepironia articulata and Blechnum indicum) which is a small wetland environment, is undisturbed. As the wetland community is undisturbed, it should be retained, and the surrounding vegetation retained as a buffer, to ensure its protection. The remaining two vegetation communities contain vegetation worthy of retention, consequently, development within this area will be designed and managed to ensure the maximum amount of vegetation is retained, and where possible enhanced.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to either the waterways, significant areas of vegetation, open spaces, the Buderim mountain, or the town centre.

Attractive, vegetated streetscapes will be provided, which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

### ***Maximum Building Height***

Adjacent to the established residential precinct to the north: 2 storeys (but not more than 8.5metres)

In the remainder of the precinct: 3 storeys (but not more than 12 metres)



## (11) Medium / High Density Residential (Precinct Class = Master Planned Community)

### **Intent**

This precinct is located in the Town Centre Periphery, south-west of the Maroochydore Town Centre. It is proposed that this precinct will be surrounded by waterways on three sides. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm". The land is currently vacant and used for rural purposes.

The land has been nominated as a Master planned community, as this nomination provides for greenfield sites which are intended to be developed for urban purposes. As this land is located in the Town Centre Periphery, it is considered particularly suitable for residential development.

Residential development should occur in accordance with a Master Plan which complies with the provisions of the Supplementary Table of Development Assessment (Refer Vol 1), and Landscape and Built Form criteria.

Due to the precinct's proximity and its accessibility to the Maroochydore Town Centre, a range of medium to high density residential accommodation types are preferred. This includes Dual occupancies, Multiple dwelling units, and Accommodation buildings. Detached dwellings are not a preferred form of development within this precinct.

Buildings at the centre of the precinct may be constructed to a maximum height of 6 storeys (25 metres). Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct, at the waterways. Premises are intended to be a maximum of 2 storeys in height (8.5 metres) adjacent to the waterways.

Non-residential development is not considered desirable within this precinct, except for the provision of a small local convenience centre, to service the day-to-day needs of the local residents. The convenience centre will be either centrally located or located adjacent to a waterbody and limited in size to a gross floor area of 700m<sup>2</sup>.

### **Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 50% of the total number of waterfront allotments in the precinct, provided the pedestrianised network along the edge of the waterfront is continuous and uninterrupted)
- Accommodation Building, Dual Occupancy and Multiple Dwelling Units (where on a site not

adjoining an existing residential lot in the precinct immediately to the north)

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

Additionally, a small local convenience centre may be provided, to service the day-to-day needs of the local residents. The convenience centre will be located at ground storey level, in a central location. It will be designed to reflect emerging Sunshine Coast vernacular architecture consistent with surrounding residential development. The convenience centre will be limited in size to a gross floor area of 700m<sup>2</sup> and any associated convenience shop will not exceed a gross floor area 150m<sup>2</sup>. A coffee shop and restaurant may also be incorporated into the centre.

It is not anticipated that community uses, except for community recreation facilities, will be provided within this precinct. However, if it can be demonstrated that a need exists for other community facilities, then they may be supported. Community facilities will only be supported where it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents.

As this is a residential precinct, other non-residential uses are undesirable.

### **Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented towards, and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways must also be provided along waterways within this precinct, linking this precinct to the adjoining precincts and ultimately to the Town Centre Core.

Buildings will be constructed such that the taller buildings (not exceeding 6 storeys in height) are located at the centre of the precinct. Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct at the waterways. Development with frontage to the waterways will not exceed two storeys in height. However, it is not anticipated that the Landscape and Built Form will strictly conform to this requirement. The height and bulk of buildings may vary to create interest, as long as the height of buildings provide a transition from higher to lower descending towards

*Preferred Maximum Density*

For multi-unit residential premises			
Site Area Range	< 1600m <sup>2</sup>	1601-2400m <sup>2</sup>	> 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	140	120	100
Maximum Plot Ratio	0.8	1.1	1.35

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

the water and do not exceed two storeys in height at the water's edge.

This precinct will be exclusive in that it will accommodate high quality development of a distinct form. However, it will not be exclusive in the sense that access to the precinct is restricted by security gates or security personnel.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway entrance statements will also be provided into the precinct.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to either the waterways, open spaces, the Buderim Mountains or the town centre.

**Maximum Building Height**

Buildings located at the centre of the precinct:

- 6 storeys (but not more than 25 metres)

Buildings located at the perimeter of the precinct:

- 2 storeys (but not more than 8.5 metres)

Buildings located between the centre and perimeter of the precinct :

- 3 storeys (but not more than 12 metres) to 5 storeys (but not more than 20 metres) and not more than one storey (or 4 metres) difference between buildings on adjoining sites.

**(12) Horton Park Golf Course (Precinct Class = Special Purpose)**

**Intent**

This precinct is occupied by the Maroochydore Golf Course and ancillary facilities. It is intended that this precinct continue to be used for this purpose.

A transit corridor may also be located within this precinct, on a portion of land running parallel to the proposed Southern Access Road.

**Preferred and Acceptable Uses**

The preferred use for the precinct is a golf course, including the existing clubhouse. Minor extensions to buildings and ancillary uses that do not impact upon the existing character or amenity of the golf course and surrounding development, may also be provided.

**Landscape and Built Form**

The current open space and landscape character of the golf course is to be maintained.

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Uses considered appropriate in the precinct include:

- automotive sales, services, and repairs, servicing both business establishments and households;
- small to medium scale service trades outlets servicing a wide range of industries, businesses and households;
- business and commercial equipment repairs and service outlets (covering computers, office machines, communications equipment, office furniture and fittings, and shop fittings);
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, specialist tourism resort transport vehicle repairs and maintenance services, including golf buggies;
- small to medium scale manufacturing establishments;
- small to medium scale transport, storage and distribution depots;
- showrooms retailing both industrial and household products;
- service stations;
- some professional offices associated with industrial sector activities such as the construction and development industries, tourism industry support and supply line services and manufacturing; and
- limited local convenience services including, convenience stores, fast food stores and snack bar facilities.

### ***Preferred and Acceptable Uses***

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

Undesirable uses are most commercial uses, as commercial uses are more desirably located in commercial centres such as Maroochydore.

Notwithstanding the above, the following commercial uses may also be appropriate in the precinct:

- Adult product shops;
- Fast-food stores where it can be demonstrated that they serve a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>;
- A Shop for convenience goods and purposes only, where it can be demonstrated that it serves a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>; and
- Offices, where the office is directly allied with other enterprises in the precinct, and is appropriately located in close proximity to these

uses, rather than in commercial centres such as Maroochydore.

Some indoor recreation uses such as indoor sports centres and gyms may also be appropriately located in this precinct.

### **Landscape and Built Form**

New development in the Precinct should achieve high standards of urban design, siting, landscaping and signage to reflect an area of dynamic enterprise, associated with the Maroochydore Regional Centre.

Development on land which is adjacent to residential land is to incorporate measures to reduce land-use conflicts and impacts upon residential amenity. Such measures include landscape screening, building siting and orientation, and/or screen fencing, that has regard to visual amenity, privacy, noise impacts, odours, and light spill.

Where adjacent to residential areas, building heights for new development should also have respect to adjacent residential building heights, particularly for land with frontage to Trinder Avenue and Comstar Court, which is surrounded by residential development.

New development in the vicinity of the Sunshine Motorway should particularly achieve high standards of urban design, siting, landscaping and signage, to ensure a pleasant and favourable view from the motorway.

### ***Maximum building height***

For land with at least one frontage to Trinder Avenue or Comstar Court:

- 2 storeys (but not more than 8.5 metres)

For other land within the precinct:

- 3 storeys (but not more than 12 metres)

**(15) Maroochydore Drive-in Theatre Site (Precinct Class = Master Planned Community)**

***Intent***

This precinct comprises the site of the former Maroochydore Drive-in Theatre. The precinct is ideally suited for a master planned community development due to its locational and physical attributes and the substantial size of the land (5.193 hectares) in single ownership.

The precinct is close to the Maroochydore Regional Centre, beaches and riverfront parklands and the Maroochydore golf course. The precinct is bounded to the north by traditional housing in Precinct 16 and a large open stormwater drainage channel. A large medium density housing development is located adjacent to the majority of the eastern boundary. Land abutting the southern boundary and remaining part of the eastern boundary is in Precinct 14 - Maroochydore Business and Industry. The majority of this land has been developed for commercial and showroom premises. A remaining vacant site is expected to be developed for similar uses. Maud Street forms the western boundary of the precinct.

The site is vacant other than some minor buildings. It contains numerous stands of mature and semi-mature vegetation and a watercourse flowing to the adjacent drain. The larger trees are important assets. They significantly enhance the character and amenity of surrounding residential development as well as land within the Precinct. Consequently redevelopment of the site will be encouraged provided that significant trees are conserved, the amenity of existing adjacent residential development is respected and new development responds appropriately to existing and proposed commercial development in the adjoining Precinct 14.

The precinct presents an outstanding opportunity to achieve a predominantly medium density residential project that demonstrates best practices in urban planning, design and development. Accordingly, development should occur in accordance with a Local Area Master Plan approved by Council that is consistent with the Intent for the precinct, the Preferred and Acceptable Uses and Landscape and Built Form requirements.

***Preferred and Acceptable Uses***

The preferred uses comprise:

- residential development on the majority of the land
- a mixed use development incorporating housing and appropriate retail, commercial or community uses on a site adjacent to Maud Street and Precinct 14
- open space and public parklands

**Residential development**

Residential development should predominantly comprise medium density housing. However development of all proposed residential land for medium density housing should be discouraged as a wider variety of housing forms and densities is preferred. Consequently residential development should comprise a mix of multiple dwelling units and group houses as well as courtyard and cottage houses on smaller allotments.

**Mixed use development**

Mixed-use development should be located on a site abutting Maud Street and Precinct 14. This site should form the southern edge of the main entrance to the precinct from Maud Street. Mixed-use development should comprise small-scale retail and/or office uses and possibly community uses at ground level with multiple dwelling units above (and adjacent subject to the size of the site). The total amount of non-residential floor space should be limited to 1000 square metres GFA. and any retail space within this amount should be limited to 500 square metres GFA.

**Open Space and Parklands**

A minimum of 20 % of the precinct should be allocated for publicly accessible open space and parklands for use by residents within the precinct and the locality.

**Alternative uses**

The size and location of the precinct are such that some alternative uses to the preferred uses may be appropriate. Such uses may include, for example, a retirement village and a child care centre. Proposals for such uses should:

- demonstrate that potential benefits to the community would be greater than those that would be generated by the preferred forms of development.
- provide a minimum of 20% of the total precinct as publicly accessible open space and parklands for use by residents within the precinct and the locality.

Development of the precinct, or large sites within it, for 'gated' residential accommodation will be discouraged unless the development is an integral part of a private retirement village with a comprehensive range of services.

Expansion of the commercial and showroom uses in Precinct 14 into this precinct and other uses that would be detrimental to the amenity of residential development will be discouraged.

***Preferred Maximum Density***

The preferred maximum density of residential development - if all of the precinct is developed in a manner consistent with the preferred uses as described

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### **(9) North West Nambour (Precinct Class = Neighbourhood Residential)**

#### ***Intent***

This precinct comprises large land holdings that have previously been proposed for low-density residential use but not yet developed. The majority of the land has been cleared and few mature trees remain. The landform generally slopes to the north but includes minor ridges and drainage lines. The elevated slopes allow attractive views to the north and are suited to well-designed low-density housing. The residential capacity of the precinct is constrained by its distance from day to day urban services.

Future development should be predominantly low-density housing. This should be integrated with established residential areas to the south and east, and urban development areas to the north. Development shall be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres, community facilities and public parks.

#### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly traditional and Hillslope houses where the landscape and environmental values of the area are respected.

#### ***Landscape and Built Form***

New premises should be low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

Development should be responsive to the terrain, available views and climate. Attractive tree-lined streets as well as prominent and accessible public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and

- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

### **(10) Whalleys Creek (Precinct Class = Neighbourhood Residential)**

#### ***Intent***

This precinct extends to the west of Nambour between Windsor and Perwillowen Roads. The majority of the land slopes gently to Whalleys Creek in the centre of the precinct and is suitable for conventional residential development. Some land adjacent to Perwillowen Road is very steep and unsuitable for urban development. Mature trees exist along the creek and in stands elsewhere. A linear 'wedge' of housing has established in the eastern apex of the precinct. A group of detached dwellings and medium density housing has also been developed further to the west adjacent to Windsor Road.

Future development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway vegetation along Whalleys Creek and significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing should be located on gentle slopes close to (ie within 200 to 400m of) public transport routes, parks and shopping facilities.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way. An Australia Post is one of the largest industrial uses in this precinct

#### ***Preferred and Acceptable Uses***

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to (ie. within 200 to 400m of) public transport routes, parks and shopping facilities.

In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

***Landscape and Built Form***

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

**(11) Coes Creek  
(Precinct Class = Neighbourhood Residential)**

***Intent***

This precinct comprises the south-western area of Nambour and the hamlet of Coes Creek. It contains established housing as well as rural land, some of which is intended for future residential development. The pattern and character of established areas have been influenced by the precinct's terrain. This is quite fragmented and varies from some steep slopes to flats and wetlands associated with Coes Creek and Petrie Creek. Consequently existing streets are a mix of modified grids and curvilinear patterns with numerous culs-de-sacs.

Extensive vegetation exists along the main waterways and several other drainage lines and stands of significant trees remain. These contribute to the landscape character and amenity of both the immediate precinct and views from the eastern parts of Nambour. However, the majority of land in the established residential areas and the proposed new residential areas has been cleared. Some large scale filling of low-lying land has occurred to the detriment of former drainage and vegetation patterns. Established housing dates from several decades in age to contemporary. Any infill development should be compatible with the scale and siting of existing housing in the locality but ensure that mature vegetation is retained.

New residential development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway corridor and other significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing may be suitably located on gentle slopes close to (ie. within 200 to 400m of) public transport facilities and larger useable parks.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

***Preferred and Acceptable Uses***

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to parks and shopping facilities.



In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

### ***Landscape and Built Form***

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

### ***Maximum building height (all premises):***

- 2 storeys (but not more than 8.5 metres where the land slopes generally not more than 15%, or 10 metres on steeper land)

### ***(12) Burnside West (Precinct Class = Neighbourhood Residential)***

#### ***Intent***

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until it is required to accommodate any long-term expansion of Nambour for housing or other appropriate urban uses. The potential of the precinct for urban development is constrained by its topography, areas of significant vegetation and waterways of high habitat and landscape amenity value. Land in the precinct should not be further developed until required for urban use and necessary infrastructure is available. Significant vegetation, creeks and wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

#### ***Preferred and Acceptable Uses***

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

Until such time as the land is required and available for urban development, its continued rural use is intended.

### ***(13) Petrie Creek (Precinct Class = Neighbourhood Residential)***

#### ***Intent***

This precinct comprises gently sloping rural land adjacent to one of the main connections between Nambour and Bli Bli and Maroochydore. Its terrain, landscape character and proximity to the Nambour Town Centre make it suitable for long-term expansion of Nambour for housing or other appropriate urban uses. The precinct is to remain in rural use until such time as it may be required to accommodate any long-term demand for urban development. Land in the precinct should not be further developed until the precinct is required and available for urban use. Significant vegetation, creeks, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

***Preferred and Acceptable Uses***

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

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(14) Panorama Scarp  
(Precinct Class = Hillslope Residential)**

***Intent***

This precinct comprises mostly steeply sloping rural land adjacent to Petrie Road and overlooking the Petrie Creek valley. Substantial areas of dense vegetation of high amenity and habitat value exist. The vegetation is an important contributor to the amenity of this eastern approach to Nambour and part of the town's essential character.

The precinct is to remain in rural use until required to accommodate any long-term demand for housing or other appropriate urban uses. However its potential for urban uses is substantially constrained by its topography and vegetation of high habitat and landscape amenity value. Conventional residential development would be inappropriate due to the likely impacts on these features. Land in the precinct should not be further developed until the land is required and available for urban use. Significant vegetation, waterways, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) in the Hillslope Residential precinct class (when infrastructure services are available), and predominantly Hillslope housing or other innovative housing forms that can conserve the precinct's significant landscape and environmental values.

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(15) Tuckers Creek  
(Precinct Class = Hillslope Residential)**

***Intent***

This linear precinct is situated at the northern boundary of Nambour, between elevated residential areas, Cilento Park to the south and the Ferntree Creek National Park to the north. It comprises undulating and steep land fragmented by several well-defined creeks. The ridges and especially the creeks support corridors of significant vegetation. These are of high amenity value and also provide 'green links' between the hilltop conservation parks and other large stands of vegetation to the north.

Existing development is confined to a strip of housing along Image Flat Road at the western end of the precinct and several houses on large properties. The precinct has relatively poor access, is distant from day to day urban services and adjoins the National Park. Consequently future development should be limited to low density residential development which conserves the vegetated waterway corridors and ridgelines and other groups of mature trees and important habitat areas, and consolidates the existing parkland through the incorporation of suitable buffering measures.

***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

***Landscape and Built Form***

New development should be designed to conserve the environmental and landscape values of areas in and adjoining the precinct. It should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. The character of future development should be informal and complement the natural landscape.

Attractive tree-lined streets as well as fine public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:



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The pattern of streets, lots, open space and built form in proposed new residential development areas should conserve existing waterways and significant vegetation and habitats of conservation value.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

### ***Landscape and Built Form***

New premises should be low density and contribute to a high standard of residential amenity. Development of new dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and reduce the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

### **(28) Image Flat (Precinct Class = Master Planned Community)**

#### ***Intent***

This precinct comprises large rural properties that offer the potential to create a compact new community in a most attractive setting in the north-west corner of Nambour. The landform is undulating with few steep slopes and numerous mature trees along creek lines and within the paddocks. The precinct is adjacent to existing strip residential development along Image Flat Road.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing waterways and significant vegetation and habitats of conservation value. Future development should also

be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, Local Centre facilities and public open space.

### ***Preferred and Acceptable Uses***

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

The predominant form of residential development should comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

Development within the precinct should achieve an overall minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined through appropriate detailed local area planning, although a convenience level centre is envisaged.

Accordingly, the following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Detached houses (Traditional, Cottage, Courtyard and Group)
- Display home
- Dual occupancy
- Fast food store (in a Local (convenience) Centre)
- Home-based business
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre).

### ***Landscape and Built Form***

Future development should be designed to contribute to environmental sustainability. Housing development should be arranged to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as fine public parks should be created in new residential developments. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

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should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

### ***Preferred Maximum Density***

- Minimum Site Area per dwelling = 4000 square metres
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

## **(13) Lower Slopes Residential (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct comprises the lower slopes of the Buderim Scarp and flatter areas which have been, or are intended to be, developed predominantly for low density detached housing. The overall form of existing development is typical of contemporary suburban residential areas. In some areas grid or modified grid pattern streets predominate, while in others there is a proliferation of culs-de-sac. The pattern and character of established areas have been influenced mainly by the precinct's terrain and availability of attractive coastal views in some locations. Pockets of significant remnant vegetation exist, predominantly within the vicinity of the Immanuel Lutheran College which is located centrally within this precinct. However, most of the established residential areas have been extensively cleared.

Most of the established areas are relatively new and little change is expected. Any infill development should be compatible with the scale and siting of existing housing whilst ensuring that mature vegetation is retained. Development in future residential areas should allow for the pattern of streets, lots, open space and built form to conserve existing creeks and mature vegetation of significant environmental value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

An existing local neighbourhood centre (Mountain Creek Professional Centre) is located on the corner of Karawatha Drive and Golf Links Road. This centre offers a variety of professional services to the surrounding community, and it is intended that this role be continued.

In addition, an existing local convenience centre is located along Karawatha Drive, on Lot 1 RP 210459. It is intended that this centre should continue as the focus of convenience level shopping for the locality.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

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

- Display home
- Retirement village.

### ***Landscape and Built Form***

New premises in established residential areas should be compatible with the scale and character of premises in its environs. Development in new residential areas should be responsive to its terrain, available views and prevailing climate. It should provide attractive tree-lined streets as well as fine public parks. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new areas. A 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

New buildings should preferably be of lightweight construction and be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

**(14) Buderim Eastern Gateway  
(Retirement Village, Refuse Station  
and Outdoor Recreation)  
(Precinct Class = Special Purpose)**

***Intent***

This precinct is situated at the eastern edge of Buderim immediately west of the Sunshine Motorway, either side of Mooloolaba Road. The precinct accommodates a number of land intensive uses being the Buderim Retirement Village to the north of Mooloolaba Road, a rubbish tip/refuse transfer station, and parkland and sporting facilities including a regional cricket centre, basketball stadium, netball courts, a lawn bowls club and a golf course and club.

These uses are intended to continue and be further developed if necessary to an extent acceptable to Council having regard to infrastructure capacity, the landscape character of the locality and the amenity of the nearby residential areas.

***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case a retirement village (north of Mooloolaba Road), and parkland, sporting facilities and Council's waste management works facilities (south of Mooloolaba Road).

Other land intensive uses compatible with the established recreational and municipal uses in the precinct and the nearby residential area may be acceptable in the part of the precinct south of Mooloolaba Road where an appropriate type and scale of development is proposed.

***Landscape and Built Form***

Any new development should provide for high standards of building siting, design and finish, and landscaping, which has regard to the relatively high visibility of the precinct from the Motorway and from the surrounding residential areas. The precinct is intended to continue to present as an open, "greenspace" gateway at the main western entry to the Planning Area.

**(15) Wise's Farm South  
(Precinct Class = Neighbourhood  
Residential)**

***Intent***

This precinct is part of the original Wise's Farm. Much of the precinct has been cleared for farm use but it is nonetheless an appealing area with more elevated lands having coastal views and lower-lying areas enjoying views back to the dramatic Buderim escarpment. Most of the precinct consists of undulating land suitable for urban development with attractive mature trees along its creeks and some wetland areas. The precinct provides an opportunity to achieve an innovative and sensitive urban development outcomes.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. Development should provide for the retention of existing creeks, wetlands and mature vegetation, and should create appropriate access links to the established surrounding residential communities.

A variety of housing types should be provided. The locations of different densities and forms of accommodation should be influenced by considerations of terrain, accessibility to public transport, local centre facilities and public open space. Development within the precinct as a whole should achieve a minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare.

Development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, centres and community facilities and public parks. Development should incorporate a Local (convenience) Centre and community facilities in a location that will serve residents in the precinct and adjacent localities.

***Preferred and Acceptable Uses***

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

The predominant form of residential development should comprise Detached houses. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within a convenient walking distance of 250 metres from a Centre as well as public parks of over 4000 square metres in area and public transport facilities.



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Council considers that a Local Area Master Plan, overall master plan or other Development Plan for this precinct is required if the precinct were to be redeveloped.

Showrooms would be an appropriate use for this precinct, provided the following criteria were met to Council's satisfaction:

- buildings set within well landscaped grounds;
- carparking located behind the buildings and not visible from the Sunshine Motorway and the Coolum-Yandina Road which forms the main entrance into the township;
- a range of goods and services which does not compete with the range of goods and services available in the Village Centre Precinct. Items for sale in this precinct should be restricted to larger scale items such as bulky goods.

Provision should be made in this precinct for an entry statement which introduces the motorist to the Coolum Beach township. This entry statement could be in the form of a small park with appropriate signage.

Any redevelopment of land in this precinct needs to address flooding and drainage problems and have proper regard to the sensitive surrounding land uses.

In this precinct, Council would also support the establishment of a "Government facility" node housing ambulance, police, fire and other necessary functions serving Coolum Beach and beyond.

### ***Preferred and Acceptable Uses***

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

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- showrooms
- indoor recreation, where an indoor sports centre
- outdoor recreation
- government facilities.

### ***Landscape and Built Form***

Development should be sited and designed to avoid loss of mature vegetation, erosion and extensive earthworks. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the lowlands and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Any master planning would have to include a Landscape Plan and appropriate design measures to minimise the visual impact of development from the Sunshine Motorway and Yandina-Coolum Road.

## **(8) Coolum-Peregian Recreation (Precinct Class = Special Purpose)**

### ***Intent***

This precinct is situated at the northern edge of the Coolum urban area and includes a sports complex and licensed club facilities.

Land in this precinct is intended to be developed and used for recreation and community facilities, and any related and compatible special uses. A separate study of the future development options of the site will influence the form and timing of future development which may include redevelopment as a major district facility.

Access to and around the precinct needs to be improved. A safe and secure area near the sporting facilities needs to be provided to store bicycles while users are engaged in sporting activities. This area should then be linked to pedestrian and cycling path network serving the wider area. Increased accessibility across Stumers Creek also needs to be investigated, particularly the possibility of the construction of a narrow bridge that adequately provides for safe and convenient pedestrian and cyclist access.

Any development in this precinct is to have proper regard to protecting or enhancing the environmental and landscape values of the waterways which run through the precinct. The precinct presently presents a natural landscape image when entering the Planning Area along the David Low Way from the north. This image should be retained and strengthened as an appropriate entry statement.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes precinct class, in this case recreation and community facilities, provided any development respects the area's environmental values and provides for adequate infrastructure services.

## **(9) Coolum Beach Hills (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct comprises areas of generally sloping lands that have been, or are intended to be, developed for low density housing. The overall form of established development is similar to that found in many contemporary suburban residential areas. Its pattern and character are influenced by the precinct's terrain, considerable pockets of valued remnant vegetation and availability of good views of the coast and hinterland. In some areas the pursuit of views from housing has occurred at the expense of vegetation that existed previously. This has affected

the character of the hillslope and image of Coolum Beach as well as this part of the Shire and Sunshine Coast. In the long term, new vegetation may redress some of the visual scarring of such development.

The splendid views available from many parts of the precinct have prompted the redevelopment of some of the older dwellings for more substantial houses. This process may increase in the future. Any new premises in established areas should be compatible with the scale and siting of existing housing. New premises should also be designed to be sensitive to the precinct's terrain, conservation of mature vegetation and prevailing climate.

The pattern of streets, lots, open space and built form in proposed new residential areas (or extensions of established areas) should conserve existing creeks as well as mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

The precinct includes the Grandview Drive Bushland Park. The Bushland Park is the breeding habitat for the Richmond Birdwing Butterfly. The vegetation type (rainforest) and the presence of *Parastolochia praevenosa* vines are both requirements of the butterfly breeding. The conservation of this butterfly is identified as high priority and of greatest management concern by Council's Remnant Vegetation Study. The Grandview Drive Bushland Park Management Plan was adopted by Council in May 1998, and ensures the ongoing management of this bushland area.

An important component of this precinct is the Luther Heights Youth Camp. This area of land forms an significant area of bushland vegetation and is recognised as part of the Point Arkwright Bushland Mosaic. Council supports the continued use of this land for the youth camp. The existing vegetation on this land will be maintained.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area can be protected.

### ***Landscape and Built Form***

New buildings should be low rise and contribute to a high level of residential amenity. New dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. New planting should complement the remnant vegetation to contribute to some re-forestation of the escarpment and reduce the visual impact of urban use.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

For new development, a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

Two of the most critical considerations for residential design in this precinct are the height of buildings and protection of views. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds.

New residential premises in this precinct should incorporate the following elements:

- new lot layouts and designs which respond to the natural characteristics of the land on which they occur and provide protection for significant landform features, natural vegetation, creeks, major drainage lines and preferred open space linkages;
- buildings which use light-weight building materials and provide for climatically efficient design;
- building designs which use 'soft' footing systems to reduce the impact on the natural landforms and landscapes;
- building designs and features which minimise the visual impact of structures on views and view corridors. In particular, views to and from Eurungunder Hill and from Lows Lookout will not be further compromised by insensitive building designs.

## **(10) Coolum Beachfront North Environmental and Outdoor Recreation Area (Precinct Class = Special Purpose)**

### ***Intent***

This precinct includes the beachfront coastal management area, stretching from Point Arkwright in the south to the mouth of Stumers Creek and the southern end of the Noosa National Park in the north, and adjoining ecologically significant land. The precinct also includes a caravan park, surf life saving club facilities and associated car parking and parkland facilities.

Tickle Park is one of the Shire's most popular foreshore parks and is heavily used particularly during holiday periods. Council will continue to monitor and upgrade facilities in this Park. The provision and maintenance of

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## 3.12 Planning Area No.12 – South Peregian

### 3.12.1 Location and Role

This Planning Area is located in the northeast corner of the Shire and includes the small coastal settlements of Havana Road and Emu Mountain Estate and land to the south and west of these communities.

The Precinct is within a core conservation area containing low-lying alluvium lands with one of the largest remnants of paperbark forest in southern Queensland, wallum heathlands, and eucalypt open forest with some old-growth characteristics dominated by coastal Scribbly gum. This area extends northwards into protected areas in Noosa Shire and southwards, via a narrow waterway corridor along the Maroochy River, to the Bli Bli Wetland Sanctuary and Eudlo Creek Conservation Park.

The principal role of this Planning Area is to accommodate new master planned residential communities in designated areas whilst retaining the existing residential settlements as small, discrete seaside communities. The protection of the extensive environmental assets and linkages present within the Planning Area is also a critical planning objective.

### 3.12.2 Vision Statement

(1) It is intended that:

*The South Peregian Planning Area will support a number of high quality, attractive and environmentally responsive and sustainable residential neighbourhoods. Each of these communities will offer a choice of low to medium density housing and a range of community facilities to meet the day-to-day needs of residents. A modest sized neighbourhood centre located centrally within the new residential communities will provide a focus for the area's community and business activities. Critical to the character, amenity and sustainability of these communities will be the retention of an extensive and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas within and beyond this Planning Area.*

(2) This means that:-

- (a) The design of new residential areas is to incorporate a mix of low to medium density housing forms, a legible and permeable road network, attractive and accessible open space, and appropriately located local commercial and community facilities.
- (b) New neighbourhood areas and buildings are to be designed to be sensitive to the microclimate, topography and as far as possible to direct

development away from the significant environmental values of the locality.

- (c) Urban expansion is to occur in accordance with a rational and orderly extension of development and community infrastructure
- (d) A modest sized Village Centre accommodating a mix of retail, business and community facilities, and with a total gross floor area of 5000m<sup>2</sup>, is to be provided in a central location in accordance with an approved LAMP within the new residential communities. This is intended to serve the local catchment. Higher order retail and business activities are to be provided by the future Eenie Creek Business Centre in the north and the Maroochy Regional Centre in the south.
- (e) The industrial land situated at the southern end of the Planning Area will incorporate adequate buffers to the highly sensitive natural environment which surrounds it, and provide a range of employment opportunities in premises that are established and operated in ways which are environmentally responsible.
- (f) Noosa National Park and other identified conservation areas and linkages will be protected and enhanced with any activities in these areas limited to rehabilitation and the implementation of sustainable environmental management measures to control impacts from off-road vehicles, adjacent land-uses and other human impacts.

### 3.12.3 Key Character Elements

South Peregian is an emerging community. It is intended that development of each of the key 'greenfield' sites within this Planning Area will be subject to the provisions of a Local Area Master Plan (LAMP), and/or other Plan(s) of development approved by Council, consistent with the intent for the Planning Area and negotiated between Council and the applicant. In this regard the following key character elements shall form the basis for any such detailed local area planning.

#### (1) Location of Uses and Activities

- (a) The northwestern portions of this Planning Area (as identified for urban development by the Strategic Plan) will be developed as a series of integrated residential neighbourhoods. Development within this area will be ecologically sensitive and provide for a mix of residential densities and a range of community, business, and retail services capable of meeting the day-to-day needs of this emerging community. These commercial uses shall be generally located in a Village Centre and 4 Local Centres at the specific locations identified in the Statements of Desired Precinct Character for the Lakelands/Coolum Ridges Precinct in accordance with an approved LAMP.

- (b) The industrial Precinct at the southern end of the Planning Area will be developed as a moderate sized industrial and employment area, serving the Coolum and South Peregian areas. The area includes privately controlled land and land owned by the State government which is cleared or degraded.
- (c) It is intended that development in the balance of the urban Precinct will only occur in a manner which protects significant habitat and vegetation linkages with the surrounding high conservation areas. Any infill development or re-development within this Precinct will be of a low to medium density residential nature.
- (d) The balance of the Planning Area including parts of Noosa National Park, conservation reserves and other areas of significant open space (which combine to provide an extensive open space system within the Planning Area) is to be retained and managed to protect their significant environmental and aesthetic values of these lands and associated waterbodies. It is intended that the balance of the publicly owned land to the west of the industrial Precinct and which has very significant remnant vegetation cover, will be retained for non-urban uses which provide for the area's exceptional environmental values.

## (2) Design Intent

- (a) New residential neighbourhoods are to incorporate distinctive 'edges' and recognisable local centres that engender a 'sense of place' and provide a focus for local community interaction and activity.
- (b) An extensive, linked system of open space is to be provided, meeting the recreational and amenity needs of residents and providing protection to important areas of remnant habitat vegetation.
- (c) In established residential areas, new buildings are to be consistent with the scale and density of existing housing. However, a wide range of dwelling types may be supported where proposed as infill development along the foreshore or adjacent to the David Low Way.
- (d) Streets, parks and other public spaces are to be developed or further developed to be attractive, comfortable and accessible. This will be achieved through suitable landscape treatments, consideration of the streetscape impacts of new development, and taking into account pedestrian use and needs.
- (e) The new Village and Local Centres will incorporate a high level of urban and landscape design which will provide an attractive and comfortable meeting environment conducive to community interaction. The design of the Centres will reflect elements of the emerging Sunshine Coast architectural style using lightweight materials to maximise natural light and ventilation.
- (f) Development within the industrial area will be designed to ensure the area's efficient operation, maintain high levels of environmental performance and protect the significant environmental values of adjacent lands. Development in this Precinct should be directed to the extensive areas of cleared and degraded land.

## (3) Environmental Values

- (a) The South Peregian part of Noosa National Park provides protection for a range of coastal ecosystems and forms the basis of the extensive open space network which traverses this Planning Area. Development adjacent to Noosa National Park or other identified conservation areas should incorporate appropriate measures to protect the long-term viability of these important areas.
- (b) The 'greenfield' development sites within this Planning Area also support significant habitat vegetation, some of which has been included on the Register of the National Estate as part of its Noosa-Maroochy Wallum Area listing. The design of new development is to maximise the retention of these habitat areas and their lineage values through innovative siting and design, and suitable density allocations.
- (c) The beaches and foreshore areas in this Planning Area also represent significant environmental, visual and aesthetic landscape assets which are to be managed and protected so that their use is sustainable.
- (d) Development of any new roads through areas of significant vegetation should be designed and constructed so as to minimise impacts on the ecological functions and values of the Planning Area.
- (e) Council will require that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to be put in place to control erosion and sedimentation and prevent off-site discharge of any unacceptably polluted waters.

## (4) Access and Movement

- (a) The David Low Way and the Sunshine Motorway are the major north-south road links in the Shire and are part of the Shire's arterial road network. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Development along these major road corridors is to ensure adequate buffering is provided, especially to noise sensitive uses, and suitable access arrangements are made. It is desired that the road corridors and land immediately adjacent to road corridors be landscaped with mature vegetation. Where required, densely planted earth mounding (rather than fencing or walls) will be preferred for screening and noise attenuation purposes.



- (c) Council will liaise with the responsible State government department about future connections to the Motorway, and upgrading/enhancing works and buffering measures affecting the State-controlled roads.
- (d) A legible and permeable local road network is to be developed which offers good connectivity and speed environments appropriate to the surrounding land uses. Allowance should also be made for public transport access.
- (e) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling will be sought. Safe, convenient and attractive links to the beach and foreshore areas, through the open space network and to local centres will be provided and/or strengthened.

### 3.12.4 Statements of Desired Precinct Character

#### (1) Lakelands/Coolum Ridges (Precinct Class = Master Planned Community)

##### *Intent*

This Precinct comprises large land holdings that offer the potential to create a compact new community in a most attractive setting in the immediate hinterland of South Peregian Beach. The landform is coastal lowlands with wetland areas and other areas of natural conservation significance. The Sunshine Motorway runs through the Precinct and the Coolum State High School is situated to the east of the Motorway fronting Havana Road East.

The Precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing wetlands and mature vegetation and habitats of conservation value. Future development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, preferred Centres and community facilities and public parks.

The residential community will be serviced by commercial and community facilities which are not intended to draw in trade from outside the Precinct. These facilities will be in the form of a Village Centre with a maximum GFA of not more than 5000m<sup>2</sup> and four (4) Local Centres.

The primary function of the Village Centre is to provide for appropriate, adequate and well-located retail and commercial facilities to service the new community. Commercial development should:

- meet the immediate and day-to-day needs of the local community; and
- be sited in a highly accessible location to minimise the need for car-based travel.

This Village Centre is also intended to be the principal location for essential and desirable community facilities to service the Precinct. Co-location of community and commercial facilities is necessary to maximise urban efficiency and build community development capacity.

Development should not be orientated towards servicing passing trade on the Sunshine Coast Motorway. Commercial development that is primarily reliant upon, or is focussed toward, capturing markets outside this Precinct is not preferred.

Four Local Centres are intended to complement the role of the Village Centre and assist in establishing a self-contained residential community. They are to be generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways and where they will not adversely impact upon residential amenity. Generally Local Centres will be accessible to residents within a 400m walking distance.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, preferred centre facilities and public open space. A primary school will be required to service this area and should be co-located with other commercial and community facilities.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community Precinct Class.

The predominant form of residential development is expected to comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multiunit residential accommodation.

Development within the Precinct should achieve a gross maximum density, excluding areas required for recreation or conservation, of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities in the form of a Village Centre with a maximum GFA of not more than 5000m<sup>2</sup> and four (4) Local Centres.

The Village Centre is intended to support a range of mixed uses including combinations of retail, office and accommodation uses. It will also allow for uses such as a school and other community facilities necessary to support residential development within the Precinct.

The Village Centre is intended to have a maximum, total gross floor area (GFA) of 5,000m<sup>2</sup>, incorporating a mixture of retail, business and community uses. Any proposed supermarket within the Village Centre Precinct should have a GFA not exceeding 2000m<sup>2</sup>. It is intended that not less than 1000m<sup>2</sup> of total Precinct GFA be allocated to the provision of community facilities catering for local needs.

Sufficient area is to be allocated within the Village Centre to accommodate the desired level of community services to support the emerging residential community. Such services should include, but are not limited to: a civic centre (incorporating large and small meeting room, food preparation area and outdoor meeting space); a library; and a child care centre.

The Village Centre shall directly front the southeast corner of the intersection of Peregrin Springs Drive and Havana Roads on the land parcel known as Lot 4 RP851934.

The layout and development of the Village Centre should allow for gradual growth and expansion of commercial uses and community facilities in keeping with the developing needs of the local community. Adequate provision should be made in the initial Village Centre design to cater for the long term needs of the future community based on the population levels anticipated to be achieved at ultimate development (8,000-10,000). The subdivision pattern should reflect the character and development intent for the Precinct and reflect the need for gradual and orderly growth and expansion of the commercial and community components.

Local Centres are intended to complement the role of the Village Centre. A total of four (4) Local Centres are to be provided and generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways, and where they will not adversely impact upon residential amenity. Generally, Local Centres will be accessible to residents within a 400m walking distance.

Local Centres may range from small local stores and minor food outlets to moderately sized centres

accommodating lifestyle oriented uses such as cafes or leisure facilities. It is not envisaged that the nominated centres would be greater than 1,000m<sup>2</sup> in gross floor area and in most cases would be not greater than 500m<sup>2</sup> in gross floor area. A larger site area may be nominated for a local centre where the use incorporates civic spaces that contribute to the vitality and amenity of the local neighbourhood.

The following uses, where occurring in the proposed Village Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed.

### Village Centre (Commercial Uses)

- Shop (being a Supermarket not greater than 2000m<sup>2</sup>)
- Art and craft centre
- Office
- Medical centre
- Shop (not being a Supermarket)
- Shopping complex (not including a Supermarket)
- Restaurant
- Fast-food store
- Convenience restaurant
- Light industry (not more than 50m<sup>2</sup> GFA)
- Garden centre (not more than 200m<sup>2</sup> GFA)
- Transport station (where involving passenger transport)
- Multiple dwelling units

### Village Centre (Community uses)

- Local utility (being a community hall and ancillary uses such as a library)
- Child care centre
- Church
- Community Meeting Hall
- Educational establishment (where for a State primary school only)

The following uses, where occurring in a proposed Local Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed. The location, size and preferred uses of the Local Centres shall be as per the following table:

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### 3.13 Planning Area No.13 - Bli Bli

#### 3.13.1 Location and Role

This Planning Area includes the lands at Bli Bli which are allocated "Urban" by the Strategic Plan. It is located immediately west of the Maroochy River and north of Petrie Creek. The Maroochy Wetland Sanctuary adjoins the area to the north-east.

The township is centrally situated between the coastal and hinterland parts of the Shire, between Nambour and Maroochydoore. It offers the living environment of an urban residential neighbourhood in a largely rural setting.

#### 3.13.2 Vision Statement

(1) It is intended that:

*the amenity of the existing residential areas of Bli Bli be maintained and enhanced, and that expansion of the township occurs in ways that respect the natural environmental values of the locality, offer a greater choice of housing, and provide further community and commercial facilities which meet local needs in the northern part of the township, and consolidate the existing Village centre.*

(2) Accordingly, Bli Bli will be a place where:

- (a) streets, parks and other public places are further developed to be attractive, comfortable and accessible;
- (b) new neighbourhood areas and buildings are designed to be environmentally sensitive to the micro-climate, topography and existing vegetation;
- (c) valued visual elements such as forested ridges and gullies will be protected along with their ecological values as a strategic remnant vegetation linkage;
- (d) the appearance of major gateways into, and major routes through, the township are made attractive and memorable by appropriate streetscape and landscape works;
- (e) the existing Village Centre is further developed as the township's commercial and community focus;
- (f) the design of new neighbourhood areas incorporates a mix of housing forms, a legible and permeable road network, attractive and accessible open space, and appropriate convenience commercial and community facilities; and
- (g) urban expansion occurs in accordance with an efficient equitable and cost-effective extension of utility and social infrastructure.

### 3.13.3 Key Character Elements

#### (1) Location of Uses and Activities

- (a) Bli Bli is intended to retain and strengthen its own identity as an urban township in a rural setting. Further development for residential purposes should be sequenced to extend mainly north-west in a rational and orderly way.
- (b) The Village Centre should be consolidated as the township's main focus for community activity and interaction through development of further local level commercial and community facilities. The role of the existing centre should be protected by allowing for a local centre for the northern part of the township but only at a convenience centre scale.
- (c) The township includes a number of small scale tourist attractions and facilities. The further development of a modest tourism focus for Bli Bli is to be encouraged.
- (d) A number of community facilities are located at or close to the intersection of Willis and School Roads. This locality could be further developed as a focus of community use towards the northern part of the township.

#### (2) Design Intent

- (a) New development should reinforce the Town's edges and highlight its gateways through suitable entry treatments.
- (b) New development on steeper lands should be sensitive to the natural landform and maintain natural drainage patterns as much as possible. Development applications for sites having some cleared lower sloping land and some areas of steep forested land will be favourably considered under the bonus provisions (Code for Reconfiguring a Lot) where significant remnant vegetation linkages are able to be retained and development directed to cleared and/or degraded areas.
- (c) New buildings on elevated lands should be designed to avoid high undercroft areas which overlook and reduce the amenity of downslope sites, and to avoid or minimise intrusion into far and middle distance views from surrounding areas.
- (d) New "greenfield" development should be subject to a Local Area Master Plan or similar master planning process which provides for coherent and integrated street, open space and drainage systems.
- (e) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible, and to include vegetation treatments that can contribute to a desired environmental corridor extending between the mountains and the coast across the centre of the Shire.

**(3) Environmental Values**

- (a) The significant environmental values of the extensive wetland areas and waterways to the east and south should be recognised and protected from any adverse impact from adjoining urban development and use.
- (b) Significant remnant vegetation, particularly along forested ridgelines and gullies, are part of a strategic linkage and should be carefully integrated into any new development through conserving viable areas of bushland and reducing fragmentation through rehabilitation where feasible.
- (c) Council intends that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to control erosion and sedimentation and prevent off-site discharges of polluted waters.
- (d) The urban area is situated within a desired broad environmental corridor extending between the Mapleton State Forest in the west to the Maroochy River to the east. Landscaping in parks and other lands and streetscape plantings should use predominantly locally native species and be of a sufficient extent and density as to contribute positively to the desired corridor.
- (e) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.

**(4) Access and Movement**

- (a) The accessibility afforded by the major roads into and through the town should be protected, with the road corridors suitably treated to be more visually attractive and to ensure a speed environment appropriate to their land use content.
- (b) The Nambour-Bli Bli Road, the David Low Way and Willis Road are the township's major road links. New development is to recognise and protect the function, capacity and efficiency of these roads.

**3.13.4 Statements of Desired Precinct Character**

**(1) Bli Bli South  
(Precinct Class = Neighbourhood Residential)**

***Intent***

This precinct comprises the majority of the existing township. It contains a mix of established low density housing and several large land parcels in rural use which are also intended for residential use. The landform in the precinct slopes gently towards the Maroochy River and Petrie Creek and effects a transition into the original floodplains. Substantial filling of low lying land has occurred to enable residential development in some parts of the precinct.

Some parts of the precinct are more elevated and enjoy very appealing views over the river valleys to the surrounding countryside and especially to the north Buderim and Kunda Park escarpments. The precinct contains some remnant native vegetation but most of the landscape consists of gardens associated with traditional suburban style housing.

The majority of established residential development is relatively recent and several opportunities exist for both small and larger scale infill development. Therefore any development on remaining allotments in the established areas should be compatible with the scale and siting of existing housing. Such development, and development proposed in future residential areas, shall also be designed to be more sensitive to the precinct's terrain, conservation of mature vegetation and climate.

The new residential areas should be integrated with established development. Their pattern of streets, lots, open space and built form should complement the character of existing residential areas and also conserve existing vegetation, wetland habitats and buffer areas.

Within this precinct, the consolidation of the node of community uses around the intersection of Willis and School Roads may be favourably considered. This would involve maintaining the existing uses, allowing for additional complementary community uses to establish, and create a more pedestrian-friendly environment through suitable streetscape works.

Some small-lot and medium density housing may be suitably located on gentle slopes close to (ie within 200 to 400m of) the Village Centre precinct, any public transport facilities, and larger useable parks.

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

***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, predominantly Traditional houses on minimum 600 square metre lots and Hillslope housing.

Other forms of residential accommodation such as small lot houses - may be appropriate on flatter sites close to parks and shopping facilities. In addition, the following uses may also be considered consistent with the intent and

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### 3.14 Planning Area No. 14 - Palmwoods

#### 3.14.1 Location and Role

The Palmwoods Planning Area is located to the immediate south of the settlements of Woombye and Nambour, adjacent to the Sunshine Coast railway.

The township of Palmwoods plays an important service role in this part of the Shire and is a distinctive and attractive small country style town which fulfils the needs of surrounding rural and rural residential communities as well as smaller towns, particularly to the south and west.

#### 3.14.2 Vision Statement

(1) It is intended that:

Palmwoods will remain a small country town, providing a convenient range of goods and services to the residents of the town and surrounding rural and rural residential areas. Whilst new residential development is expected within this Planning Area, the informal settlement pattern and layout of the older parts of the town will be retained as important elements of its character and amenity. The existing historic buildings in Palmwoods which contribute to this character will also be respected and enhanced.

The town will retain a compact centre providing a focus for community and commercial activity. Tourism and industry will remain relatively small scale and low key.

Environmental features within the Planning Area including remnant forest along ridge-lines and adjacent to local waterways and drainage-lines will be protected and enhanced and will form the core of an attractive green space network traversing the town.

(2) This means that:

- (a) The development of commercial premises which contribute to the range of goods and services offered by the town will be encouraged, provided these premises are of a small scale and serve the day to day needs of the surrounding community.
- (b) Buildings, vegetation and landmarks which are significant to the town's history, culture or setting will be conserved or enhanced.
- (c) Infill development will be encouraged in the town's centre, especially where it involves uses or activities which reuse older, structurally sound, buildings of heritage or townscape significance.
- (d) New residential development will be consistent with existing subdivision patterns, characterised by predominantly single detached dwellings on large lots. This development will occur in an orderly sequence consistent with the efficient provision of infrastructure.
- (e) Areas of remnant vegetation, Kolora Park and other parks, Paynters Creek and other waterways

will be protected or enhanced, and will form part of a continuous open space system.

#### 3.14.3 Key Character Elements

##### (1) Location of Uses and Activities

- (a) The Palmwoods Village Centre is the preferred location for businesses servicing local and surrounding rural communities. Consolidation or infill development is encouraged within this centre.
- (b) The railway land and existing buildings are expected to continue to be used for railway operations, and could also become a tourism area, with local incubator service industries and craft industries.
- (c) New residential areas will be in close proximity to the centre of town initially. The layout of subsequent development will be compatible with or connected to the established development in the locality and will provide for coherent road and open space linkages.
- (d) Small local (convenience) centres may be appropriate to serve the new residential areas in the southern and eastern parts of the town, provided that the size and types of services in these centres do not compete with the Village Centre.
- (e) There are several existing small to medium scale rural service industries, service trades and transport/storage activities in the western parts of Palmwoods. These include a truck depot and fruit processing plant along the Woombye-Montville Road which are sited on generally flat land but near established residential areas and on land affected by flooding. Access to these sites is from the Bruce Highway through the town.
- (f) While the existing uses are intended to continue, if they were to cease operating, Council would give consideration to replacement uses which service the township and its rural hinterland (more than regional markets), and which have a lesser or no worse impact on the local environment and amenity generally.

##### (2) Design Intent

- (a) Existing structurally sound buildings particularly those built prior to 1945, which contribute to the historic townscape character of Palmwoods, and/or are of cultural heritage significance to the local community are intended to be conserved and renovated or recycled for appropriate uses, unless removal or demolition is the only prudent and feasible alternative. These buildings may not be of 'State' significance, but contribute to the Palmwoods community. Buildings such as the old shops along Main Street, the Hotel, Railway Buildings and Post Office, Community Hall, old churches, cottages and houses should be preserved.
- (b) Significant heritage elements, such as old stone retaining walls and landmarks or areas of significance to the local community and character

of the township, will be protected. Where possible these elements should be enhanced and become points of interest to the township's residents and visitors.

- (c) New premises will respect the traditional townscape and architectural character in terms of their scale, siting, forms, composition, materials and will respond to topography and climate.
- (d) Groups or clusters of smaller structures which incorporate generous verandahs and eaves, pitched roof forms and attractive facades are preferred to large individual buildings.
- (e) New "greenfields" residential development occurring within this Planning Area will be master planned and will provide for coherent street and open space linkages connecting to existing or planned networks. Such development will be subject to the preparation of a Local Area Master Plan or other detailed Plan of Development as approved by Council.

### (3) Environmental Values

- (a) Existing vegetation which contributes to the character and amenity of the town centre will be conserved and complemented by additional high quality landscaping on development sites and in public streets and places.
- (b) A linked system of open space will be established focused on continuous vegetated corridors, in particular, along Paynter's Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street. This system of open space will provide for the conservation of environmental values, stormwater management, recreation and pedestrian/cyclist/ equestrian access.
- (c) Other parks and sportsfields are intended to be developed and/or maintained for recreation.
- (d) More formal open space, in the form of a modest public square or "village green" is desired for the village centre. Such a public space could become a focus for informal and organised community activities and interaction within the town.

### (4) Access and Movement

- (a) A high level of on-street car parking is intended to be maintained within the Village Centre to ensure continuity of convenient access to businesses and community facilities.
- (b) The convenience and amenity of pedestrian and cyclist access through the area should be improved by staged provision of improved paths and streetscape works which facilitate crossings of busier roads, such as Margaret Street and Main Street.
- (c) Public transport services and facilities for users should be improved. A safe and clearly defined bus stopping area, especially for school buses, and provision of bus stop shelters and 'drop/collect' parking areas should be

implemented, preferably in the Main Street area. Opportunities to improve pedestrian access to the railway station from Main Street should be investigated.

### 3.14.4 Statements of Desired Precinct Character

#### (1) Palmwoods Village Centre (Precinct Class = Village Centre)

##### *Intent*

The Village Centre Precinct is focussed on Margaret and Main Streets. It contains the most substantial and recent retail, office and commercial developments in Palmwoods as well as the Post Office and Hotel. It also contains numerous shop, industry and community buildings which have an historic character. Some of the historic shops have experienced several changes of use in their lifetimes and now accommodate small boutiques and 'incubator' craft industries. There are also a number of detached houses, some of which have been converted for office or consulting room uses.

The range of shops and services, together with the location of the Police Station, Memorial Hall, Hotel, railway station, Child Care Centre and other community uses, combine to make this precinct the civic and business centre of Palmwoods. It is highly desirable that this 'central' role and historic character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this precinct. Mixed use premises (eg shop, cafe or office with housing or guest house above/behind) should also be encouraged.

Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development in this precinct.

##### *Preferred and Acceptable Uses*

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

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## 3.15 Planning Area No. 15 - Woombye

### 3.15.1 Location and Role

This Planning Area includes the land at Woombye allocated "Urban" by the Strategic Plan.

Woombye is situated immediately to the south of Nambour, between the North Coast Railway and the Nambour Connection Road, and is one of the Shire's "rail towns". Paynter Creek runs through the northern half of the town.

Woombye will retain its role as a rural service centre set within a picturesque rural landscape dominated by rolling hills, natural bushland, small farms and pockets of rural residential development. Its proximity to Nambour and Maroochydore means that it will continue to provide only a limited range of lower order goods and services. Woombye also plays an important role as a discrete residential area.

### 3.15.2 Vision Statement

(1) It is intended that:

*Woombye be a place which maintains and strengthens its individual identity (separate from Nambour) and develops a distinctive town centre, which encourages relaxed activity and caters for all groups within the community.*

(2) This means that:

- (a) Woombye will retain its role as a rural service centre, serving its resident population and rural hinterland community.
- (b) Woombye will continue to be set within a picturesque rural landscape, dominated by rolling hills, natural bushland, small farms and pockets of rural residential development.
- (c) Whilst located close to the major rural centre of Nambour, Woombye will maintain a physically separate and distinct identity. In particular, future residential development in the vicinity of Paynter Creek will protect this separate identity by providing a physical and visual buffer between the two urban areas.
- (d) Woombye's other boundaries will be defined by the North Coast Railway to the west, the Nambour Connection Road to the east and Taintons Road to the south.
- (e) The distinctive strip of commercial development located along Blackall Street will continue to be consolidated, with the commercial focus of the town being centred on that area between Wakefield Street and Park Street.
- (f) The retention of heritage buildings and places within Blackall Street is considered to be particularly important to the maintenance of the character and historical values of the town centre and new development within the centre will draw upon and emphasise these characteristics.

- (g) Residential areas within the town will continue to be characterised by detached dwelling houses on large residential allotments, thereby maintaining the open feel and privacy associated with country town living.
- (h) The maintenance of rural activities and natural bushland in areas surrounding the town will also contribute to the protection of the rural town character and lifestyle enjoyed by residents of Woombye.

### 3.15.3 Key Character Elements

#### (1) Location of Uses and Activities

- (a) Commercial uses will continue to be consolidated in Blackall Street with the commercial focus of the town being centred on the area between Wakefield and Park Streets. New commercial premises will locate within or contiguous to the Blackall Street area, between Wakefield and Park Streets.
- (b) A secondary low-key commercial/tourist gateway node will be retained in its current form at the intersection of Blackall Street and the Nambour Connection Road. However, no additional land will be developed for commercial purposes in this location.
- (c) Residential areas will continue to surround the commercial focus of Blackall Street. Such development will be consistent with existing subdivision patterns and characterised by detached houses in generous landscaped grounds.
- (d) New residential areas of the town will be in close proximity to the town centre initially. The layout of subsequent development will be compatible with and connected to the established development in the locality and provide for coherent road, bicycle and open space linkages. New development will occur in an orderly sequence, as demand arises, with the efficient provision of infrastructure.
- (e) Residential development will not extend south of Taintons Road, where the area will remain rural in character and individual lots will not have direct access to the road.
- (f) Community activities will locate close to and focus on the Blackall Street precinct. Specifically, youth facilities are encouraged around the Park Street open space area.
- (g) Major active recreation facilities will continue to be developed west of the town, between the railway line and Paynter Creek, north of Back Woombye Road.
- (h) Parkland on the northern side of Paynter Creek will be developed for informal recreational activities.
- (i) Rural areas and natural bushland surrounding the town will be maintained.

## (2) Design Intent

- (a) The rural character of Woombye will be retained and enhanced by controlling the demolition, removal and development of places of local cultural significance.
- (b) The retention of heritage buildings and places within the Blackall Street area is considered to be particularly important to the maintenance of the character and cultural heritage values of the town.
- (c) Redevelopment of commercial sites at the Nambour Connection Road end of Blackall Street will reinforce the gateway nature of this location through the use of appropriate design elements.
- (d) Signage in the main street will be low key, minimal and will not detract from the aesthetic qualities of the streetscape.
- (e) Memorial Park will be retained as an entry/exit statement at the western end of Blackall Street.
- (f) The quality of street furniture and paving in the main street will continue to be improved.
- (g) Opportunities to resolve conflicts between existing power lines and other overhead services and existing and future street tree plantings, will be pursued.
- (h) Residential areas in Woombye will continue to be characterised by predominantly low density single detached dwellings.
- (i) Development of land north of Paynter Creek will retain vegetation in the gullies and ridges so as to preserve scenic qualities.
- (j) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (k) New residential development occurring in the area between Upper Wakefield Street and Taintons Road will be master planned to provide for a coherent open space network that protects the gully lines and links to adjoining existing and planned open space networks. Master planning will also incorporate movement networks that provide a coherent road and pedestrian network (including access to the school for students).
- (l) Where land to be developed for residential purposes adjoins rural land which is used for agricultural purposes, a suitable buffer will be provided on the developed land to ensure residents are not affected by normal rural activities and to enable normal rural activities to continue unimpeded.

## (3) Environmental Values

- (a) An open space buffer between Woombye and Nambour will be preserved in the vicinity of Paynter Creek.
- (b) Development of land north of Paynter Creek will retain vegetation to the gullies and ridges.
- (c) Development adjoining Paynter Creek should protect the waterway from erosion, sedimentation and otherwise polluted runoff, and should provide for the retention or enhancement of the waterway corridor.
- (d) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (e) Significant vegetation contributing to the setting of the town will be retained and protected, namely:
  - the stands of camphor laurel trees at the Cobbs Rd/ Foley Rd/Nambour Connection Rd intersection;
  - the stands of pines and camphor laurels along the south-west corner of Taintons Rd; and
  - the stands of large camphor laurels along the Paynter Creek banks east of the railway line.
- (f) Existing mature trees in the main street will be retained, especially the camphor laurels (although they will be replaced with more appropriate trees as they reach the end of their life span).
- (g) A coordinated open space plan for land between Upper Wakefield Street and Taintons Road will be developed as part of a master plan for this area.

## (4) Access and Movement

- (a) Pedestrian safety will be enhanced in Blackall Street without diminishing the provision of carparking in the street.
- (b) Links to the rail station will be established as part of any main street improvements.
- (c) The Nambour Connection Road/Blackall Street intersection's role as a gateway into Woombye will be acknowledged in any future streetscape enhancement works.
- (d) A high level of on and off-street parking is intended to be maintained within the village centre to ensure continuity of convenient access to businesses and community facilities.

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# VOLUME FOUR

## Planning Scheme Codes

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# MAROOCHY PLAN MAPS VOLUME 4

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Nature Conservation Strategy	Figure 4-2.1.1.	Section 2.1.1
Waterways	Figure 4-2.1.1 (a)	Section 2.1.2
Wetlands and Fish Habitat Areas	Figure 4-2.1.2 (b)	Section 2.1.2
Diagrammatic Representation of the Defining Bank	Figure 4-2.1.2 (c)	Section 2.1.2
Building Setbacks	Figure 2.1.4 (a)	Section 2.1.4
Designated Bushfire Prone Areas for Building	Figure 2.1.6	Section 2.1.6
Detached Houses (siting diagrams)	Figure 4-4.1 (a) to (b)	Section 4.1 – Element (1)
Side & Rear Boundary Building Setback	Figure 4-4.1 (g)	Section 4.1 – Element (8)
Removal Houses: Examples of Architectural Styles	Figure 4-4.1 (h)	Section 4.1 – Element (10)
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Blackall Range Figures (small diagrams/photos)	Figures 1 - 27	Section 7.1
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Buderim Building Envelope (2 pages)	Figure 7.3A	Section 7.2 – Element (5)
Buderim Village Master Plan	Figure 4 – 7.3.1 (a)	Section 7.2 – Element (7)
Sippy Downs Town Centre Streets Functional Layout	Figure 4 – 7.4 (a) and (b)	Section 7.3
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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P6 Lighting is located and orientated to minimise negative impacts on wildlife and environmentally sensitive areas.</b></p>	<p><b>A6.1</b> Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS4282-1997 “Control of the obtrusive effects of lighting” at surrounding sensitive uses; and</p> <p><b>A6.2</b> The vertical illumination resulting from direct, reflected or other incidental light emanating from lighting does not exceed 1 lux when measured at the boundary of environmentally sensitive areas (Nature Conservation Management Unit or a Nature Conservation Management Area shown on Figure 4 - 2.1.1 Nature Conservation Strategy) and protected from estate boundaries at any level from ground level upward.</p>
<p><b>P7 Separation and buffering between development and adjacent environmentally sensitive areas (whether on the site or adjacent land) ensures environmentally sensitive areas are protected from potential adverse impacts on biodiversity values.<sup>6</sup></b></p>	<p><i>For land in the protected estate:</i></p> <p><b>A7.1</b></p> <p>(a) All buildings, structures and operational works are setback a minimum of 100m from the nearest boundary of land in the protected estate<sup>7</sup>; and</p> <p>(b) Native vegetation in the buffer is to be retained or enhanced.</p> <p><b>OR</b></p> <p><i>For other environmentally sensitive areas not in the protected estate:</i></p> <p>No Acceptable Measure is nominated.</p>
<p><b>P8 Rehabilitation and landscaping of cleared or degraded vegetation areas includes:</b></p> <p>(a) retention of existing native vegetation;</p> <p>(b) maximisation of natural regeneration and recruitment;</p> <p>(c) promotion of the site’s pre-European clearing structural and floristic qualities;</p> <p>(d) minimisation of edge effects through small edge to area ratios and suitable planting;</p> <p>(e) promotion of the weed free succession of the area with minimal ongoing management; and</p> <p>(f) minimisation of disturbance to habitat and environmental values of the site through the staging of work over an appropriate timeframe.<sup>8</sup></p>	<p>No Acceptable Measure is nominated.</p>

<sup>6</sup> Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

<sup>7</sup> The “protected estate” is defined in Volume 1 of this Planning Scheme.

<sup>8</sup> A rehabilitation plan may be required to demonstrate the ability to comply with this criterion or as a condition of approval. Planning Scheme Policy No.3 outlines the appropriate measures to be taken into account for rehabilitation.



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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### 2.1.4 Code for Development on Steep or Unstable Land

#### PURPOSE

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

- (a) (a) Development on steep or unstable land is compatible with the nature of the hazard and with the environmental and visual characteristics of the site and surrounding land;
- (b) (b) Development maintains the safety of people and property from the risk of landslide;
- (c) (c) Development on slopes of more than 25% occurs only where the scenic and environmental quality of the locality is maintained.

#### (1) Element: Unstable Land

PERFORMANCE CRITERIA / ACCEPTABLE MEASURES	
<p><b>P1 Development does not increase the risk of harm to people or property or reduce the safety of hazardous materials manufactured or stored in bulk as a result of landslide. Mitigation works are provided in a manner which minimises whole of life cycle costs.</b></p>	<p><b>A1.1</b></p> <p>The development does not:</p> <ul style="list-style-type: none"> <li>• involve new building work which exceeds 20m<sup>2</sup> gross floor area that involves additional footings or structural slab on ground; or</li> <li>• involve vegetation clearing<sup>1</sup>; or</li> <li>• alter ground levels to an extent that involves the excavation or filling of more than 50m<sup>3</sup> of material (other than the placement of topsoil not exceeding 100mm in depth); or</li> <li>• create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or</li> <li>• re-direct or impede water flows in existing water courses, ground water or storm water drains (whether natural or man-made); or</li> <li>• require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m<sup>2</sup>; or</li> <li>• involve the construction of an on-site sewerage facility.</li> </ul> <p><b>Or</b></p> <p>An appropriately qualified professional carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 –Preparation of Geotechnical Reports.</p>

*1 Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme*

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (2) Element: Building Design and Site Layout on Steep Land

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Development is designed, sited and erected to respect and be visually integrated into the streetscape and the natural surroundings by ensuring:</b></p> <ul style="list-style-type: none"> <li>(a) an external appearance of natural hues and tones;</li> <li>(b) minimisation of reflective surfaces;</li> <li>(c) adequate screening of the underneath of buildings;</li> <li>(d) retention, where possible, of natural landforms, drainage lines and vegetation;</li> <li>(e) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site;</li> </ul>	<p><b>Note:</b> For assessable development, these acceptable measures represent only partial fulfilment of the performance criterion. In order to adequately address the performance criterion, other measures are also likely to be necessary for assessable development.</p> <p><b>A1.1</b> Development does not occur on land steeper than 25%.</p> <p><b>AND</b></p> <p><b>A1.2</b></p> <ul style="list-style-type: none"> <li>(a) The building (including carparking structures) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or</li> <li>(b) The building incorporates undercroft skirting or screening (eg. timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or</li> <li>(c) The building incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building.</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> For buildings other than detached houses, the extent of excavation (cut) and fill is revegetated immediately following completion of the works.</p>
<p><b>P2 Buildings and other structures are designed and sited to minimise adverse impacts on amenity of neighbouring sites having regard to:</b></p> <ul style="list-style-type: none"> <li>• natural light and ventilation,</li> <li>• views and outlook, and</li> <li>• privacy.</li> </ul>	<p><b>A2.1.</b> Buildings on land with slopes of 15% or more are setback 1.5 metres from the side or rear boundary of the site for a height of 4.5 metres (above ground level), and then setback an additional 0.5 metres up to a height of 6.0 metres (above ground level), and then with planes projected at 45 degrees from a height of 6.0 metres (above ground level) at a point 2.0 metres in from the side or rear boundary of the site (<i>see Figure 2.1.4(a)</i>).</p> <p><b>AND</b></p> <p><b>A2.2</b> Buildings are not higher than 10.0 metres above ground level.</p> <p><b>AND</b></p> <p><b>A2.3</b> If over a height of 6m minor encroachments (being roof overhangs, roof eaves and sunshades only) extend outside of the building envelope to a maximum projection of 900mm, providing the encroachment is no closer to the boundary than 2m.</p>

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### 2.1.6 Code for Development in Bushfire Hazard Areas

#### PURPOSE

The purpose of this Code is to minimise:

- the number of people and properties at risk of exposure to bushfire hazard; and
- the loss of vegetation through inappropriately located development.

#### APPLICATION

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.<sup>1</sup>

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<sup>1</sup> *The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. “Designated Bushfire Prone Areas” for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).*

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### Element 1: Fire Management Plan (for Assessable Development only)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The fire mitigation methods used at the site must be adequate for the potential bushfire hazard rating of the individual site, having regard to:</b></p> <ul style="list-style-type: none"><li>(a) vegetation type;</li><li>(b) slope;</li><li>(c) aspect;</li><li>(d) on-site and off-site fire hazard implications of the development;</li><li>(e) bushfire history;</li><li>(f) conservation values of the site; and</li><li>(g) ongoing maintenance.</li></ul>	<p><b>A1</b> The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 - Preparation of a Bushfire Management Plan.<sup>2</sup></p>

<sup>2</sup> Where a bushfire management plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with this Element.

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### Element 2: Lot Layout, Land Use and Access (for Assessable and Self-Assessable Development)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The lot layout of new developments must be designed to mitigate any potential bushfire hazard and provide safe sites.</b></p>	<p><b>A1</b> The proposal demonstrates building envelopes are designed to have a setback of:</p> <ul style="list-style-type: none"> <li>• 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and</li> <li>• 10m away from any retained vegetation strips or small areas of vegetation.</li> </ul>
<p><b>P2 With the exception of uses permitted by an existing approval, any material change of use must not result in a high concentration of people living or congregating in a medium or high potential bushfire hazard area.</b></p>	<p><b>A2.1</b> With the exception of uses permitted by an existing approval, the following uses are not located within a medium or high potential bushfire hazard area:</p> <ul style="list-style-type: none"> <li>(a) educational establishment;</li> <li>(b) hospital;</li> <li>(c) aged persons accommodation (including Retirement Village and Residential Care Facility);</li> <li>(d) caravan park;</li> <li>(e) child care centre;</li> <li>(f) community centres;</li> <li>(g) community residence;</li> <li>(h) high security correctional facilities; or</li> <li>(i) Development involving the manufacture or storage of hazardous materials in bulk.</li> </ul>
<p><b>P3 Vehicular access must be designed to mitigate against bushfire hazard by:</b></p> <ul style="list-style-type: none"> <li>(a) (a) ensuring adequate access for fire fighting and other emergency vehicles;</li> <li>(b) (b) ensuring adequate access for the evacuation of residents and emergency personnel, on the event of an emergency, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</li> <li>(c) (c) providing for the separation of developed areas and adjacent bushland.</li> </ul>	<p><b>A3.1</b> For development proposed in a medium or high potential bushfire hazard area, the development design incorporates:</p> <ul style="list-style-type: none"> <li>(a) a perimeter road that is located within the development site between the boundary of the proposed lots and the adjacent bushland having a minimum cleared width of 20 metres; or</li> <li>(b) if a) is not possible, a perimeter track on a minimum cleared width of 6 metres within the development site to adjacent bushland which has a grade not greater than 12.5%;</li> </ul> <p><b>AND</b></p> <p><b>A3.2</b> The road design is capable of providing access for fire fighting and other emergency vehicles by incorporating through roads only and road grades not exceeding 12.5%.</p> <p><b>AND</b></p> <p><b>A3.3</b> Any perimeter track:</p> <ul style="list-style-type: none"> <li>• incorporates access points at either end, a vehicle passing bay every 200 metres and a vehicle turnaround every 400 metres;</li> <li>• has a formed width and gradient, and erosion control devices to local government standards;</li> <li>• is either dedicated to Council, or within an access easement that is granted in favour of Council and Queensland Fire and Rescue Service.</li> </ul>

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### Element 3: Siting, Building Design and Construction<sup>3</sup>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Buildings and structures are sited to minimise potential bushfire hazard and associated clearing of remnant vegetation.</b><sup>4</sup></p>	<p><b>A1.1</b> Buildings and structures are sited in the area of lowest bushfire hazard.</p> <p><b>AND</b></p> <p><b>A1.2</b> Buildings and structures are located away from the most likely direction of a fire front, or on a flat site at the base of the slope.</p> <p><b>AND</b></p> <p><b>A1.3</b> No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required.</p> <p><b>AND</b></p> <p><b>A1.4</b> On properties where boundary fences abutting native bushland areas, construction of timber paling fencing should not be permitted. The construction of colourbond steel fences is permitted.</p>

<sup>3</sup> The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated Bushfire Prone Areas" for the purposes of the Standard Building Regulation 2006 (Section 12) and the BCA are identified on the Designated Bushfire Prone Area for Building Work map (Figure 2.1.6).

<sup>4</sup> If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally inappropriate because of the need to clear vegetation for firebreaks. However, if the development proposal is a development commitment, the risk from the bushfire hazard must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to the Nature Conservation and Biodiversity Code, the Waterways and Wetlands Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.



## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### Element 4: Water Supply

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely accessible for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.</b></p>	<p><b>A1.1</b> Each dwelling unit on the site with a gross floor area greater than 50m<sup>2</sup> has a reliable reticulated water supply that has a minimum pressure and flow of 10 litres a second at 200kPa at all times.</p> <p><b>OR</b></p> <p><b>A1.2</b> Each dwelling unit on the site has an on-site water supply volume of not less than 20,000 litres available for the purposes of fire fighting. The water supply can be either:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a swimming pool installed immediately upon construction of the development<sup>5</sup></li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> The water supply outlet is located away from any potential fire hazards, such as venting gas bottles.</p> <p><b>AND</b></p> <p><b>A1.4</b> The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting) and a hardstand area within 6 metres of the outlet for fire vehicles<sup>6</sup>.</p> <p><b>AND</b></p> <p><b>A1.5</b> The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles.</p> <p><b>AND</b></p> <p><b>A1.6</b> The pumps that pressurise water output from the tank must be able to be operated without reticulated power.</p> <p><b>AND</b></p> <p><b>A1.7</b> Fire hydrants along National Park perimeter roads should be located not less than 100m apart.</p> <p><b>AND</b></p> <p><b>A1.8</b> Road verges and/or nature strips should be landscaped to form a swale drain for stormwater run-off; with low form, non-fire promoting native vegetation OR low form and sparsely planted vegetation (i.e no dense cluster planting).</p> <p><b>AND</b></p> <p><b>A1.9</b> Properties that are located adjacent or abutting bushland should plant low form, non-fire promoting vegetation on areas of the property that are adjacent or abutting bushland.</p>

<sup>5</sup> It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.

<sup>6</sup> A1.3 and A1.4 are not applicable to inground swimming pools that are used as a fire fighting water supply.

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

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### 2.4 CODE FOR TRANSPORT, TRAFFIC AND PARKING<sup>1</sup>

#### PURPOSE

The purpose of this code is to:

- (a) Ensure that development, including development for community title uses achieves movement networks for vehicles, public transport, pedestrians and cyclists that are integrated, efficient, legible, cost effective, environmentally acceptable and maximise potential for trip making by walking, cycling or public transport rather than by private car;
- (b) Achieve safety for all road users, particularly for the most vulnerable road users (children, pedestrians and cyclists), taking account of society's reasonable expectations;
- (c) Achieve a road and street network where the function of each street is clearly identified, and acceptable levels of access, convenience, efficiency, and legibility are achieved for all road users;
- (d) Ensure that development does not unreasonably compromise the capacity and legibility of the road and street system or diminish the amenity of nearby land uses; and
- (e) Achieve on-site parking, access, circulation and servicing areas that are safe, convenient and sufficient to meet the needs of expected users, with minimal impact on the external road and street network or adjacent sites.

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*1 All applications are to be accompanied by sufficient information to allow the proposed development to be fully assessed relative to the requirements of this Code and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.*

*All applications capable of having significant impact on the road network are to be accompanied by a traffic impact assessment report (potentially significant impacts are defined in Planning Scheme Policy No. 6 - Transport, Traffic and Parking).*

(1) Transport System

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 Development is designed to encourage travel by public transport, walking and cycling rather than by private car.</b>	<b>A1.1</b> Development provides a system of integrated pedestrian and bikeway networks that achieve convenient connections to major public transport interchanges, stations or stops in accordance with the planning and design objectives outlined in <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i> .
<b>P2 Public transport, pedestrian, cycle, and road and street networks are provided in an integrated manner</b>	<b>A2.1</b> Public transport, road and street, pedestrian and cycle networks integrate with each other in accordance with <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i> .

(2) Road and Street Network

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 The arterial road network has the ability to accommodate express public transport services and has capacity to safely and efficiently accommodate projected traffic movements</b>	<b>A1.1</b> The arterial road system is provided according to the functional road hierarchy characteristics outlined in the <i>Transport, Traffic and Parking Planning Scheme Policy</i> .
<b>P2 Development is in accordance with the function of the road and street network.</b>	<b>A2.1</b> Development is consistent with the Major Road Network Hierarchy outlined in the <i>Transport, Traffic and Parking Planning Scheme Policy</i> . <b>AND</b> <b>A2.2</b> Frontage access techniques are applied to developments proposing access to roads and higher order streets in accordance with the <i>Transport, Traffic and Parking Planning Scheme Policy</i> .
<b>P3 Development with high traffic generating potential minimises any adverse impacts on landuse and the external road and street system</b>	<b>A3.1</b> The traffic impacts of any development with: (a) A potential increase in peak hour or daily traffic movements by more than 5% on the external road system, or on an approach to a signalised, unsignalised, or roundabout intersection on an external road, <b>OR</b> (b) A proposed access to an Arterial or Sub-arterial road, <b>OR</b> (c) A potential increase in traffic movement that would exceed the physical or environmental capacity of the road and street system as nominated in the <i>Transport, Traffic and Parking Planning Scheme Policy</i> , <b>OR</b> (d) A proposed access within 100m of a signalised intersection, are identified and addressed in accordance with the <i>Transport, Traffic and Parking Planning Scheme Policy</i> .



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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (7) Car Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 On-site car parking areas are provided with adequate capacity to accommodate peak parking demands.</b></p>	<p><b>A1.1</b> Except as provided for in A1.2 below, car parking is provided in accordance with the requirements of Schedule 2 to this Code (with the required number being the next highest whole number where the calculated number is not a whole number).</p> <p><b>OR</b></p> <p><b>A1.2</b> For any non-residential use (other than a Convenience Restaurant, Hotel, Post Office, Bank or Shopping complex) in a Town Centre (Core and Frame) or Village Centre Precinct, the minimum number of car parking spaces provided on the site is not less than one space per 20m<sup>2</sup> of gross floor area (with the required number being the nearest whole number where the calculated number is not a whole number), with on-site queuing areas and service vehicle provision meeting the minimum requirements for non-residential uses elsewhere.</p> <p><b>A1.3</b> For any commercial use within a Centre precinct that is:</p> <ul style="list-style-type: none"> <li>(a) a change from another commercial use; and</li> <li>(b) in premises which require no building work or only minor building work to accommodate the use; and</li> <li>(c) in the premises that were lawfully constructed pursuant to an approval granted under a planning scheme prior to Maroochy Plan 2000; the minimum number of car parking spaces provided on the site is equal to the existing number of spaces.</li> </ul> <p><b>A1.4</b> The provision of at least one bus parking space at premises where buses are likely to be regular vehicles arriving at the facility in accordance with the requirements for provision of bus parking outlined in <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i>.</p>
<p><b>P2 Car parks and their site access systems must be designed to provide safe and convenient parking and circulation for all of the different users of the facility.</b></p>	<p><b>A2.1</b> Development provides safe and conveniently located car parks and circulation systems to meet the needs of various users expected to use the site in accordance with <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i>.</p>

### (8) Service Vehicle Requirements

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Driveways, internal circulation areas and service areas are designed to:</b></p> <ul style="list-style-type: none"> <li>(a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and</li> <li>(b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.</li> </ul>	<p><b>A1.1</b> Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type outlined in Schedule 2 to this Code.</p> <p><b>A1.2</b> Driveways, internal circulation areas, manoeuvre areas, loading and unloading areas and refuse collection facilities are designed and provided in accordance with the design requirements outlined in <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i>.</p> <p><b>A1.3</b> The minimum number of on-site Service vehicle bays is provided in accordance with Schedule 3 to this Code.</p>

## Schedule 1 to Code 2.4

## Minimum Number of Bicycle Parking Spaces Required for Various Land Uses

TABLE 1

LAND USE	MINIMUM EMPLOYEE/ RESIDENT PARKING SPACES	CLASS (REFER TO TABLE 2)	VISITOR/SHOPPER PARKING SPACES	CLASS (REFER TO TABLE 2)
<b>RESIDENTIAL USES</b>				
Accommodation building	1 space per 3 rooming units	1	1 space per 12 rooming units	3
Integrated tourist facility	Sufficient space to accommodate the number of bicycles likely to be generated.			
Motel	1 space per 40 rooms	1	No requirement	N/A
Multiple dwelling units	1 space per dwelling unit	1 or 3	1 space per 4 dwelling units	3
<b>COMMERCIAL USES</b>				
Adult product shop, or Art and craft centre, or Shop	1 space per 300m <sup>2</sup> GFA	1	1 space per 500m <sup>2</sup> over 1000m <sup>2</sup>	3
Convenience restaurant	1 space per 50 m <sup>2</sup> GFA	2	2 spaces, plus 1 space per 50m <sup>2</sup> of public dining area	3
Restaurant	1 space per 100m <sup>2</sup> public area	1 or 2	No requirement	N/A
Fast-food store	1 space per 100m <sup>2</sup> GFA	1	1 space per 50m <sup>2</sup> GFA	3
Hotel	1 space per 25m <sup>2</sup> bar floor area and 1 space per 100m <sup>2</sup> lounge or beer garden	1	1 space per 25m <sup>2</sup> bar floor area and 1 space per 100m <sup>2</sup> lounge or beer garden	3
Market	1 space per 10 stalls	3	No requirement	N/A
Medical centre	1 space per 400m <sup>2</sup> GFA	1 or 2	1 space per 200m <sup>2</sup> GFA	3
Office (other than for a Bank)	1 space per 200m <sup>2</sup> GFA	1 or 2	1 space per 750m <sup>2</sup> over 1000m <sup>2</sup>	3
Office (in the form of a Bank)	1 space per 200m <sup>2</sup> GFA	2	No requirement	N/A
Shopping complex	1 space per 300m <sup>2</sup> sales floor area	1	1 space per 500m <sup>2</sup> sales floor area	3
Showroom	1 space per 750m <sup>2</sup>	1	1 space per 1000m <sup>2</sup> sales floor area	3
<b>INDUSTRIAL USES</b>				
Environmentally assessable industry or Warehouse	1 space per 1000m <sup>2</sup> GFA	1 or 2	No requirement	N/A
General industry	1 space per 800m <sup>2</sup> GFA	1 or 2	No requirement	N/A
Light industry	1 space per 500m <sup>2</sup> GFA	1 or 2	No requirement	N/A
<b>COMMUNITY USES</b>				
Hospital	1 space per 15 beds	1	1 space per 30 beds	3
Educational Establishment (school)	1 space per 5 pupils over year 4	2	No requirement	N/A
Educational Establishment (Tertiary Education)	1 space per 100 part time students, and 2 spaces per 100 full time students	1 or 2 2	No requirement	N/A
<b>RECREATIONAL USES</b>				
Indoor recreation (for an Amusement Parlour)	No requirement	N/A	2 spaces, plus 1 space per 50m <sup>2</sup>	3
Indoor recreation (other than for an Amusement Parlour)	Sufficient space to accommodate the number of bicycles likely to be generated.			

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Schedule 2 to Code 2.4 continued

USE	MINIMUM NUMBER OF CAR PARKING SPACES	DESIGN SERVICE VEHICLES <sup>1</sup>		
		Occasional Access <sup>2</sup>	Regular Access ROAD <sup>3</sup>	STREET <sup>4</sup>
<b>INDUSTRIAL USES CONT.</b>				
Vehicle repair workshop	As for Service station.	LRV	MRV	SRV
Other industrial uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			
<b>COMMUNITY USES</b>				
Child care centres	1 space for each 2 employees plus 1 space for every 5 children able to be accommodated on the site provided for the setting down and picking up of children.	VAN	VAN	VAN
Hospitals	1 space for every 4 beds plus 1 space for every 2 employees.	WCV	WCV	WCV
Church	1 space per 12 m <sup>2</sup> of GFA.	MRV	SRV	VAN
<b>RECREATIONAL USES</b>				
Indoor recreation	<ul style="list-style-type: none"> <li>• Squash = 3 per court;</li> <li>• Indoor Cricket or indoor field games = 20 per wicket or field;</li> <li>• Swimming = 15 plus 1 space per 100 m<sup>2</sup> of GFA;</li> <li>• Gym = 7.5 per 100 m<sup>2</sup> GFA;</li> <li>• Bowling Alley = 3 per alley;</li> <li>• Licensed Club = 1 per 7 m<sup>2</sup> of GFA &lt; 2,500 m<sup>2</sup> GFA and 1 per 15 m<sup>2</sup> of GFA &gt; 2,500 m<sup>2</sup> GFA;</li> <li>• Hall/Theatre 1 space per 12 m<sup>2</sup>;</li> <li>• Billiards Hall = 1 space per 100m<sup>2</sup> GFA or 1 space per 2.5 tables (whichever is greater)</li> <li>• or otherwise sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use</li> </ul>	WCV WCV WCV WCV WCV WCV WCV WCV	WCV WCV WCV WCV WCV WCV WCV WCV	WCV WCV WCV WCV WCV WCV MRV WCV
Outdoor recreation	<ul style="list-style-type: none"> <li>• Tennis Courts = 3 spaces per court;</li> <li>• Bowling Greens = 30 spaces for 1st green plus 15 for each other green;</li> <li>• Swimming = 15 plus 1 per 100 m<sup>2</sup> site area;</li> <li>• Football = 50 per field, Court games = 20 per court;</li> <li>• or otherwise sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use</li> </ul>	WCV WCV WCV WCV	WCV WCV WCV WCV	MRV MRV MRV WCV
Other uses	Sufficient spaces to accommodate the amount and type of vehicular traffic likely to be generated by the particular use.			

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### Notes to Schedule 2:

- 1) **Design Service Vehicles** are defined in the Transport Traffic and Parking Planning Scheme Policy.
  - (iii) The swept path of the regular road access (see note 3) design vehicle may cover the overall width of a two-way undivided driveway.
- 2) **Occasional access** (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multi-unit dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicles listed in this column must be able to:
  - (i) Stand wholly within the site. On-site manoeuvring may occur adjacent to parking spaces, but cannot occur over parking spaces;
  - (ii) Reverse manoeuvres are limited to one only, either to or from the site; and
  - (iii) The swept path of the vehicle is not greater than the width of the access driveway.
- 3) **Regular Road Access** (for the maximum size of service vehicle expected 20 or more times per year) - where regular access is to a road (includes all roads as defined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking* plus District Collector Streets and Industrial Collector Streets), the design vehicle listed in this column must be able to:
  - (i) Enter and leave the site in a forward motion;
  - (ii) Travel through the site on circulation roads/aisles to access service areas, without significant impact on external or internal traffic operations; and
  - (iii) Manoeuvre on-site to park and load/unload in a designated service area.
- 4) **Regular Street access** (maximum size of service vehicle expected 20 or more times per year) - where regular access is to a street (includes all streets as defined in *Planning Scheme Policy No. 6 - Transport, Traffic and Parking* except for District Collector Streets and Industrial Collector Streets) on-site manoeuvring and full loading bay provision is not essential. The design vehicle listed in this column is used for the design of on-site servicing provisions, subject to the following:
  - (i) The design vehicle listed for regular road access (see note 3) can stand wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces;
  - (ii) Any on-street manoeuvring by the regular road access (see note 3) design vehicle can be limited to reversing on or off the site in one movement only; and
- 5) Where the number of parking spaces required is calculated as a fraction, the number should be rounded to the next highest whole number.



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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (2) Movement Networks

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Development sites are provided with external roadworks along the full extent of the frontage appropriate to the function and amenity of the road and including:</b></p> <ul style="list-style-type: none"> <li>(a) paved roadway;</li> <li>(b) kerb and channel;</li> <li>(c) safe vehicular access;</li> <li>(d) safe footpaths and bikeways;</li> <li>(e) stormwater drainage; and</li> <li>(f) conduits to facilitate the provision of street lighting systems and traffic signals.</li> </ul>	<p><b>A1.1</b> Roadworks design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking.</i></p>
<p><b>P2 The reserve width, pavement, edging, street-scaping and landscaping support the intended functions and amenity of the road.</b></p>	<p><b>A2.1</b> Road design and construction including within development for Community Title uses, is undertaken in accordance with <i>Planning Scheme Policy No.5– Operational Works</i> and with the characteristics intended for the particular type of road specified in <i>Planning Scheme Policy No. 6 –Transport, Traffic and Parking.</i></p>
<p><b>P3 Road pavement surfaces:</b></p> <ul style="list-style-type: none"> <li>(a) are sufficiently durable to carry wheel loads for parked and travelling vehicles;</li> <li>(b) ensure the safe passage of vehicles, pedestrians and cyclists;</li> <li>(c) ensure appropriate management of stormwater and maintenance of all weather access; and</li> <li>(d) allow for reasonable travel comfort</li> </ul>	<p><b>A3.1</b> Road pavement design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works.</i></p>
<p><b>P4 Pavement edges control vehicle movements by delineating the carriageway.</b></p>	<p><b>A4.1</b> Road pavement design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works.</i></p>
<p><b>P5 The verges and footpaths provide</b></p> <ul style="list-style-type: none"> <li>(a) safe access for pedestrians clear of obstructions;</li> <li>(b) an access for vehicles onto properties;</li> <li>(c) an area for public utility services; and</li> <li>(d) provide for people with disabilities by allowing safe passage of wheel chairs and other mobility aids</li> </ul>	<p><b>A5.1</b> Verge and footpath design and construction including within development for Community Title uses is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking.</i></p>
<p><b>P6 Bikeways provide safe and attractive cycle routes for commuter and recreational purposes</b></p>	<p><b>A6.1</b> Bikeway design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 - Transport, Traffic and Parking.</i> and <i>Planning Scheme Policy No. DC2 Provision of Bikeways and Bicycle Facilities</i></p>

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

<p><b>P7 Measures intended to restrain traffic speeds and/or volumes<sup>1</sup>:</b></p> <ul style="list-style-type: none"> <li>(a) avoid stop-start conditions;</li> <li>(b) provide for appropriate sight distances;</li> <li>(c) avoid increased vehicle emissions;</li> <li>(d) minimise unacceptable traffic noise to adjoining land uses;</li> <li>(e) maintain convenience or safety levels for cyclists and public transport; and</li> <li>(f) are integrated with landscaping and streetscape design.</li> </ul>	<p><b>A7.1</b> Speed control devices are designed and constructed in accordance with <i>Planning Scheme Policy No. 6 – Operational Works and Planning Scheme Policy No. 6 Transport, Traffic and Parking</i>.</p>
<p><b>P8 Constructed roads and paths must be designed to minimise environmental impact</b></p> <p><i>Movement Networks continued</i></p>	<p><b>A8.1</b> Road design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 – Transport, Traffic and Parking</i>.</p>

<sup>1</sup> Council will not accept the use of speed restriction techniques and devices in place of appropriate road design, in accordance with P4.

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (3) Public Parks Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 Parks are designed to support their intended function, amenity and recreational setting.</b>	<b>A1.1</b> Public parks are conceptually designed to the desired standard of service as outlined in <i>Planning Scheme Policy DC5 – Public Parks Infrastructure</i> and designed and constructed in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i> .

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

### (4) Excavation and Filling

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Excavation and filling<sup>2</sup>:</b></p> <p>(a) do not cause environmental harm;</p> <p>(b) do not impact adversely on visual amenity or privacy; and</p> <p>(c) maintain natural landforms as far as possible.</p>	<p><b>A1.1</b></p> <p>(a) On sites of 15% or more (as identified on Regulatory Map 1.3 – Steep and Unstable Land Special Management Area), the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the natural ground level at any point<sup>3</sup>.</p> <p><b>OR</b></p> <p>(b) In other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point.</p> <p><b>A1.2</b> No part of any cut and/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 that does not necessitate the removal of any vegetation.</p> <p><b>A1.3</b> Retaining walls are no greater than 1.0 metre high.</p> <p><b>A1.4</b> Retaining walls are constructed a minimum 150 mm from lot boundaries.</p> <p><b>A1.5</b> All stored material is:</p> <p>(a) contained wholly within the site; and</p> <p>(b) located in a single manageable area that does not exceed 50m<sup>2</sup>; and</p> <p>(c) located at least 10 metres from any property boundary.</p>
<p><b>P2 All cutting and filling works are stable in both the short and long term.</b></p>	<p>No Acceptable Measure is nominated.</p>
<p><b>P3 Filling or excavation do not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.<sup>4</sup></b></p>	<p><b>A3.1</b> No contaminated material is used as fill.</p> <p><b>A3.2</b> For excavation, no contaminated material is excavated or contaminant disturbed.</p> <p><b>A3.3</b> Waste materials are not used as fill, including but not limited to:</p> <p>(a) commercial waste</p> <p>(b) construction/demolition waste</p> <p>(c) domestic waste</p> <p>(d) garden/vegetation waste</p> <p>(e) industrial waste.</p>
<p><b>P4 The location and extent of excavation or filling is consistent with the intended future use of the site.</b></p>	<p><b>A4.1</b> The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).</p>

<sup>2</sup> Applicants should be aware that the Code for the Development of Detached Houses and Display Homes also contains requirements for excavation and filling associated with such development on steep land.

<sup>3</sup> Applicants should be aware that other requirements contained within the Code for Development on Steep and Unstable Land will also apply within areas identified on Regulatory Map 1.3.

<sup>4</sup> Applicants should be aware that the Code for Assessment and Management of Acid Sulfate Soils will also apply within areas identified on Regulatory Map 1.4 – Acid Sulfate Soils Areas Special Management Area, as indicated in the Tables of Development Assessment in Volume 1 of this Planning Scheme.

### (5) Construction Management<sup>5</sup>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The aesthetic and ecological values of retained vegetation is protected.</b></p>	<p><b>A1.1</b> Works, storage or other cause of disturbance to soils below the canopy of any retained vegetation are excluded.</p> <p><b>A1.2</b> Retained vegetation is fenced and appropriately signed during construction.</p> <p><b>A1.3</b> All declared noxious weeds and environmental weeds are removed from the site.</p>
<p><b>P2 Environmental harm on surrounding areas as a result of air emissions, noise or lighting is minimised during construction activity.</b></p>	<p><b>A2.1</b> No dust emissions extend beyond the boundary of the site.</p> <p><b>A2.2</b> No other air emissions, including odours, are detectable at the boundary of the site.</p> <p><b>A2.3</b> Works are only carried out between 6:30am to 6:30pm Monday to Saturday inclusive</p> <p><b>A2.4</b> Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.</p> <p><b>A2.5</b> Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 “Control of the obtrusive effects of lighting” at surrounding sensitive uses.</p>
<p><b>P3 Existing utilities, road and drainage infrastructure:</b></p> <p>(a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.</p>	<p><b>A3.1</b> Existing utilities, road and drainage infrastructure are protected and or relocated in accordance with the standards set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p> <p><b>A3.2</b> The costs of any alterations or repairs are met by the applicant.</p>
<p><b>P4 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</b></p>	<p>No Acceptable Measure nominated</p>
<p><b>P5 Provision is made for:</b></p> <p>(a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; (d) collection of waste and recyclable material; in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.</p>	<p><b>A5.1</b> Waste minimisation, storage and servicing arrangements are made in accordance with <i>Planning Scheme Policy No. 5 – Operational Works.6</i></p>
<p><b>P6 The integrity of assets to be delivered to Council is protected.</b></p>	<p><b>A6.1</b> Construction is undertaken in accordance with the standards set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>

<sup>5</sup> In order to demonstrate compliance with the Performance Criteria or Acceptable Measures set out in this element, Council may request the preparation of a Construction Management Plan.

<sup>6</sup> Council may request the preparation of a Waste Management Plan, in accordance with Planning Scheme Policy No 10 (Preparation of Waste Management Plans).

<sup>6</sup> Council may request the preparation of a Waste Management Plan, in accordance with Planning Scheme Policy No 10 (Preparation of Waste Management Plans).

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

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## 2. GENERAL LAND USE AND DEVELOPMENT CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 continued</b></p>	<p>(b) any reductions of on site flood storage capacity is avoided and any changes to depth, duration and velocity of floodwaters of all floods up to and including the 100year ARI are contained within the site;</p> <p><b>OR</b></p> <p>(c) there is no change in the flood characteristics of the 100year ARI outside the subject site in ways that result in</p> <ul style="list-style-type: none"> <li>(i) loss of flood storage; or</li> <li>(ii) loss of/changes to flow paths; or</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction of warning times elsewhere on the floodplain.</li> </ul> <p><b>A1.2</b> Stormwater peak discharges and levels are equivalent to the pre-developed condition.</p> <p><b>A1.3</b> Where a “regulation line” has been set by Council to define the limit to which development may encroach onto a floodplain development is undertaken outside such “regulation line”.</p>
<p><b>P2 For all floods up to and including the 100 year ARI :</b></p> <ul style="list-style-type: none"> <li>• the safety of people on the site is maintained;</li> <li>• potential damage to property on the site is minimised; and</li> <li>• the functioning of essential services is maintained.</li> </ul>	<p><b>A2.1</b></p> <p>(a) Development is sited on land that would not be subject to flooding during the 100 year ARI flood event.</p> <p><b>OR</b></p> <p>(b) There is no increase in the number of people living or working on the site, except where the premises are occupied on a short-term or intermittent basis (e.g. by construction / maintenance workers, certain agricultural and forestry workers).</p> <p><b>OR</b></p> <p>(c) Development complies with the standards for flood immunity set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p> <p><b>A2.2</b> Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> <li>(a) located in accordance with the standards for flood immunity set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>;</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>(b) designed and constructed to exclude floodwater intrusion/infiltration.</li> </ul> <p><b>A2.3</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the 100 year ARI flood event.</p>

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.</b>	<b>A3.1</b> (a) The manufacture or storage in bulk of hazardous materials takes place above the 100 year ARI flood level. <b>OR</b> (b) Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters from a 100 year ARI flood.

### 2.8 Code for Erosion and Sediment Control

#### PURPOSE

The purpose of this code is to:

- (a) protect the environmental values and water quality objectives of waterways by ensuring that the influence

of climate, hydrology, soils and topography is adequately considered in development.

- (b) protect and manage soils, vegetation, hydrological regimes, and the healthy functioning of aquatic, marine and wetland ecosystems, natural processes, and habitat, by minimising soil erosion and sediment loss into waterways from development.

#### (1) Erosion & Sediment Control

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 The development is compatible with the land use constraints of the site, and provides for best practice environmental management of stormwater based on a thorough assessment of site characteristics including erosion risk, so as to not cause adverse impacts on waterways including not causing adverse changes to:</b> <ul style="list-style-type: none"> <li>• hydrologic regimes including groundwater, waterway baseflow, and stream power;</li> <li>• waterway channel morphology and substrata;</li> <li>• the chemical, physical or biological condition of receiving waters</li> </ul>	<b>A1.1</b> Acceptable solution for all developments:  An appropriately qualified person <sup>1</sup> prepares (and certifies in the prescribed form) an Erosion Risk Assessment which predicts total soil loss for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control.  <b>AND</b> Best practice environmental management measures to minimise erosion and sediment loss, as detailed in Planning Scheme Policy No. 14 – Erosion and Sediment Control, are applied to the site at all times, including during and after over-design storm events, until the site is permanently stabilised.  <b>AND</b> The programming of works on the site seeks to minimise the total area of soil exposed at any one time.  <b>AND</b> Disturbed land is promptly and progressively revegetated or otherwise protected, and must be stabilised with vegetation or synthetic cover in accordance with Planning Scheme Policy 14 – Erosion and Sediment Control.  <b>AND</b> All drainage lines, diversion and collection drains and banks, chutes and outlets are able to carry peak flow, and remain stable, at least in the 10-year ARI time of concentration storm event.  <b>AND</b> <b>A1.2</b> Acceptable Solution for development which has predicted total soil loss greater than 150 tonnes (high risk):

<sup>1</sup> *Appropriately qualified person* is a person who has appropriate professional qualifications and experience as defined in Planning Scheme Policy No. 14 – Erosion and Sediment Control.

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

	<p>The volume, velocity, and duration of stormwater runoff from the development to any waters mimics the pre-development range of the 2 year ARI storm event.</p> <p><b>AND</b></p> <p><b>A1.3</b> Acceptable Solution for Material Change Use or a Reconfiguration of a Lot which has a predicted total soil loss greater than 150 tonnes (high risk): An appropriately qualified person1 prepares (and certifies in the prescribed form) an Erosion and Sediment Hazard Evaluation Report and Concept Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control.</p> <p><b>AND</b></p> <p><b>A1.4</b> Acceptable Solution for Operational Works or Building Works which has predicted total soil loss greater than 150 tonnes (high risk): An appropriately qualified person1 prepares (and certifies in the prescribed form) an Erosion and Sediment Hazard Evaluation Report and Major Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control.</p> <p><b>OR</b></p> <p><b>A1.5</b> Acceptable Solution for Operational Works or Building Works that have predicted total soil loss less than or equal to 150 tonnes: An appropriately qualified person1 prepares (and certifies in the prescribed form) a Minor Erosion and Sediment Control Plan for the development in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control.</p>
<p><b>P2</b> Development occurs on land where water quality control measurements can be implemented to prevent adverse impacts on the receiving environment.</p>	<p><b>A2.1</b> It is demonstrated that the development does not involve the installation of necessary water quality control measures, or emplacement of any fill, below the one in two year ARI flood level</p> <p><b>AND</b></p> <p><b>A2.2</b> It is demonstrated that the development does not involve the installation of any water quality control basin which is subject to inundation in the one in two year ARI event or infiltration by groundwater.</p>
<p><b>P3</b> There is to be no flow or release from the site to any waters or to any place draining to waters which causes any adverse change to the chemical, biological or physical condition of the receiving waters.</p>	<p>For Agriculture, Forestry, Animal Husbandry or Stable:</p> <p><b>A3.1</b> There is to be no release, discharge or flow from the development to any waters (or place draining to waters) having a concentration exceeding 50 mg/litre of total suspended solids unless all reasonable and practical measures have been taken to prevent and minimise soil erosion and sediment loss from the site. Such measures must include compliance with any relevant agricultural code of practice endorsed by the Qld Government for the purpose of compliance with the General Environmental Duty under the Environmental Protection Act 1994.</p> <p>For all other development:</p>

## 2. GENERAL LAND USE AND DEVELOPMENT CODES

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	<p><b>A3.2</b> All erosion and sediment controls, including sediment basins, are designed in accordance with Planning Scheme Policy No. 14 – Erosion and Sediment Control and Chapter 6 of the Sunshine Coast Regional Council Erosion and Sediment Control Manual.</p> <p><b>AND</b></p> <p><b>A3.3</b> As far as is reasonable and practicable, all stormwater runoff and dewatering flows from all disturbed areas flow to one or more sediment basins.</p>
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### 3. CODES FOR RURAL DEVELOPMENT AND USE

#### 3.1 Codes for Agriculture and Animal Husbandry

##### PURPOSE

The purpose of this code is to provide for the development of Agriculture and Animal husbandry on rural land where environmental impacts are able to be managed to acceptable levels such that environmental harm is avoided, there is no detrimental impact on adjoining land uses, and land and water resources are used sustainably.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Agricultural and animal husbandry uses do not have an unacceptable adverse impact on the amenity of existing or likely future surrounding residential land premises.</b></p>	<p><b>A1</b> The activity takes place on a site which is further than:</p> <ul style="list-style-type: none"> <li>• 300m from a Residential Precinct (other than a Sustainable Rural Residential Precinct), and</li> <li>• 150m from an existing rural residential lot in a Sustainable Rural Residential Precinct.</li> </ul>
<p><b>P2 Development and use of premises must be carried out in ways which are sustainable by:</b></p> <ul style="list-style-type: none"> <li>• conserving the values of environmentally sensitive areas;</li> <li>• conserving the productive characteristics and qualities of the land and its soils;</li> <li>• protecting the integrity of waterways and water quality standards;</li> <li>• managing waste through avoidance, reduction, recycling treatment and, as the least preferred measure, disposal;</li> <li>• avoiding or minimising weed infestation;</li> <li>• minimising the release of contaminants into the air; keeping noise generation to within acceptable limits.</li> <li>• minimising noise generation<sup>1</sup>.</li> </ul> <p><b>This includes compliance with best practice industry standards including the following (or any other or subsequent equivalent) codes of practice:</b></p>	<p>No Acceptable Measure is nominated.</p>

<sup>1</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No.7 - Acoustic Environment Assessment

### 3. CODES FOR RURAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 continued</b></p> <ul style="list-style-type: none"> <li>The “Environmental Code of Practice for Agriculture” (Queensland Farmers’ Federation)</li> <li>The “Code of Practice for Sustainable Cane Growing in Queensland” (Queensland Canegrowers)</li> </ul>	No Acceptable Measure is nominated.
<p><b>P3 Buildings must be set well back, or otherwise buffered from, frontages to unsealed roads, heavily trafficked roads and existing or likely future heavy vehicle haul routes in order to:</b></p> <ul style="list-style-type: none"> <li>avoid or minimise noise and dust nuisance, and</li> <li>maintain an open visual landscape dominated by natural elements (rather than built structures).</li> </ul>	<p><b>A3</b> Buildings (other than a detached house or outbuilding) are set back at least:</p> <ul style="list-style-type: none"> <li>40 metres from any State Controlled Roads,</li> <li>otherwise, 20 metres from any rural road, or any road shown on the Strategic Plan Map as “Extractive Industry Haulage Route”.</li> </ul>
<p><b>P4 Buildings must be set well back from site boundaries in order to:</b></p> <ul style="list-style-type: none"> <li>help maintain the typically open or forested rural landscape in which buildings are a minor event,</li> <li>provide for separation from existing or likely future rural activities on adjoining land, and</li> <li>allow for the sustainable on-site treatment and disposal of waste water.</li> </ul>	<p><b>A4</b> Buildings (other than a detached house or outbuilding) are set back at least 10 metres from all site boundaries other than road frontages.</p>
<p><b>P5 A buffer is maintained to protect and enhance the environmental values and ecosystem services of waterways, wetlands and fish habitat areas having regard to:</b></p> <ul style="list-style-type: none"> <li>fauna habitats;</li> <li>adjacent land use impacts;</li> <li>stream integrity;</li> <li>sustainable aquatic and wetland ecosystems; and</li> <li>recreational amenity.</li> </ul>	<p><b>A5.1</b> A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands):</p> <p>(a) 25m for a waterway shown as stream order 3 or above; or</p> <p>(b) 10m for a waterway shown as stream order 1 or 2;</p> <p>as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands.</p> <p><b>AND</b></p> <p><b>A5.2</b> A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands .</p> <p><b>AND</b></p> <p><b>A5.3</b> All existing native vegetation within the buffer established under A5.1 or A5.2 is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.</p>
<p><b>P6. The use must be established in a manner that does not require clearing of remnant vegetation.</b></p>	<p><b>A6.1</b> Establishment of Agriculture or Animal Husbandry uses does not require the clearing of vegetation in an area within the Nature Conservation Management Area, (as shown on Regulatory Map No 1.1 of this Planning Scheme).</p>



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### 3.4 Code for Establishing Forestry Activities

#### PURPOSE

The purpose of this code is to:

- encourage forestry on suitable land including unproductive, under-utilised or environmentally degraded private land;
- promote long term security of harvest for forests planted with the intent of harvest;
- allow for the selective harvest of existing native forests for timber production in ways which retain the ecological and land resource values of the forests and avoid harm to protected species;
- ensure all forestry operates in an ecologically sustainable manner, and in accordance with the National Principles of the National Forest Policy Statement and the State Codes of Practice; and
- Ensure that forestry does not adversely impact on neighbouring land uses.

#### NOTE

This code is supported by Section 8 of Volume 1 of this Planning Scheme which establishes a Register of Forestry Activities to assist in long term security of harvest for lawfully established forestry activities in the Shire.

### 3. CODES FOR RURAL DEVELOPMENT AND USE

#### (1) Element: Establishment of Plantation Forestry

##### PURPOSE

To provide for the establishment of Plantation forests so that significant environmental impacts can be avoided and activities managed to ensure any impacts remain within acceptable levels and impacts on adjacent premises are minimised.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The use must be established in a manner that:</b></p> <ul style="list-style-type: none"> <li>• Does not result in unacceptable impacts on environmentally sensitive areas,</li> <li>• Protects and manages soil values and minimises erosion;</li> <li>• Does not impact upon water quality, ecological values and land resources,</li> <li>• Uses species that are not disruptive to local ecosystems and protect the landscape character and scenery of the locality,</li> <li>• Minimises fire risk, and</li> <li>• Is in accordance with best environmental management practice.</li> </ul>	<p><b>A1.1</b> Establishment of Plantation forestry does not require clearing of vegetation in an area:</p> <ul style="list-style-type: none"> <li>(a) within the Nature Conservation Management Area, (as shown on Regulatory Map No 1.1 of this Planning Scheme);</li> <li>(b) within 100 metres of a major waterway or 40 metres of a smaller creek or stream; or</li> <li>(c) that includes an Environmentally sensitive area (as defined by this Planning Scheme).</li> </ul> <p><b>AND</b></p> <p><b>A1.2</b> A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands):</p> <ul style="list-style-type: none"> <li>(a) 25m for a waterway shown as stream order 3 or above; or</li> <li>(b) 10m for a waterway shown as stream order 1 or 2 as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> A buffer of established natural vegetation is to be provided of the following widths:</p> <ul style="list-style-type: none"> <li>(a) A minimum 100m buffer between developments and Significant Coastal Wetlands or Declared Fish Habitat Areas shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands; or</li> <li>(b) A minimum 50m buffer between developments and Local Wetlands shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands.</li> </ul> <p><b>AND</b></p> <p><b>A1.4</b> All existing native vegetation within the buffer established under A1.2, A1.3, A5.1 or A5.2 is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.</p> <p><b>AND</b></p> <p><b>A1.5</b> Planting for commercial harvest does not occur on slopes over 25°(2:1).</p> <p><b>AND</b></p> <p><b>A1.6</b> Internal roads are constructed so as to:</p> <ul style="list-style-type: none"> <li>• minimise the number of watercourse crossings and the extent of interference with natural drainage systems;</li> <li>• have a maximum gradient on roads for extraction of 7° (8:1) and, on roads used for management purposes, of 14° (4:1); and</li> <li>• ensure spoil or sediment is not deposited in any waterway or within the waterway buffer.</li> </ul>

### 3. CODES FOR RURAL DEVELOPMENT AND USE

	<p><b>AND</b></p> <p><b>A1.7</b> Planting and road construction does not increase the incidence of erosion and manages soil disturbance (ie. exposure of mineral soil and its loosening to a depth of 10 cm or more such that the risk of soil capture in surface run-off is increased) and road track drainage by the use of any or all of the following methods:</p> <ul style="list-style-type: none"> <li>• trash retention;</li> <li>• constructing contour banks;</li> <li>• cultivating on the contour and/or using strip or spot cultivation rather than broadacre cultivation;</li> <li>• facilitating drainage by having roads follow ridges and avoid steep slopes, and by intercepting and redirecting run-off away from exposed areas;</li> <li>• installation of erosion control and sediment collection structures prior to start of site disturbance and construction;</li> <li>• retaining natural vegetation in sensitive areas such as gullies, water way corridors and steep slopes;</li> <li>• stabilisation and rehabilitation of disturbed areas; and</li> <li>• scheduling earthworks to avoid wet seasons.</li> </ul> <p><b>AND</b></p> <p><b>A1.8</b> Establishment of the plantation does not result in the loss of habitat of any rare or threatened species under the Nature Conservation Act and its regulations.</p> <p><b>AND</b></p> <p><b>A1.9</b> Establishment of the plantation does not result in destruction or degradation of, or damage to, any public recreation resource or scenic, landscape or heritage site.</p> <p><b>AND</b></p> <p><b>A1.10</b> Habitat trees (being those trees alive or dead that are greater than 80cm diameter and have hollows over 10cm diameter) are identified, retained and protected within buffers and discrete areas of remnant vegetation as part of the plantation layout.</p> <p><b>AND</b></p> <p><b>A1.11</b> Species to be planted in new plantations are consistent with the Tree Note Series published by the Department of Primary Industries and for Tree Facts Notes published by the Department of Natural Resources.</p> <p><b>AND</b></p> <p><b>A1.12</b> Fire breaks are constructed between the plantation and adjacent premises and/or between the plantation and areas of existing native forest and constructed as if they were roads in accordance with the road construction, erosion and sediment control measures required in A1.3 and A1.4 above.</p> <p><b>AND</b></p>
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### 3. CODES FOR RURAL DEVELOPMENT AND USE

	<p><b>A1.13</b> The boundary of any plantation compartment within the site is not closer than 50 metres to any neighbouring dwelling.</p> <p><b>AND</b></p>
	<p><b>A1.14</b> The area under cultivation for plantation forestry does not exceed 30 hectares.</p>
<p><b>P2 Establishment of an assessable plantation forestry activity must be consistent with the relevant provisions of the <i>Code of Practice - Plantations For Wood Production</i>.</b></p>	<p><b>A2.1</b> For assessable development, establishment of plantations is in accordance with an approved Forestry Management Plan prepared by a suitably qualified person and which, at a minimum, addresses the matters outlined in the <i>Code of Practice - Plantations For Wood Production</i>.</p>

**(2) Element: Management and Harvesting of Plantation Forestry**

**PURPOSE**

To provide for the management, harvesting and rehabilitation of Plantation forests so that significant environmental impacts can be avoided and activities managed to ensure any impacts remain within acceptable levels.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Management and harvesting of plantation forestry must be consistent with the state</b> <i>Code of Practice - Plantations for Wood Production.</i></p>	<p><b>A1.1</b> For assessable development site specific measures apply.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 Management and harvesting of the plantation must ensure that initial on-site processing (stripping, milling and chipping):</b></p> <ul style="list-style-type: none"> <li>• is carried out in manner that avoids environmental harm;</li> <li>• only involves timber harvested on the same site,</li> <li>• is carried out as a temporary activity, on a suitable location on the site, and</li> <li>• is in accordance with best practices.</li> </ul>	<p>A2.1 Initial on-site processing is to be limited to the delimiting, debarking, milling and chipping of harvested logs into sawn timber and other products by temporary machinery located on the site and the air drying of such products. It does not include kiln drying or additional value adding to the timber such as but not limited to preservative treatment, charcoal production and commercial product manufacture;</p> <p><b>AND</b></p> <p>A2.2 Machinery for initial on-site processing is located on the premises not closer than 100 metres to any neighbouring dwelling and for use not lasting more than 2 weeks in any 6 month period and not outside the hours of 7am to 6pm on any day;</p> <p><b>AND</b></p> <p>A2.3 No tree products from other sites are to be processed on the land.</p>
<p><b>P3 The land must be rehabilitated following harvest.</b></p>	<p>A3 The site is rehabilitated following harvest to a condition consistent with its approved future use.</p>
<p><b>P4 Management and harvesting of the plantation must be carried out in accordance with best available and most current advice on plantation forest practices.</b></p>	<p>A4 Management and harvesting of the plantation is carried out in accordance with advice provided by the relevant state agency.</p>
<p><b>P5 Native forest harvest must be established in a manner that:</b></p> <ul style="list-style-type: none"> <li>• retains the dominant existing landscape character;</li> <li>• protects significant ecological values;</li> <li>• demonstrates it can be carried out to be ecologically sustainable;</li> <li>• does not result in unacceptable impacts on neighbouring premises or environmentally sensitive areas (as defined by the Planning Scheme);</li> <li>• does not impact upon water quality, ecological values and land resources due to earthworks, fertiliser and chemical use;</li> <li>• uses species in any enrichment planting that are not disruptive to local ecosystems and protect the landscape character and scenery of the locality;</li> <li>• minimises fire risk; and</li> <li>• prevents conflicts with surrounding land uses.</li> </ul>	<p>A5.1 For assessable development, an approved ecological assessment and report prepared by a suitably qualified person which includes:</p> <ul style="list-style-type: none"> <li>• an evaluation the site’s vegetation and habitat significance in accordance with the procedures described in Council’s relevant Planning Scheme Policies;</li> <li>• classification of the site’s vegetation into the vegetation management units as shown on Figure No.4-2.1.1A and described in the Schedule to Code 2.1.1 of this Planning Scheme;</li> <li>• an assessment of the local and regional linkage and connectivity values of the site, including potential links in relation to any other remnant vegetation areas;</li> <li>• identification of constrained areas such as steep land and land adjacent to waterways which are likely to have particular management requirements;</li> <li>• an assessment of fire risk within the site and in relation to adjacent premises including areas of Native forest;</li> <li>• identification of any other environmentally sensitive areas which may potentially be impacted by the proposed use;</li> <li>• identification of any likely conflicts between the proposed Native forest harvest use and any adjacent or nearby premises or places;</li> <li>• identification of suitably benign species for enrichment planting if required as part of the Native forest harvest activity; and</li> <li>• determination of appropriate selective harvest rate cycles and management regimes relative to the various parts of the site, both for timber and any non-timber products, that will achieve sustainable yields over the life of the proposed use and retain</li> </ul>

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(3) Element: Dwelling Density

**PURPOSE**

To provide housing at a density consistent with the desired residential character and environmental values of the locality and to protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The density of Detached houses or Display homes is consistent with the Planning Area and Precinct intent in which the site is located.</b></p>	<p>A1.1 Not more than one Detached house or Display home is erected on a lot.</p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (4) Element: Small Lot Housing (on lots less than 600m<sup>2</sup>)

#### PURPOSE

To provide for an increased choice of housing through high quality integrated smaller lot residential development which protect acceptable levels of privacy, daylight and amenity for residents of the premises and of adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Detached houses or display homes on lots less than 600m<sup>2</sup>:</b></p> <p>(a) are provided with clearly defined private open space of useable proportions to suit the recreation and outdoor needs of residents, as well as providing space for service functions, such a drying clothes, etc;</p> <p>(b) preserve or enhance the amenity of adjoining residential land;</p> <p>(c) minimise direct overlooking between buildings by building layout, location and design of windows and balconies or screening devices; and</p> <p>(d) minimise the impact of acoustic disturbance to adjoining neighbours</p> <p>(e) Boundary walls are limited in height and length to minimise the impact on neighbours.</p>	<p><b>A1.1</b> Maximum Site cover is 50%.</p> <p><b>A1.2</b> Private open space is provided with a minimum area of 100m<sup>2</sup> or 30% of the site area, whichever is the greater, no part of which has a minimum dimension of less than 3 metres. The total private open space may include decks, balconies, verandahs and covered ground level recreation.</p> <p><b>A1.3</b> Decks, balconies, verandahs, or covered ground level recreation areas such as patios comprise at least 15% of the total building footprint.</p> <p><b>A1.4</b> Where a Detached house or Display home is within 2 metres of an existing adjacent dwelling at Ground storey level, or within 9 metres at any level above Ground storey level, the windows of all Habitable rooms:</p> <p>(a) are not located directly adjacent to the windows or glazed openings of Habitable rooms in the adjacent house such that direct overlooking is possible; or</p> <p>(b) have sill heights of 1.7 metres above floor level; or</p> <p>(c) have fixed obscure glazing in any part of the window or glazed opening below 1.7 metres above floor level; or</p> <p>(d) are provided with fixed external screens constructed to present an opaque surface to the interior of the of the subject window to a minimum of 1.7 metres above floor level, but constructed to permit the transmission of daylight to the subject window; or</p> <p>(e) ground storey level window or glazed openings are screened by opaque fencing to a height of 1.8 metres above finished ground level.</p> <p><b>A1.5</b> Screening from floor level to a height of 1.7 metres above floor level is provided to balconies, terraces, decks or roof decks where a direct view is available into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling.</p> <p><b>A1.6</b> All screening devices:</p> <p>(a) are offset a minimum of 0.3 metres from the face of any window;</p> <p>(b) are permanently fixed and durable;</p> <p>(c) may be hinged or otherwise attached to facilitate emergency egress only; and</p> <p>(d) consist of</p> <p>(i) solid translucent panels; or</p> <p>(ii) perforated or slatted panels or fixed louvres that have a maximum of 25% openings with a maximum opening dimension of 50mm.</p> <p><b>A1.7</b> Mechanical service equipment associated with air conditioning, swimming pools, spa pools and the like are located no closer to</p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	the adjoining boundary than the minimum set back of the subject Detached house or Display home and are not located adjacent to private open spaces and windows and doorways of habitable rooms on adjacent properties.
	<p><b>A1.8</b> Walls are deemed to be built to boundary if the external wall is located within 250mm from that boundary.</p> <p><b>A1.9.</b> Walls built to boundaries have:</p> <p>(a) An average height of 3.0m or less;</p> <p>(b) A maximum height of 3.5m unless they:</p> <ul style="list-style-type: none"> <li>• abut a higher existing or simultaneously constructed wall;</li> <li>• are in accordance with an approved building envelope plan;</li> <li>• abut a side or rear lane (in which case the maximum height is 5.5m).</li> </ul> <p>(c) Where there are no existing boundary walls, the maximum total length of built to boundary walls is 15 metres with no single section being longer than 9 metres.</p>

### (5) Element: Annexed Units<sup>1</sup>

#### PURPOSE

To ensure annexed units are consistent with the character of the locality, and do not detract from the amenity of the neighbourhood.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 Annexed units remain ancillary to detached houses or display homes, provide an acceptable level of amenity for their occupants, the occupants of the house on the same site and the occupants of adjoining houses.</b>	<p><b>A1.1</b> Annexed units are sited on lots equal to or above the areas of allotments outlined below:</p> <p>(a) Hillslope Residential Precincts – 1200m<sup>2</sup>; or</p> <p>(b) Neighbourhood Residential Precincts – 800m<sup>2</sup>; or</p> <p>(c) Mixed Housing Precincts – 700m<sup>2</sup>; or</p> <p>(d) All other precincts – 600m<sup>2</sup>.</p> <p><b>A1.2</b> The annexed unit does not have separate title to that of the Detached house or Display home.</p>
<b>P2 An annexed unit is small scale and ancillary to the Detached house or Display home.</b>	<p><b>A2.1</b> Annexed units contain not more than:</p> <p>(a) One bedroom; and</p> <p>(b) A total gross floor area of 45m<sup>2</sup>.</p> <p><b>A2.2</b> Total Site cover for the Detached house or Display home and annexed unit does not exceed 50%.</p>
<b>P3 The location of the annexed unit is consistent with the existing or preferred character of the Detached house or Display home.</b>	<b>A3.1</b> The annexed unit is located within, under or attached to the Detached house or Display home <sup>5</sup> .

<sup>1</sup> The definitions contained in Volume 1 of this planning scheme provide that an annexed unit must be 45m<sup>2</sup> or less. Any secondary dwelling unit of a greater size may either constitute a dual occupancy (if attached) or a second house on a lot (if not attached) (refer section 3.3(1) of Volume 1).

(6) Element: Protection and Management of Waterways, Wetlands and Fish Habitat Areas

**PURPOSE**

To provide for the protection and enhancement of the ecological values and processes, environmental values (as defined in Volume 1 or declared under an environment protection policy or regulation pursuant to the *Environmental Protection Act 1994*) and functions of waterways, wetlands and fish habitat areas, by protecting and managing water quality, hydrological regimes, stream integrity and biodiversity.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 A buffer is maintained to protect and enhance the environmental values, ecosystem services and visual amenity of waterways, wetlands and fish habitat areas, having regard to:</b></p> <ul style="list-style-type: none"> <li>• fauna habitats;</li> <li>• adjacent land use impacts;</li> <li>• stream integrity;</li> <li>• sustainable aquatic and wetland ecosystems;</li> <li>• recreational amenity; and</li> <li>• the amenity of adjoining residential land.</li> </ul>	<p><b>A1.1</b></p> <p>(a) A vegetated buffer is provided of the following width, as measured from the top of the defining bank (refer Figure 4-2.1.2(c) in the Code for Waterways and Wetlands):</p> <ul style="list-style-type: none"> <li>(i) 25m for a waterway shown as stream order 3 or above; or</li> <li>(ii) 10m for a waterway shown as stream order 1 or 2; as shown on Figure 4-2.1.2(a) in the Code for Waterways and Wetlands.</li> </ul> <p><b>OR</b></p> <p>(b) For waterways where a revetment wall exists, all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the waterway.</p> <p><b>A1.2</b></p> <p>(a) A minimum vegetated buffer width of 25m is provided around the perimeter of any wetland shown on Figure 4-2.1.2(b) in the Code for Waterways and Wetlands.</p> <p><b>OR</b></p> <p>(b) For lots less than 2000m<sup>2</sup> all buildings and structures higher than 1.0m are set back 4.5m from the property boundary adjoining the wetland.</p> <p><b>A1.3</b> All existing native vegetation within the buffer established under A1.1(a) or A1.2(a) is retained and, is supplemented using locally indigenous plant species so that a locally representative community is provided.</p>

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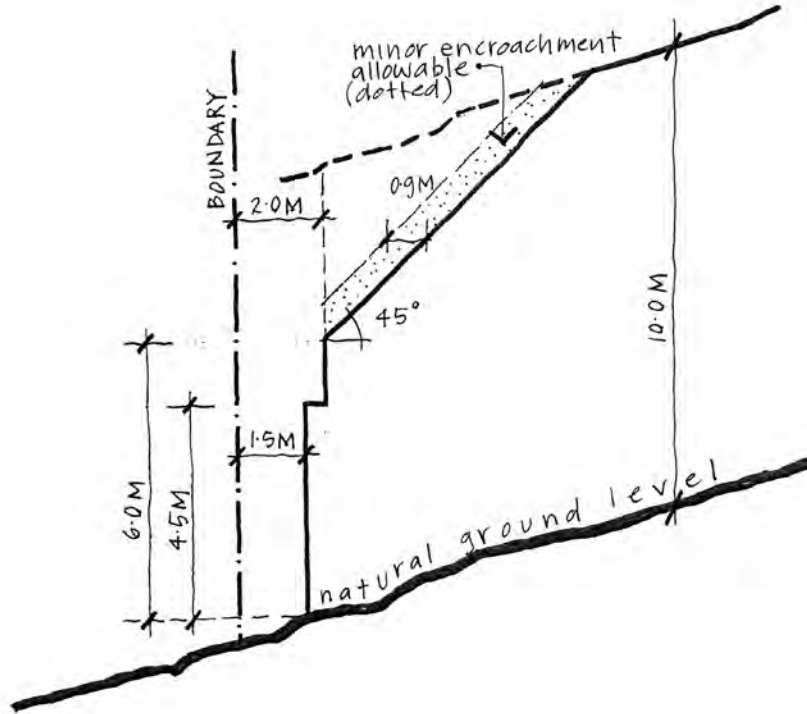
## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

<p><b>P3 Development does not increase the risk of harm to people or property as a result of landslide.</b></p>	<p><b>A3.1</b> Where on a site identified on Regulatory Map 1.3 (1 of 2) Landslip Hazard or (2 of 2) Steep Land, as having:</p> <ul style="list-style-type: none"><li>(a) a moderate, high or very high landslip hazard, or</li><li>(b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or</li><li>(c) a low or very low landslip hazard in other areas and having a slope of 20% or more;<ul style="list-style-type: none"><li>(i) the Detached house does not:<ul style="list-style-type: none"><li>(1) involve new building work which exceeds 20m<sup>2</sup> gross floor area that involves additional footings or structural slab; or</li><li>(2) involve vegetation clearing<sup>1</sup>; or</li><li>(3) alter ground levels to an extent that involves the excavation or filling of more than 50m<sup>3</sup> of material (other than the placement of topsoil not exceeding 100mm in depth); or</li><li>(4) create cuttings or fillings with a vertical depth greater than 1.5 metres relative to ground level; or</li><li>(5) re-direct or impede water flows in existing water courses, ground water or surface stormwater drains (whether natural or man-made); or</li><li>(6) require the construction of new stormwater drainage to service new impermeable surface areas (including roofed areas) exceeding 50m<sup>2</sup>; or</li><li>(7) involve the construction of an on-site sewerage facility.</li></ul></li><li>(ii) An appropriately qualified professional<sup>2</sup> carries out sufficient investigation work and certifies that the stability of the site will be maintained during the course of, and following the development, and that the site is not subject to risk of landslide activity originating from other land. This is in accordance with Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.</li></ul></li></ul>
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<sup>1</sup> Vegetation clearing for the purposes of this code and the relevant special management area is defined in Volume 1 of this Planning Scheme.

<sup>2</sup> An appropriately qualified professional is defined in Section 1.4 of Planning Scheme Policy No. 4 – Preparation of Geotechnical Reports.

FIGURE 4-4.1(g) - Side and Rear Boundary Building Setback



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## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (12) Element: Vehicle Parking and Access

To provide for sufficient, safe and convenient access to the Detached house or Display home and provide adequate on-site parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Access to the Detached house or Display home is designed and constructed:</b></p> <p>(a) to accommodate public utility services and drainage systems and creates a safe and attractive environment for pedestrians;</p> <p>(b) so that driveways are safe for drivers and pedestrians; and</p> <p>(c) so that driveway cross-overs are appropriately sealed so they do not cause a noise or dust nuisance to surrounding residents.</p>	<p><b>A1.1.1</b> Where in a Residential, Master Planned Community or Rural Precinct, and where kerb and channel exists at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0050 for residential cross-overs.</p> <p><b>OR</b></p> <p><b>A1.1.2</b> Where in a Rural Precinct, and where kerb and channel does not exist at the frontage of the site, and where the site is located on a local street, access complies with Figure R-0056 for Rural crossovers.</p> <p><b>OR</b></p> <p><b>A1.1.3</b> Access is in accordance with AS2890.</p> <p><b>A1.2</b> The centre line of the cross-over (i.e. the portion of the driveway which is located on the road reserve) is perpendicular to the pavement edge.</p> <p><b>A1.3</b> Driveways are not constructed over easements in favour of Council except where permitted as part of an approved Plan of Development for the site.</p> <p><b>A1.4</b> Where a site has more than 1 road frontage, and one of those roads is classified a District Collector Street or higher in the road hierarchy, the driveway is provided to the lower-order road<sup>1</sup></p> <p><b>A1.5</b> The driveway crossover is appropriately sealed in accordance with the specifications set out on Figure R-0050 or R-0056.</p>
<p><b>P2 The location of the driveway must not be hazardous to persons or vehicles using the roadway.</b></p>	<p><b>A2.1</b> The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).</p>

<sup>1</sup> For road hierarchy classifications and designations refer to Planning Scheme Policy No. 6 – Transport Traffic and Parking.

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P3 The visual impact of the driveway on the streetscape is minimized and an adequate area suitable for on-street car parking is provided at the front of the site.</b>	<b>A3.1</b> The driveway complies with Council's Standard drawings (R-0050 or R-0056 for driveways).
<b>P4 Adequate car parking must be provided on-site (and on-street in the case of a Display home) to allow residents and visitors to conveniently and safely park.</b>	<b>A4.1</b> For Detached houses - two (2) car parking spaces (which may be provided in tandem) are provided on the site. <b>A4.2</b> For Display homes - two (2) car parking spaces (which may be provided in tandem) are provided on-site, and two (2) on-street car parking spaces are available directly adjoining the premises.

### (13) Element: Waste Management

#### PURPOSE

To ensure waste management maintains amenity of the Detached house or Display home and adjoining houses

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 Detached houses or display homes must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.</b>	<b>A1.1</b> A level area is provided on the site for the storage of waste and recyclable items in standard waste containers. <b>A1.2</b> Where the waste storage area caters to more than one Detached house or Display home, the waste storage area is: <ul style="list-style-type: none"> <li>(a) a constructed hardstand area;</li> <li>(b) screened by way of a screen fence or landscaping (where the area accommodates more than 2 standard wheelie bins or any other waste container);</li> <li>(c) has unobstructed access provided for removal of the containers to the roadside/service point for servicing;</li> <li>(d) is not located adjacent to the living areas of existing neighbouring properties;</li> <li>(e) is of sufficient area to fully contain the required number of waste containers; and</li> <li>(f) located on land that each property, the waste storage area caters for, has control via access rights or ownership.</li> </ul>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (14) Element: Minimising Bushfire Hazard

#### PURPOSE

To ensure that development identified in high and medium bushfire hazard areas (as shown on Regulatory Map 1.7 – Bushfire Hazard Areas) addresses bushfire risk.

The Building Code of Australia (BCA) contains provisions applying to building in

bushfire prone areas. “Designated Bushfire Prone Areas” for the purposes of the Building Regulation 2006 (Section 12) and the BCA are identified in the Designated Bushfire Prone Areas for Building Work map (Figure 2.1.6).

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Development on land identified as High or Medium Bushfire Hazard Areas in Regulatory Map 1.7 is designed to mitigate any potential bushfire hazard and provide safe sites for dwellings.</b></p>	<p><b>A1.1</b> The building envelope of a dwelling is located in the lowest potential bushfire hazard area on the site.</p> <p><b>AND</b></p> <p><b>A1.2</b> Dwellings are located away from the most likely direction of a fire front, or on a flat site at the base of the slope.</p> <p><b>AND</b></p> <p><b>A1.3</b> The development complies with a Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 13 Preparation of a Bushfire Fire Management Plan.1</p>
<p><b>P2 The development proposed provides an adequate water supply for fire fighting purposes and the water supply provided for fire fighting purposes must be safely located and freely assessable for fire fighting purposes at all times. The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.</b></p>	<p><b>A2.1</b> The development is proposed on a site with reliable reticulated water supply that has a minimum pressure and flow is of 10 litres a second at 200kPa;</p> <p><b>OR</b></p> <p><b>A2.2</b> Each dwelling unit or display home on the site has an on-site water supply volume of not less than 20,000 litres available for fire fighting purposes. The water supply can be either:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a swimming pool installed immediately upon construction of the home.<sup>2</sup></li> </ul> <p><b>AND</b></p> <p><b>A2.3</b> The water supply outlet is located away from any potential fire hazards, such as venting gas bottles.<sup>3</sup></p> <p><b>AND</b></p> <p><b>A2.4</b> The water supply outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting) and a hardstand area within 6 metres of the outlet for fire vehicles.</p> <p><b>AND</b></p> <p><b>A2.5</b> The water supply is located in close proximity to a hard standing area that can accommodate a parked rural fire brigade truck while not impeding the movement of other vehicles.</p> <p><b>AND</b></p>

*1 Where a Bushfire Management Plan has already been approved for the development proposed on the site (e.g. as part of a higher order approval), design of the proposed development to achieve compliance with that plan shall be taken as achieving compliance with the Performance Criterion.*

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p><b>A2.6</b> The pumps that pressurise water output from the tank must be able to be operated without reticulated power.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>Advisory note</b> The 40,000 litres required in Element 19, A1.1 can be inclusive of the water required in A2.2- A2.6 above providing that the 20,000 litre requirement is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.</p> </div>
<p><b>P3 Residential developments must be designed to mitigate any potential bushfire hazard provide safe sites for dwellings.</b></p>	<p><b>A3.1</b> The proposal demonstrates building envelopes are designed to have a setback of:</p> <ul style="list-style-type: none"> <li>• 1.5 times the height of the predominant tree canopy or 10m, whichever is greater; and</li> <li>• 10m away from any retained vegetation strips or small areas of vegetation.</li> </ul>
<p><b>P4 The vehicular access must be designed to mitigate against bushfire hazard by ensuring adequate access for:</b> (a) fire fighting and other emergency vehicles; and (b) the evacuation of residents and emergency, personnel, on the event of an emergency.</p>	<p><b>A4.1</b> The proposed driveway is capable of providing access for fire fighting and other emergency vehicles.</p>
<p><b>P5 The layout of accessways, buildings and structures is designed to minimise clearing of vegetation.<sup>4</sup></b></p>	<p><b>A5.1</b> No clearing of remnant vegetation identified on Regulatory Map 1.1 Nature Conservation Management Areas Special Management Area is required.</p>

<sup>2</sup> It is recommended that due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the site, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.

<sup>3</sup> A2.3 and A2.4 are not applicable to in-ground swimming pools that are used as a fire fighting water supply.

<sup>4</sup> If the development site is located within a designated area of nature conservation value under the Nature Conservation Act 1992 or the planning scheme, the proposed development is generally inappropriate because of the need to clear vegetation for firebreaks. However, if the development proposal is a development commitment, the risk from the bushfire hazard must be mitigated in ways that minimise the adverse impacts on the nature conservation values. Refer to Council's Local Law 19, Element 6 of this Code and Planning Scheme Policy No. 12 – Biodiversity for further details on the preservation and management of remnant vegetation.




## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (15) Element: Special Requirements for Houses in the Blackall Range Planning Area

#### PURPOSE

To ensure development in the Blackall Range Planning Area:

- (a) protects the natural, rural and village atmosphere of the area;
- (b) maintains a desirable quality of life for local residents and an attractive environment for visitors; and
- (c) has a form and character consistent with the planning intentions of Council and the community consistent with that described in the Blackall Range Planning Area and Precincts contained within this Planning Scheme;

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The height, scale and bulk of buildings and other structures within the Blackall Range Planning Area are at a “human scale” consistent with a village and small-scale rural character and sited within the landscape in a way which responds sensitively to topography, existing vegetation and/or surrounding built forms.</b></p>	<p><b>A1.1</b> Buildings and other structures within the Blackall Range Planning Area are not more than 2 storeys and 8.5 metres in height.</p>
<p><b>P2 Buildings and other structures within the Blackall Range Planning Area have exterior surfaces with colours and textures that allow the structures to blend in with the natural landscape or otherwise harmonise or complement the colours and textures used on attractive neighbouring buildings, except where landscaping dominates the appearance of the premises from the street (see Figure 1).</b></p> <div style="text-align: center;">  </div> <p>Figure 1: Use of Street Trees and Site Frontage Landscaping Allows for Greater Variety of Building Types and Treatments</p>	<p><b>A2.1</b> Buildings and other structures within the Blackall Range Planning Area have exterior surfaces (including roofs) which use earth or forest colours and non-reflective materials.</p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

**P3 Roof lines and forms must be consistent with those of surrounding buildings, including innovative yet compatible roofs.**

**A3.1** Are one of the following (refer Figure 2).

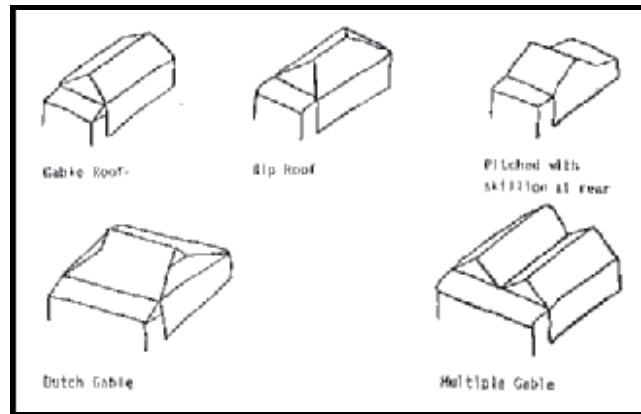


Figure 2: Example of Typical Queensland Vernacular Roof Designs (extracts from Design Guidelines for Rural Townships).

**A3.2** Roof forms are not mansard or domed.

### (16) Element: Special Requirements for Houses in the Water Resource Catchment Special Management Area

#### PURPOSE

Storage and lake water quality is maintained or improved in Water Resource Catchment Areas, particularly by protecting and enhancing the natural systems of the catchment areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 development within a Water resource Catchment area shown on regulatory map 1.6 does not involve significant changes to landform (by way of filling or excavating) and is effectively managed to avoid any significant adverse impacts on surface and groundwater hydrology (both upstream and downstream) or water quality.</b></p>	<p><b>A1.1</b> On land within a Water Resource Catchment Area, the extent of cut and/or fill associated with a Detached house or Display home is no greater than 50m.</p> <p><b>A1.2</b> Building work, infrastructure and excavation or filling associated with a Detached house or Display home within a Water Resource Catchment Area (other than fences and water troughs) are located at least 100 metres from the top of the high bank of the waterway or 200 metres from the full supply level of the lake.</p>

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## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (18) Element: Prescribed Tidal Works<sup>1 2</sup>

#### PURPOSE

To provide for the establishment of prescribed tidal works that are for maritime purposes only and that minimise the environmental and amenity impacts on waterways, foreshore and adjoining lands.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The construction and use of structures are:</b></p> <p>(a) for maritime purposes and activities only;</p> <p>(b) to provide direct access to a floating vessel; or</p> <p>(c) to assist in launching a vessel from the adjoining residential land.</p>	<p><b>A1.1</b> No structures with fixed floor levels (including decks, timber jetties, stairs to jetties and pontoons) are located within a prescribed tidal area.</p>
<p><b>P2 pontoons<sup>3</sup> are sited and designed to:</b></p> <p>(a) avoid cluttering of waterways, foreshore areas and adjoining lands;</p> <p>(b) avoid conflicts with uses on the foreshore and adjoining lands; and</p> <p>(c) not adversely affect existing public access to any waterway or foreshore.</p>	<p><b>A2.1</b> The pontoon is located not less than 3 metres from the prolongation of either side boundary.</p> <p><b>AND</b></p> <p><b>A2.2</b> A vessel berthed at the pontoon does not encroach within 1.5 metres of the prolongation of any side boundary.</p> <p><b>AND</b></p> <p><b>A2.3</b> The pontoon does not have a width greater than 3 metres to the water or have a length across the property boundary greater than 5 metres.</p> <p><b>AND</b></p> <p><b>A2.4</b> The maximum width of gangway or walkway is 1.2 metres.</p>
<p><b>P3 Materials and colours of structures are selected to minimise the visual impact on the waterways.</b></p>	<p><b>A3.1</b> Aluminium stainless steel/galvanised steel railings and neutral colours for pontoons are utilised.</p>
<p><b>P4 Prescribed tidal works are designed to avoid unacceptable risks to personal and public safety.</b></p>	<p><b>A4.1</b> All prescribed tidal works are certified by a Registered Structural Engineer.</p> <p><b>AND</b></p> <p><b>A4.2</b> All structures are designed to accommodate loading when pontoon is not floating (ie at low tide).</p> <p><b>AND</b></p> <p><b>A4.3</b> Gangways and walkways have a rigid handrail fitted on both sides.</p>

<sup>1</sup> This element outlines additional requirements to the IDAS Code for Development Applications for Prescribed Tidal Work (Schedule 4A of the Coastal Protection and Management Regulation 2003).

<sup>2</sup> Prescribed tidal work is defined in Schedule 4A of the Coastal Protection and Management Regulation 2003 and the affected waterways are mapped in the South-East Queensland Regional Coastal Management Plan (August 2006).

<sup>3</sup> Pontoons are defined in the Coastal Protection and Management Regulation 2003.

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5 Boat ramps are:</b></p> <p>(a) designed and constructed to minimise impact on tidal waters, foreshore and adjoining land</p> <p>(b) designed to avoid unacceptable risks to personal and public safety.</p>	<p><b>A5.1</b> The levels of the boat ramp surface at the revetment wall are not more than 150mm above the top of the wall and not more than 100mm above the existing beach.</p> <p><b>AND</b></p> <p><b>A5.2</b> The boat ramp does not extend into a canal for more than 9 metres from the revetment wall.</p> <p><b>AND</b></p> <p><b>A5.3</b> The boat ramp is constructed at a uniform grade and is no steeper than 1 in 5 (20%).</p> <p><b>AND</b></p> <p><b>A5.4</b> All sides of the boat ramp are no more than 100mm above the surface of the land on which it is located.</p>

### (19) Element: Rural Water Storage Requirements

#### PURPOSE

Houses and display homes in the rural precincts that are not connected to a reticulated water supply incorporate sufficient on-site water supplies to support the use of the house or display home.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 On-site water storage is provided, designed and operated to support the efficient use of water and is adequate for occupants every day use.</b></p>	<p><b>A1.1</b> If not in a water service area each Detached house is to be serviced with a rainwater tank of the following minimum storage capacity:-</p> <p>(a) For Detached houses with no more than 5 bedrooms – 40,000 litres; or</p> <p>(b) For Detached houses of more than 5 bedrooms or where including a 2nd dwelling unit on the same premises – 60,000 litres.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Advisory note</b></p> <p><b>The 20,000 litres required in Element 14, A2.2 – A2.5 can be included within the water required in A1.1 above providing it is accessible for the purpose of fire fighting at all times and not used for other domestic purposes.</b></p> </div>

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#### 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<i>P2 continued</i>	<p><b>A2.2</b> Where any part of a dwelling unit above ground storey level is within 3 metres of any side or rear boundary of the lot, that part having:</p> <ul style="list-style-type: none"> <li>(a) no balconies overlooking adjoining (outdoor or internal) living areas, and</li> <li>(b) any upper storey windows which overlook adjoining residential property glazed in opaque glass or screened, or with window sills a minimum of 1.5 metres above the upper storey floor level.</li> </ul>
<b>P3 Buildings must have habitable rooms which are capable of receiving adequate daylight.</b>	<p><b>A3</b> Buildings have windows which:</p> <ul style="list-style-type: none"> <li>• face a court or other outdoor space to the sky or an open verandah, open carport or the like; or</li> <li>• are not less than a horizontal distance of 1.5 metres from any facing building.</li> </ul>
<b>P4 Each dwelling unit must have adequate storage areas and external clothes drying facilities.</b>	<p><b>A4.1</b> A space of 8 m<sup>3</sup> per dwelling unit is provided exclusively for storage. This space may form part of a carport or garage.</p> <p><b>AND</b></p> <p><b>A4.2</b> Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets and from communal streets and recreational areas.</p>
<b>P5 The location and design of garages do not diminish the attractiveness of the streetscape.</b>	<p><b>A5.1</b> Garages or carports, are located at the rear of the allotment</p> <p><b>OR</b></p> <p><b>A5.2</b> Garages or carports are setback a minimum of 1.5m from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face.</p>
<p><b>P6 Buildings and structures must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to:</b></p> <ul style="list-style-type: none"> <li>• overshadowing;</li> <li>• privacy and overlooking;</li> <li>• views and vistas;</li> <li>• building character and appearance;</li> <li>• building massing and scale as seen from neighbouring premises;</li> <li>• the typically open or forested rural landscape in which buildings are a minor element; and</li> <li>• maintaining an open visual landscape dominated by natural elements, rather than built structures.</li> </ul>	<p><b>A6.1</b> In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the minimum street setback (including corner lots) is 6 metres (other than for garages or carports).</p> <p><b>AND</b></p> <p><b>A6.2</b> In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the minimum street setback for carports (including corner lots) is 4.5 metres.</p> <p><b>AND</b></p> <p><b>A6.3</b> In Residential (other than Sustainable Rural Residential), Centre, Industrial, Special Purpose and Master Planned Community Precincts the side and rear boundary clearance for part of the building is:</p> <ul style="list-style-type: none"> <li>(a) where the height of that part is 4.5m or less – 1.5m; and</li> <li>(b) where the height of that part is greater than 4.5m but no more than 7.5m – 2m; and</li> <li>(c) where the height is greater than 7.5m – 2m plus 0.5m for ever 3m or part exceeding 7.5m.</li> </ul> <p><b>A6.4</b> In Sustainable Rural Residential Precincts the minimum street setback (including garages and carports) is 10.0 metres (including corner lots).</p> <p><b>AND</b></p> <p><b>A6.5</b> In Sustainable Rural Residential Precincts the minimum side and rear setback for swimming pools, garages and carports is:</p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<p>(a) 1.5 metres (where the building is 4.5 metres in height or less), or</p> <p>(b) 2.0 metres (where the building is higher than 4.5 metres but not more than 7.5 metres), or</p> <p>(c) 2.5 metres (where the building is higher than 7.5 metres) plus 0.5 metres for every 3.0 metres or part exceeding 7.5 metres.</p> <p><b>AND</b></p> <p><b>A6.6</b> In Rural Precincts the minimum street setback (including garages and carports and including corner lots) is:</p> <p>(a) 20.0 metres (where not fronting a State Controlled Road), or</p> <p>(b) 40.0 metres (where fronting a State Controlled Road).</p> <p><b>AND</b></p> <p><b>A6.7</b> In rural Precincts the minimum side and rear boundary setback (including swimming pools, garages and carports) is:</p> <p>(a) On sites less than or equal to 2.0 hectares - 3.0 metres for all buildings, and</p> <p>(b) On sites greater than 2.0 hectares - 20.0 metres for residential buildings (ie. buildings containing habitable rooms) and 10.0 metres for all other buildings.</p>
<p><b>P7 Buildings and structures adjoining canals or waterways must be sited such that no significant loss of amenity to adjacent land and dwellings occurs having regard to:</b></p> <ul style="list-style-type: none"> <li>• privacy and overlooking,</li> <li>• views and vistas,</li> <li>• building character and appearance,</li> <li>• building massing and scale as seen from neighbouring premises.</li> </ul>	<p><b>A7</b> For waterways (including canals) where a revetment wall exists, all building and structures higher than 1.0 metres above ground level are set back 4.5 metres from the property boundary adjoining the canal or waterway.</p>
<p><b>P8 An adequate area suitable for landscaping must be provided for at the front of a lot.</b></p>	<p><b>A8</b> Street boundary clearances are in accordance with Element 2, A5.1 and 5.2, A6.1 to A6.3 and A6.5.</p>
<p><b>P9 The frontage of buildings and their entries must be readily apparent from the street.</b></p>	<p><b>A9.1</b> Buildings adjacent to the public street address the street by having a front door and/or living room or kitchen windows facing the street.</p> <p><b>AND</b></p> <p><b>A9.2</b> Building design enables individual dwelling units to be identified from public streets.</p>

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### (3) Building Siting and Design

#### PURPOSE

To provide for the scale, height and length of buildings and walls relative to front, side and rear boundaries to be of an appropriate residential character, particularly in meeting requirements for accessibility, privacy and daylight by residents of the premises and of adjacent premises. To ensure that development minimises reliance on non-renewable energy sources.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The premises must be sited and designed taking into account its relationship with adjoining premises, as well as the contextual relationship with the street and locality which establish the overall setting of the site, including:</b></p> <ul style="list-style-type: none"> <li>• topography and site features including vegetation;</li> <li>• natural drainage lines, services and easements;</li> <li>• existing buildings;</li> <li>• the location and amenity of adjacent buildings and sites;</li> <li>• streetscape character and context;</li> <li>• items of natural conservation or heritage value;</li> <li>• orientation and micro-climate;</li> <li>• views and vistas; and</li> <li>• noise sources.</li> </ul>	<p><b>A1.1</b> Proposed development complies with the Acceptable Solutions of the Queensland Residence Design Guidelines (QRDG) Part 3 with the exception of:</p> <ul style="list-style-type: none"> <li>(a) Element A10 Street Setbacks,</li> <li>(b) Element C2 Design for Climate, and</li> <li>(c) Element C5 Storm Water Harvesting.</li> </ul> <p><b>AND</b></p> <p><b>A1.2</b> In Master Planned Community precincts, buildings are set back from the road frontage a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6.0 metres for building walls, and</li> <li>(b) 4.0 metres for balconies, eaves, awnings, and the like.</li> </ul> <p>With:</p> <ul style="list-style-type: none"> <li>(a) At least 70% of the main face of building walls not set back more than 8.0 metres from the road frontage, and</li> <li>(b) Buildings have walls or balconies that face the street at the front of the building.</li> </ul> <p><b>AND</b></p> <p><b>A1.3</b> In precincts other than Master Planned Community, buildings are setback from the road frontage a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6.0 metres, or</li> <li>(b) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is not greater than 2.0 metres, a setback equal to either of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres, or</li> <li>(c) Where a residential building is located on both adjoining sites to the subject site, and the difference between the setbacks of the 2 adjoining buildings is greater than 2.0 metres, a setback equal to the average of the setback of the adjoining buildings. Provided the road frontage setback is not less than 3.0 metres.</li> </ul> <p><b>AND</b></p> <p><b>A1.4</b> The side and rear boundary clearance for part of the building is:</p> <ul style="list-style-type: none"> <li>(a) where the height of that part is 4.5m or less – 1.5m; and</li> <li>(b) where the height of that part is greater than 4.5m but no more than 7.5m – 2m; and</li> <li>(c) where the height is greater than 7.5m – 2m plus 0.5m for ever 3m or part exceeding 7.5m.</li> </ul> <p><b>AND</b></p>

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

	<p><b>A1.5.1</b> Garages are located at the rear of the site.</p> <p><b>OR</b></p> <p><b>A1.5.2</b> Garages are setback a minimum of 1.5 metres from the main face of the associated dwelling unit, or in line with the main face of the associated dwelling unit, if the dwelling unit incorporates a verandah, portico, etc. projecting forward of the main face.</p> <p><b>AND</b></p> <p><b>A1.6.1</b> Covered entry structures located on the road frontage have an area not greater than 8.0m<sup>2</sup> and are no higher than 2.7 metres.</p> <p><b>AND</b></p> <p><b>A1.6.2</b> The number of covered entry structures is limited to one at each pedestrian or vehicular entry point.</p> <p><b>AND</b></p> <p><b>A1.7</b> Buildings having a height of not more than that stated for the relevant precinct (Volume 3 of this Planning Scheme refers).</p> <p><b>AND</b></p> <p><b>A1.8</b> The length of unarticulated elevations visible from street or public open space is no greater than 6.0m.</p> <p><b>AND</b></p> <p><b>A1.9</b> The buildings are not more than 40 metres long, with separation (for the purposes of cross-block ventilation, articulation and light) between buildings on a site of no less than;</p> <p>(a) 4.0 metres for buildings with a maximum height of two storeys or 8.5 metres; or</p> <p>(b) 6.0 metres for buildings with more than two storeys or greater than 8.5 metres in height.</p>
<b>P2 Residential buildings are designed and sited to minimise the need for energy reliant clothes drying facilities.</b>	<p><b>P2.1</b> Each dwelling unit has a minimum of 7.5 metres of clothes line located directly adjacent to and accessible from the unit, open to breezes on at least two sides, screened from public view, protected from rain and open to filtered sunlight for at least 2 hours per day.</p>

### (4) Waste Management<sup>1</sup>

#### PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

Issues of particular concern are:

- adequate, convenient space for waste storage
- access to recycling provisions
- affect of waste storage areas on the amenity of site users and neighbours
- safe and efficient servicing of waste containers particularly where waste vehicles are required to go on site.

<sup>1</sup> To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans

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### 4.7 Code for Home-Based Business

#### PURPOSE

The purpose of this code is to:

- (a) Ensure the development of a home-based business does not have a detrimental impact upon the local environment and amenity nor undermine the viability of the Shire’s centres,
- (b) Ensure premises are provided with adequate waste services, parking and vehicle manoeuvring areas to service the business, and
- (c) Ensure premises, and associated signage, remains small scale and is not visually intrusive.

#### NOTES

- (1) Under the *Building Act 1975*, home-based businesses which use more than 10% of the gross floor area of the building will require an approval for building works permit to change the classification of the building.
- (2) In addition to the Maroochy Plan provisions for home-based businesses, certain provisions contained in Council’s Local Laws (for example noise nuisance), or requirements in State Government legislation, (for example the *Environmental Protection Act 1994*), may be applicable.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>FLOOR AREA</b> <b>P1 The use is limited to a small area of the Detached house and/or a small part of the site on which the house is located.</b>	<p>A1.1 If the home-based business or part of the business is conducted in or under a detached house, building(s) or structure(s) the total floor area used (whether temporarily or permanently) does not exceed 50m<sup>2</sup>.</p> <p><b>AND</b></p> <p>A1.2 The site area (external to the detached house and/or building/structure(s)) used for the home-based business (including any area used for carparking associated with the home-based business) is not greater than 10% of the area of the lot on which the detached house is located, or 80m<sup>2</sup> (whichever is the lesser).</p>
<b>SIGNAGE</b> <b>P2 Signage must be limited to a single, small and relatively unobtrusive identification sign<sup>3</sup> at or within the frontage of the site.</b>	<p>A2.1 Only one sign is provided on the site which is an identification sign and is less than 0.3m<sup>2</sup>.</p> <p><b>AND</b></p> <p>A2.2 Where located or attached on a building, advertisements are positioned within the external edges of the building element or structure to which they are applied, including;</p> <ul style="list-style-type: none"> <li>• awnings and facias,</li> <li>• walls, parapets and gables,</li> <li>• handrails and columns, and</li> <li>• doors and windows.</li> </ul> <p><b>AND</b></p> <p>A2.3 Advertisements do not extend over 2 or more building or structural elements or cover decorative elements.</p>
<b>VISUAL IMPACT</b> <b>P3 The use conducted on the site must not be visually intrusive.</b>	<p>A3.1 Except in the case of trade person’s storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building.</p> <p><b>AND</b></p> <p>A3.2 In the case of trade person’s storage, horticultural nurseries, florists and market gardens, that part of the site used for the home-based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.</p>

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<sup>3</sup> As defined in the Code for Design and Siting of Advertisements.

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

<p><b>VISUAL IMPACT</b>  <b>P3 The use conducted on the site must not be visually intrusive.</b></p>	<p><b>A3.1</b> Except in the case of trade person's storage, horticultural nurseries, florists, market gardens, and carparking associated with the home-based business, the home-based business is conducted entirely within a building.</p> <p><b>AND</b></p> <p><b>A3.2</b> In the case of trade person's storage, horticultural nurseries, florists and market gardens, that part of the site used for the home based business is located at the rear of the Detached house and any vehicle, stored equipment or materials are screened from view from all public places and adjoining residential premises.</p> <p><b>AND</b></p> <p><b>A3.3</b> There is no public display of goods on the premises visible from outside the premises, or goods for sale from the premises.</p> <p><b>AND</b></p> <p><b>A3.4</b> Any commercial vehicle parked on the site, does not exceed 4 tonnes gross weight.</p>													
<p><b>RESIDENTIAL AMENITY</b>  <b>P4 No traffic or waste is generated, or load imposed on any public utility, greater than that which is normally associated with a Detached house.</b></p>	<p><b>A4.1</b> The home-based business does not require an environmental authority (approval or licence) or development approval for an environmentally relevant activity.</p> <p><b>AND</b></p> <p><b>A4.2</b> The activity is not a notifiable activity (for contaminated land provisions) under the Environmental Protection Act 1994.</p> <p><b>AND</b></p> <p><b>A4.3</b> In precincts (other than a Town Centre, Village Centre, Local Centre or Industrial precinct), there are no more than 6 business related trips to the premises per day.</p> <p><b>AND</b></p> <p><b>A4.4</b> Storage areas for waste and recyclable items are provided in accordance with Element 13 of the Code for Detached houses and Display homes.</p> <p><b>AND</b></p> <p><b>A4.5</b> Where the expected amount of waste generated exceeds 30kg per collection per standard wheelie bin service, allowance is made for the provision of additional standard waste containers.</p> <p><b>AND</b></p> <p><b>A4.6</b> The home based business involves at least one resident of the dwelling unit and no more than one non resident employee.</p>													
<p><b>CAR PARKING</b>  <b>P5 Parking areas required for the use must:</b></p> <ul style="list-style-type: none"> <li>• not cause a parking or traffic problem in the area,</li> <li>• provide sufficient and convenient parking to accommodate the use,</li> <li>• be designed and located to provide adequate and safe all weather road access for customers/clients of the use,</li> <li>• be landscaped to screen vehicles from the road/street and adjoining premises,</li> <li>• be designed and constructed to reflect the character of the precinct.</li> </ul>	<p><b>A5.1.1</b> For self-assessable or code assessable development, on-site parking is provided as follows:</p> <table border="1" data-bbox="738 1350 1086 1944"> <thead> <tr> <th data-bbox="738 1350 1086 1473">Circumstance</th> <th data-bbox="1086 1350 1442 1473">Number of car parking spaces required (in addition to the spaces required for the detached house)</th> </tr> </thead> <tbody> <tr> <td data-bbox="738 1473 1086 1641">Where the home-based business attracts no more than 6 business related vehicles to the premises per day, OR Where no more than 1 business related vehicle is present at the premises at any time.</td> <td data-bbox="1086 1473 1442 1641">0 spaces</td> </tr> <tr> <td data-bbox="738 1641 1086 1742">Where 2 business related vehicles are present at the premises at any time.</td> <td data-bbox="1086 1641 1442 1742">1space</td> </tr> <tr> <td data-bbox="738 1742 1086 1843">Where 3 business related vehicles are present at the premises at any time.</td> <td data-bbox="1086 1742 1442 1843">2 spaces</td> </tr> <tr> <td data-bbox="738 1843 1086 1944">Where more than 3 business related vehicles are present at the premises at any one time.</td> <td data-bbox="1086 1843 1442 1944">1 space for each business related vehicle present at the premises at any time, minus 1 space</td> </tr> </tbody> </table>	Circumstance	Number of car parking spaces required (in addition to the spaces required for the detached house)	Where the home-based business attracts no more than 6 business related vehicles to the premises per day, OR Where no more than 1 business related vehicle is present at the premises at any time.	0 spaces	Where 2 business related vehicles are present at the premises at any time.	1space	Where 3 business related vehicles are present at the premises at any time.	2 spaces	Where more than 3 business related vehicles are present at the premises at any one time.	1 space for each business related vehicle present at the premises at any time, minus 1 space	<table border="1" data-bbox="1086 1350 1442 1944"> <tbody> <tr> <td data-bbox="1086 1350 1442 1944">For each non-resident employee working at the site at any time.</td> <td data-bbox="1086 1350 1442 1944">1 space in addition to the spaces required above.</td> </tr> </tbody> </table>	For each non-resident employee working at the site at any time.	1 space in addition to the spaces required above.
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### 4.10 Code for Retirement Villages and Residential Care Facilities

#### PURPOSE

The purpose of this code is to provide for development and use of Retirement villages and Residential care facilities at suitable locations which provide for:

- the changing levels of independence and care needed by people over time;
- attractive, comfortable, safe and secure living environments;
- the need for older people to have access to accommodation within the general area in which they have established vital social linkages;
- convenient accessibility to every day commercial services, public transport and social activities;
- visual compatibility with the desired character of the locality in which the premises are situated;
- unacceptable environmental and amenity impacts on surrounding premises to be avoided or mitigated;
- development and use to be within the infrastructure capacity of the locality; and
- to ensure that the design of such accommodation is of a human scale, is in harmony with the surrounding area and not institutional in character so that as far as possible a 'homely' living environment is produced.

#### NOTES

Approval and registration of a Retirement Village and/or a Residential Care Facility is also necessary under the provisions of either the *Retirement Villages Act 1999* and/or the *Commonwealth Aged Care Act 1997*.

## 4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

### (1) Element: Site Location

#### PURPOSE

- To provide for Retirement villages and Residential care facilities at locations which are easily accessible to commercial and community facilities and are within easy walking distances public transport facilities.
- To ensure the construction of Retirement villages and Residential care facilities respects physical site constraints and is in keeping with the desired character, amenity and infrastructure capacity of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Premises must be located in an area that is consistent with the desired precinct character (as described in Volume 3) in which it is situated, and have close and convenient access to:</b></p> <ul style="list-style-type: none"> <li>• every day commercial facilities,</li> <li>• community facilities, and</li> <li>• public transport (or alternative private transport) facilities.</li> </ul>	<p>A1 Retirement Villages and Residential Care Facilities are located:</p> <ul style="list-style-type: none"> <li>• on any site within a Centre precinct, Mixed Housing precinct, or Multi-storey residential precinct or,</li> <li>• In Master Planned Community Precincts where Retirement Villages and/or Residential care facilities are located in accordance with an approved Local Area Master Plan or,</li> <li>• In Neighbourhood Residential and Hillslope Residential Precincts – where located on sites which: <ul style="list-style-type: none"> <li>– adjoin land in a Mixed Housing or Multi-storey Residential precinct, or</li> <li>– are wholly or mainly within 400 metres of a Centre precinct</li> </ul> </li> </ul>
<p><b>P2 Premises (including vehicle and pedestrian access for staff, residents or visitors) must be designed, sited and constructed to respect and be visually integrated into the streetscape and the natural surroundings whilst ensuring:</b></p> <ul style="list-style-type: none"> <li>• maintenance, where possible, of natural landforms and vegetation,</li> <li>• development is not visually intrusive, particularly from ridge lines, public open spaces, major tourist roads and other critical vantage points, outside of the site,</li> <li>• land is capable of proper drainage so as not to adversely impact on water quality,</li> <li>• development occurs on less steep parts of the site that do not unacceptably increase the visibility of the buildings from adjacent areas and in a form that allows natural landforms and vegetation to be maintained as much as possible,</li> <li>• maintaining natural drainage patterns (for both surface flows and groundwater), and</li> <li>• minimising erosion potential.</li> </ul>	<p>A2 Development is carried out in accordance with all other applicable codes in the planning scheme, including (but not limited to) the following codes:</p> <ul style="list-style-type: none"> <li>• Code 2.1.4 for Development on Steep and Unstable Land,</li> <li>• Other relevant Environmental Management Codes,</li> <li>• Code 2.6 Operational Works Code Element 4..</li> </ul>

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## 5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

### (3) Acoustic Environment Amenity

#### PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Exposure of the premises to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment<sup>1</sup>.</b></p>	<p><b>A1</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P2 The emission of sound beyond the boundary of the site<sup>2</sup>:</b></p> <ul style="list-style-type: none"> <li>maintains the EPP (noise) Environmental values of the receiving acoustic environment; and</li> <li>is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained.</li> </ul>	<p><b>A2</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</b></p> <ul style="list-style-type: none"> <li>aesthetic quality and compatibility;</li> <li>physical accessibility;</li> <li>provision for casual surveillance of public space from dwellings; and</li> <li>opportunities for concealment or vandalism.</li> </ul>	<p>No Acceptable Measure nominated</p>

<sup>1</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*



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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 continued</b></p>	<p><b>AND</b>  <b>A2.2</b> Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> <li>(a) traffic flow during servicing is not impeded, and</li> <li>(b) the collection vehicle remains entirely on the property during servicing, and</li> <li>(c) they are clearly separated from car parking bays, loading bays and any other similar areas, and</li> <li>(d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and</li> <li>(e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and</li> <li>(f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property.</li> </ul> <p><b>AND</b>  <b>A2.3</b> Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> <li>(a) is constructed to allow unobstructed access to and from the service point, and</li> <li>(b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and</li> <li>(c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and</li> <li>(d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and</li> <li>(e) minimises the need for reversing (maximum 60m depending on the site), and</li> <li>(f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.</li> </ul>
<p><b>WASTE MINIMISATION</b>  <b>P3 Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</b></p>	<p><b>A3.1</b> Each waste storage area includes recycling provisions and:</p> <ul style="list-style-type: none"> <li>(a) has sufficient space to store all the recycling containers within the waste storage area, and</li> <li>(b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</li> </ul> <p><b>AND</b>  <b>A3.2</b> For uses defined as a shopping complex or medical centre or other commercial use greater than 1000m<sup>2</sup> GFA, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Scheme Policy No. 10, and which demonstrates the proposals satisfaction of the Performance Criteria.</p>

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## 5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

<b>MIXED USE PREMISES</b> <b>P4 Provide access to appropriate waste and recycling provisions for all users and occupiers of the property.</b>	<b>A4</b> Waste storage areas for commercial waste are clearly separated from waste storage areas for residential waste.
<b>MULTI-STOREY COMMERCIAL DEVELOPMENT</b> <b>P5 To provide appropriate, convenient provisions for the disposal of waste and recyclable items, which work effectively, are easily serviced and minimise impacts on the amenity of users, occupiers and neighbours of the premises</b>	<b>A5</b> Commercial developments that exceed 3 storeys in height comply with the Acceptable Measures of Element 8 of the Code for Multi-Storey Residential Premises.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3 WASTE MINIMISATION</b> Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p><b>AND</b></p> <p>A3.2 For any industrial activity which requires and environmental licence or is a notifiable activity, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 10, and which demonstrates the proposals satisfaction of the performance criteria.</p>

#### (4) Element: Environmental Performance

##### PURPOSE

To avoid causing environmental harm or nuisance, particularly by having regard to any standards adopted by Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																																																
<p><b>P1 AIR QUALITY</b> Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> <li>• nuisance is not caused beyond the site boundaries,</li> <li>• applicable State and national legislative requirements are satisfied, and</li> <li>• air quality conducive to the life, health and well-being of people is maintained.</li> </ul>	<p>A1 Development and use achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not "unreasonable", or the following (where best available and practical technology cannot achieve lower emission levels):</p> <p>(a) Air Quality Indicators and Goals</p> <table border="1"> <thead> <tr> <th rowspan="2">Air Quality Indicator</th> <th colspan="3">Air Quality Guide</th> </tr> <tr> <th>Measure</th> <th>Unit</th> <th>Averaging Time</th> </tr> </thead> <tbody> <tr> <td>Carbon monoxide</td> <td>8</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>Kg/m<sup>3</sup></td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Particles (as PM<sub>10</sub>)</td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>150</td> <td>Kg/m<sup>3</sup></td> <td>24 hours</td> </tr> <tr> <td rowspan="2">Sulphur dioxide</td> <td>50</td> <td>Kg/m<sup>3</sup></td> <td>1 year</td> </tr> <tr> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Dust</td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>500</td> <td>Kg/m<sup>3</sup></td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>mg/m<sup>2</sup></td> <td>24 hours</td> </tr> </tbody> </table> <p>(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:</p> <ul style="list-style-type: none"> <li>• a concentration of lead or a lead compound of not more than 0.02% by weight or</li> <li>• a concentration of sulphur or a sulphur compound of not more than 3% by weight.</li> </ul> <p>(c) Odour emissions which do not cause:</p> <ul style="list-style-type: none"> <li>• a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or</li> <li>• a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise.</li> </ul>	Air Quality Indicator	Air Quality Guide			Measure	Unit	Averaging Time	Carbon monoxide	8	ppm	8 hours	Lead	1.5	Kg/m <sup>3</sup>	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour	Particles (as PM <sub>10</sub> )	0.08	ppm	4 hours	150	Kg/m <sup>3</sup>	24 hours	Sulphur dioxide	50	Kg/m <sup>3</sup>	1 year	0.2	ppm	1 hour	Dust	0.02	ppm	1 year	500	Kg/m <sup>3</sup>	20 minutes		120	mg/m <sup>2</sup>	24 hours
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	Measure	Unit	Averaging Time																																														
Carbon monoxide	8	ppm	8 hours																																														
Lead	1.5	Kg/m <sup>3</sup>	3 months																																														
Nitrogen dioxide	0.16	ppm	1 hour																																														
Ozone	0.1	ppm	1 hour																																														
Particles (as PM <sub>10</sub> )	0.08	ppm	4 hours																																														
	150	Kg/m <sup>3</sup>	24 hours																																														
Sulphur dioxide	50	Kg/m <sup>3</sup>	1 year																																														
	0.2	ppm	1 hour																																														
Dust	0.02	ppm	1 year																																														
	500	Kg/m <sup>3</sup>	20 minutes																																														
	120	mg/m <sup>2</sup>	24 hours																																														

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## 6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 NOISE</b>  <b>The emission of sound beyond the boundary of the site<sup>1</sup>:</b></p> <ul style="list-style-type: none"> <li>maintains the EPP (noise) Environmental values of the receiving acoustic environment; and</li> <li>is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained.</li> </ul>	<p><b>A2</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P3 NOISE</b>  <b>Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</b></p> <ul style="list-style-type: none"> <li>aesthetic quality and compatibility;</li> <li>physical accessibility;</li> <li>provision for casual surveillance of public space from dwellings; and</li> <li>opportunities for concealment or vandalism.</li> </ul>	<p>No Acceptable Measure nominated</p>
<p><b>P4 WASTE MANAGEMENT</b>  <b>Development and use must provide for the collection, treatment and disposal of solid and liquid wastes such that:</b></p> <ul style="list-style-type: none"> <li>any applicable State and national legislative and policy requirements are satisfied;</li> <li>off-site releases of contaminants do not occur,</li> <li>all wastes are collected and disposed of in accordance with relevant licence and approval conditions, and</li> <li>measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the <i>Waste Management Strategy for Queensland</i>.</li> </ul>	<p><b>A4</b> Site specific waste management measures which are based on the hierarchy of:</p> <ol style="list-style-type: none"> <li>waste prevention/avoidance,</li> <li>waste recycling/reuse,</li> <li>waste to energy,</li> <li>waste treatment, and then</li> <li>waste disposal.</li> </ol> <ul style="list-style-type: none"> <li>in compliance with the principles and provision of the <i>Waste Management Strategy for Queensland</i>, and any State Environmental Protection (Waste) Policy.</li> </ul>
<p><b>P5 LIGHT, VIBRATION AND RADIATION</b>  <b>Development and use must avoid or manage any emissions of light, vibration or radiation beyond the site boundaries such that:</b></p> <ul style="list-style-type: none"> <li>nuisance is not caused beyond the site boundaries,</li> <li>applicable State and national standards and requirements are met, and</li> <li>unacceptable risks to the environment and to personal and public safety will not be caused.</li> </ul>	<p><b>A5.1</b> The level of illuminance on any nearby residences does not exceed a value of 1 lux.</p> <p><b>A5.2</b> Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 “Control of the obtrusive effects of lighting” at surrounding sensitive uses; and</p> <p><b>A5.3</b> The vertical illumination resulting from direct, reflected or other incidental light emanating from lighting does not exceed 1 lux when measured at the boundary of environmentally sensitive areas (Nature Conservation Management Unit or a Nature Conservation Management Area shown on <i>Figure 4 - 2.1.1 Nature - 2.1.1 Nature Conservation Strategy</i>) and protected estate boundaries at any level from ground level upward.</p>

<sup>1</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

## 6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	<b>A5.4</b> Vibration does not exceed maximum acceptable levels (such as those referred to in the British Standard BS6472:1992 Evaluation of Human Exposure to Vibration in Buildings (1 hz to 80 hz).
<b>P6 ENERGY EFFICIENCY</b> Development and use must use the best available energy efficient technology, in the operation of the premises.	<b>A6</b> For assessable development, site specific measures apply.
<b>P7 The provision of documentation to demonstrate to Council's satisfaction that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor:</b>  (a) Environmentally assessable industry, or (b) any other use where the Assessment Manager considers such documentation is warranted by a high impact potential, and the carrying out of the required management measures.	<b>A7</b> Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies the Assessment Manager that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

### (5) Element: Landscaping

#### PURPOSE

To establish and maintain on-site landscaping that:

- creates a pleasant and safe working environment;
- is environmentally responsive, enhances the appearance of the premises and helps the premises blend into the streetscape; and
- helps provide a buffer to nearby incompatible uses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 Landscaping must be designed, established and maintained in a manner to:</b>  • be an appropriate scale relative both to the street reserve width and to the size and nature of the development;  • incorporate significant existing vegetation, where possible;  • be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage;	<b>A1</b> The provision of on-site landscaping:  (a) along the full length of the road frontage of the site, apart from vehicle access points, where such landscaping has a minimum width of 3 metres, and  (b) elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view;  provided that the minimum area of such landscaping is:  (a) for sites along a Sub-Arterial or Arterial road, 10% of the total site area, or

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 contiued</b></p> <ul style="list-style-type: none"> <li>• allow adequate lighting and pedestrian and vehicular safety;</li> <li>• effectively screen storage and service areas from views from outside the site; and</li> <li>• provide visual relief and shade, particularly throughout open car parking areas.</li> </ul>	<p>(b) for other sites, 7.5% of the total site area, and</p> <p>(c) at least 50% of the area is located in one area.</p> <p>it complies with the relevant Acceptable Measures of Council’s Landscaping Code.</p>
<p><b>P2 Where applicable, landscaping must include densely planted buffer areas and/or fencing, which can provide effective visual or acoustic screening to adjoining land used or likely to be used for residential or other incompatible purposes.</b></p>	<p>A2.1 Densely planted buffer areas, having a minimum width of 10 metres in a Core Industry precinct, or 3 metres otherwise, are established and maintained along any boundary of the site which adjoins land used or intended for use for residential or other incompatible purposes.</p> <p><b>AND</b></p> <p>A2.2 Solid screen fencing and/or earth mounding having a minimum height of 1.8 m, and designed and constructed to be visually attractive, is provided along the full length of any boundary referred to in Acceptable Measure A2.1 above.</p>

(6) Element: Building Setbacks

**PURPOSE**

To provide for buildings to be sited so that efficient use can be made of the land and an attractive streetscape can be established and maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The building must be setback from the road frontage in such a way that:</b></p> <ul style="list-style-type: none"> <li>• allowance is made for efficient use of the site;</li> <li>• significant landscaping is able to be provided at the front of the site;</li> <li>• some visitor carparking is able to be provided at an easily visible location at or near the front of the site;</li> <li>• the building contributes to an attractive streetscape character;</li> <li>• the building helps to screen any unsightly outdoor service, storage or other use area; and</li> <li>• the location of utility services and drainage paths are taken into account.</li> </ul>	<p>A1 The building is setback not less than 10 metres from an Arterial road frontage or 6 metres from any other road frontage.</p>

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### 8. CODE FOR RECONFIGURING LOTS<sup>12</sup>

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

- (a) Lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, which are consistent with the desired character of the precinct in which the development site is situated;
- (b) The diverse and changing needs of the community for a range of good quality housing and accessible community and commercial facilities, and local employment opportunities are met;
- (c) Lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
- (d) Development on steep or unstable land is compatible with the nature of the hazard and with the environmental and visual characteristics of the site and surrounding land, and maintains the safety of people and property from the risk of landslide;
- (e) Development on slopes of more than 25% occurs only where the scenic and environmental quality of the locality is maintained.
- (f) Lot reconfiguration facilitates the efficient provision of infrastructure services which minimises whole of life cycle costs;
- (g) Lot reconfiguration facilitates compatible relationships between different land uses and activities.
- (h) Lot reconfiguration facilitates the protection and efficient use of rural land resources, including both good quality agricultural land and other rural land;
- (i) Further fragmentation of land does not occur within a rural precinct class in the water resource catchment areas shown on Regulatory Map 1.6;
- (j) Movement networks for vehicles, public transport, pedestrians and cyclists are integrated, safe,

convenient, cost-effective and sensitive to the environment in which they are provided;

- (k) The local street system safely and conveniently provides for the functions of traffic flow, property access, vehicle parking, pedestrian and cycle movement and public transport;
- (l) Opportunities for walking and cycling are increased through the provision of safe, convenient and legible movement networks to points of attraction within and beyond the development;
- (m) Lot reconfiguration facilitates the provision of cost-effective and energy-efficient public transport that is accessible and convenient to the community;
- (n) Lots are orientated to conserve non-renewable energy sources and assist in the design of buildings that are appropriate for the local climatic conditions; and
- (o) Public open space is provided that meets user requirements for recreational and social activities and amenity, and contributes to a landscape that supports the identity of Maroochy Shire and the environmental health of the community.

*1 All applications for the reconfiguration of a lot must be prepared in accordance with Planning Scheme Policy No. 9 – Reconfiguring Lots.*

*2 This code should be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan. Subdivision of land within the Regional Landscape and Rural Production Area and Investigation Area must comply with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.*

## 8. CODE FOR RECONFIGURING LOTS

### (1) Neighbourhood / Estate Design<sup>3 4</sup>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The layout of streets, lots and infrastructure gives the locality a strong and positive identity, by:</b></p> <ul style="list-style-type: none"> <li>(a) responding to site characteristics, setting, landmarks, places of cultural heritage significance and views;</li> <li>(b) creating legible and interconnected movement and open-space networks;</li> <li>(c) locating community, retail and commercial facilities at focal points within convenient walking distance for residents / users; and</li> <li>(d) enhancing personal safety and perceptions of safety, and minimising potential for crime and anti social behaviour.</li> </ul>	No Acceptable Measure is nominated.
<p><b>P2 The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by:</b></p> <ul style="list-style-type: none"> <li>(a) following the natural topography;</li> <li>(b) minimising the need for earthworks;</li> <li>(c) minimising vegetation loss or the potential for adverse edge effects on remnant vegetation;</li> <li>(d) avoiding risks to human health and the environment from contaminated land;</li> <li>(e) maintaining natural drainage features and floodways; and</li> <li>(f) maintaining wildlife corridors and habitat areas.</li> </ul>	No Acceptable Measure is nominated.
<p><b>P3 The development is integrated with the surrounding urban or rural environment, having regard to:</b></p> <ul style="list-style-type: none"> <li>(a) the layout and dimensions of streets and lots;</li> <li>(b) connections to surrounding streets and infrastructure networks;</li> </ul>	No Acceptable Measure is nominated.

<sup>3</sup> In order to demonstrate compliance with this and other elements of this code, Council may request the preparation of a Local Area Master Plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The master plan should be prepared in accordance with Planning Scheme Policy No. 9 –Reconfiguring Lots.

<sup>4</sup> This element is not relevant to the subdivision of existing or approved buildings.



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**(3) Integrated Movement Networks<sup>1</sup>**

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<b>P1 The movement network provides a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movements, and public transport.</b>	No Acceptable Measure is nominated.
<b>P2 The road network provides for convenient movement between local streets and higher order roads.</b>	<p><b>A2.1</b> The driving distance from any dwelling to the nearest district collector street or higher order road is no more than 700 metres (or 2000 metres in a Sustainable Rural Residential Precinct).</p> <p><b>AND</b></p> <p><b>A2.2</b> No more than three turning movements at intersections or junctions are required in order to travel from any dwelling to a district collector street or higher-order road.</p> <p><b>AND</b></p> <p><b>A2.3</b> All residential neighbourhoods of more than 100 lots or dwelling units are provided with more than one connection to a district collector street or higher-order road 2.</p> <p><b>AND</b></p> <p><b>A2.4</b> Cul de sac streets are not provided.</p>
<b>P3 Public transport, pedestrian and cycleways and road networks are integrated</b>	No Acceptable Measure is nominated.
<p><b>P4 The street and road network has a clear structure and component roads are designed to conform to their function in the network, having regard to:</b></p> <ul style="list-style-type: none"> <li>• traffic volumes, vehicle speeds and driver behaviour;</li> <li>• on street parking;</li> <li>• sight distances;</li> <li>• provision for bus routes and stops;</li> <li>• provision for pedestrian and cyclist movement;</li> <li>• provision for waste collection vehicles;</li> <li>• lot access;</li> <li>• convenience;</li> <li>• public safety;</li> <li>• amenity;</li> <li>• the incorporation of public utilities and drainage; and</li> <li>• landscaping and street furniture.</li> </ul>	<p><b>A4.1</b> The street and road network is consistent with the characteristics specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p><b>AND</b></p> <p><b>A4.2</b> Street and road lengths must be provided to achieve the speed environment intended for the type of road specified in <i>Planning Scheme Policy 5 – Operational Works and Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p><b>AND</b></p> <p><b>A4.3</b> In local streets, traffic speeds and volumes are restrained through the combined effect of street length, alignment and geometry.</p>

<sup>1</sup> This element is not relevant to the subdivision of existing or approved buildings.

<sup>2</sup> Applications relating to land within a bushfire prone area, as identified on Regulatory Map No 1.7, are also required to comply with the Code for Development in Bushfire Prone Areas.

## 8. CODE FOR RECONFIGURING LOTS

<p><b>P5 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</b></p>	<p>No Acceptable Measure is nominated.</p>
<p><b>P6 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</b></p>	<p><b>A6.1</b> Intersections and pedestrian and cyclist crossings on district collector and higher order roads are provided at intervals specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p>
<p><b>P7 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</b></p>	<p><b>A7.1</b> Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p><b>AND</b></p> <p><b>A7.2</b> Vehicles are able to enter or reverse from a lot or site in a single movement without having to cross the verge area of another property (except where access easements apply).</p> <p><b>AND</b></p> <p><b>A7.3</b> Where direct access is provided to a district collector or higher order road adequate sight distance is available and the access management techniques outlined in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i> are applied.</p>
<p><b>P8 On-street car parking:</b></p> <p>(a) does not obstruct the passage of vehicles on the carriageway or gaining access to lots, or otherwise create a traffic hazard; and</p> <p>(b) is provided according to projected needs having regard to:</p> <p>(i) the type of land uses in the locality;</p> <p>(ii) the provision of on-site car parking;</p> <p>(iii) the occasional need for overflow parking; and</p> <p>(iv) availability of public transport.</p>	<p><b>A8.1</b> On street parking is provided in accordance with the requirements of Planning Scheme Policy No. 6-Transport, Traffic and Parking.</p> <p><b>AND</b></p> <p><b>A8.2</b> On streets where on street parking is intended, on-street car parking spaces are provided at the following rates:</p> <p>(a) Detached houses and Dual occupancies - 2 spaces per 3 dwelling units; and</p> <p>(b) other residential uses - in accordance with Table 10.5B of <i>Queensland Streets, Section 10.5</i>.</p> <p><b>AND</b></p> <p><b>A8.3</b> On streets where on street parking is intended, on-street car parking spaces are located so that:</p> <p>(a) one space is available within 25m of the closest lot boundary of each Detached house and Dual occupancy lot; and</p> <p>(b) for other residential uses, at least 75% of the spaces required under A8.2 is within 25m, and 100% of the spaces required under A8.2 is within 40m of the closest lot boundary.</p>

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## 9.2 Code for Telecommunication Facilities

### PURPOSE

(1) The purpose of this Code is to ensure that the installation of telecommunications facilities is in accordance with the following principles:

- (a) the provision of facilities that will assist the community to achieve social and economic development;
- (b) the co-location of facilities where appropriate and practical;
- (c) the formulation and implementation of impact mitigation measures to protect community values, especially in relation to visual amenity and concerns about the long term health effects of exposure to radiofrequency electromagnetic radiation (EMR);
- (d) the avoidance of discriminatory provisions in terms of the Telecommunications Act; and
- (e) carriers recognising the advantages of “best practice” measures especially those which involve innovative design, environmental management and high construction standards.

(2) In assessing any application for telecommunications facilities Council will consider any strategic or local Network Plans prepared by the provider for a 5 to 10 year period. A strategic Network Plan will cover trunk facilities and a local Network Plan will cover local reticulation facilities. It is envisaged that plans are integrated with already completed Network Plans to further enhance the possibilities of co-location and optimum signal clarity whilst minimising the potential for adverse environmental impacts. These plans are useful for both lot reconfiguration and other development approvals in new urban areas and for facilities to be undertaken by “retro-fitting” in established urban and rural areas.

(3) The Code relies on public health EMR exposure standards set by the Australian Communications Authority. The Code adopts a precautionary approach in requiring assessment of the full operating potential of telecommunications facilities, including likely future facilities on the same structure.

### (1) Element: Amenity and Impact of Telecommunication Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>VISUAL IMPACT</b>  <b>P1 Development must be visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.</b></p>	<p><b>A1.1 Development is underground.</b></p> <p><b>OR</b></p> <p><b>A1.2 Development is:</b></p> <ul style="list-style-type: none"> <li>• below the level of the predominant tree canopy or surrounding premises, and</li> <li>• camouflaged through the use of colours and materials which blend into the visual landscape, and/or</li> <li>• co-located with existing facilities.</li> </ul>
<p><b>HEALTH AND SAFETY</b>  <b>P2 Development must not result in human exposure to radio frequency electromagnetic radiation greater than levels set or recognised by the Australian Communications Authority (or its equivalent body).</b></p> <p><b>P3 Development must take account of the full operating capacity of telecommunications facilities as well as any potential cumulative effects, in satisfying P2.</b></p>	<p><i>(in relation to P2 and P3)</i></p> <p><b>A2.1</b> An approved written statement or certification is provided by the carrier to demonstrate that the facility does not result in human exposure to radio frequency electromagnetic radiation of more than 200+/- 0.02uW/cm2 measured from any residential precinct, dwelling, childcare centre, school, hospital or aged care centre and the like and assuming:</p> <ul style="list-style-type: none"> <li>• Maximum number of users over the lifetime of any pole or other supporting structure;</li> <li>• Full power usage; and</li> <li>• Maximum down tilt of antennae.</li> </ul> <p><b>AND</b></p> <p><b>A2.2</b> Warning information signs and security fencing are provided on the site to prevent unauthorized entry.</p>

## 9. OTHER CODES

<p><b>NOISE</b></p> <p><b>P4 The emission of sound beyond the boundary of the site<sup>1</sup>:</b></p> <ul style="list-style-type: none"> <li>• maintains the EPP (noise) Environmental values of the receiving acoustic environment; and</li> <li>• is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained.</li> </ul>	<p><b>A4</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</b></p> <ul style="list-style-type: none"> <li>• aesthetic quality and compatibility;</li> <li>• physical accessibility;</li> <li>• provision for casual surveillance of public space from dwellings; and</li> <li>• opportunities for concealment or vandalism.</li> </ul>	<p>No Acceptable Measure nominated</p>
<p><b>SHADOWING</b></p> <p><b>P6 Development of buildings or structures must not cast shadows that would cause the amenity of surrounding premises, or the usability of public open space, to be unacceptably reduced.</b></p>	<p><b>A5</b> For proposed buildings or structures having a height of more than:</p> <ul style="list-style-type: none"> <li>• 8.5 metres in a Residential, Sustainable Rural Residential, Special Purpose or Master Planned Community precinct, or</li> <li>• 12 metres elsewhere,</li> <li>• and where a cross-sectional area of more than 20m<sup>2</sup> is proposed, shadow diagrams are produced which demonstrate that sunlight to the living room windows of dwellings on adjacent sites or to any useable public open space is not significantly reduced (ie. to less than 4 hours between 9 am and 3 pm on 21 June, or by 20% less than existing).</li> </ul>

<sup>1</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.



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**MAROOCHY SHIRE  
COUNCIL PLANNING  
SCHEME POLICY NO. 5**

**Operational Works**

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FOR FILING AMENDMENTS**



## **6.4 Construction Standards to Maintain Integrity of Assets**

Consideration shall be made to ensure protection of exposed surfaces is undertaken immediately after completion of earthworks to reduce risk of sedimentation transfer.

Possible options:

- Place grass or hydro seed to stages or works completed to allow establishment of seed;
- Placement of mulch to surface of lot or works to control dust movement and sedimentation transfer during rain events;

### **6.4.1 Relevant Code Requirements**

This section relates to acceptable measure A7.1 for performance criterion P7 in Element 5 (Construction Management) of the Code for Operational Works. It sets out standards and potential information requirements in relation to the maintenance of integrity of contributed assets.

### **6.4.2 Standards**

Works are to be undertaken in accordance with the standards set out in sections 4 to 8 of this policy and with the procedures outlined in section 3 of this policy. Only undamaged and uncompromised assets are to be handed over to Council.

