
Maroochy Plan 2000

CONTENTS OVERVIEW

VOLUME ONE

Administration & Assessment

Requirements

- (1) Introduction
- (2) Using the Planning Scheme
- (3) Interpretation
- (4) Assessment of material change of use in Precinct Classes
- (5) Assessment of other forms of development
- (6) Assessment of development in Special Management Areas
- (7) Particular requirements for places having cultural heritage significance
- (8) Register of forestry activities

VOLUME TWO

Strategic Plan

- (1) Introduction
- (2) The Vision
- (3) Urban Development
- (4) Retail and Commerce
- (5) Industry
- (6) Rural Activities
- (7) Visual Amenity
- (8) Tourism
- (9) Heritage
- (10) Natural Resources
- (11) Open Space and Recreation
- (12) Community Facilities
- (13) Transport
- (14) Physical Infrastructure
- (15) Water Supply Catchments
- (16) Stormwater Drainage and Floodprone Land
- (17) Mining and Extractive Industry
- (18) Slope and Geological Stability
- (19) Contaminated Sites
- (20) Mosquitoes and Biting Midges

VOLUME THREE

Planning Areas, Precincts and Precinct Classes

- (1) Introduction
- (2) General Statements of Intent for Precinct Classes
- (3) Statements of Desired Character for Planning Areas and Precincts

VOLUME FOUR

Planning Scheme Codes

- (1) Introduction
- (2) General Land Use and Development Codes
- (3) Codes for Rural Development and Use
- (4) Codes for Residential Development and Use
- (5) Codes for Commercial and Community Development and Use
- (6) Codes for Industrial Development and Use
- (7) Local Area Codes
- (8) Code for Reconfiguring Lots
- (9) Other Codes

VOLUME FIVE

Structure Plans

- (1) Introduction
- (2) Maroochydore Principal Activity Centre Structure Plan

APPENDICES

Maroochy Shire Council

List of Planning Scheme Policies

General

- (1) Preparation of Cultural Heritage Impact Reports
- (2) Ecological Assessment
- (3) Rehabilitation Plans
- (4) Preparation of Geotechnical Reports
- (5) Operational Works
- (6) Transport, Traffic and Parking
- (7) Acoustic Environment Assessment
- (8) Outdoor Dining Area Applications
- (9) Reconfiguring Lots
- (10) Preparation of Waste Management Plans
- (11) Development in The Sippy Downs Town Centre
- (12) Biodiversity
- (13) Bushfire Management Plan
- (14) Erosion & Sediment Control
- (15) Maroochydore Principal Activity Centre Structure Plan

For Development Contributions

- (1) DC1 Water Supply and Sewerage Infrastructure
- (2) DC2 Provision of Bikeways and Bicycle Facilities
- (3) DC3 Roads Infrastructure
- (4) DC4 Stormwater Quality
- (5) DC5 Public Parks Infrastructure
- (6) DC6 Land for Community Facilities
- (7) DCA Administration

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 ¹
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

¹ 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.

Palmview Structure Plan Consequential Amendment	Amendments to Chancellor Park South (Precinct Class=Precinct Class Master Planned Community) and removes Sippy Downs Canelands (Precinct Class=Sustainable Canelands) and replaces maps in Maroochy Planning Scheme 2000.	1 November 2010	5 November 2010
Maroochyore Structure Plan	Numerous changes across Volumes 1 to 3 to reflect the adoption of the Maroochyore Principal Activity Centre Structure Plan. Inclusion of Volume 5 – Structure Plans, including the Maroochyore Principal Activity Centre Structure Plan. In the Appendices, the Maroochyore Principal Activity Centre Structure Plan has been adopted as Planning Scheme Policy No.15.	15 December 2010	17 December 2010

2. USING THE PLANNING SCHEME

2.1 Contents of the Planning Scheme

2.1.1 Volumes 1 to 5

- (1) This volume (Volume 1) comprises:
- (a) an explanation of the background to the Planning Scheme and the approaches used in the Planning Scheme;
 - (b) Performance indicators by which the effectiveness of the Planning Scheme in achieving the desired environmental outcomes will be measured;
 - (c) guidance in the use of the Planning Scheme;
 - (d) a dictionary of terms used throughout the scheme;
 - (e) Tables of Development Assessment;
 - (f) particular requirements for heritage conservation;
 - (g) the Planning Scheme's administrative provisions;
 - (h) provision for the designation of land for community infrastructure;
 - (i) provision for the inclusion of a benchmark development sequence for the Shire; and
 - (j) provision for infrastructure charges.
- (2) Volume 2 comprises the Strategic Plan which sets out:
- (a) the Vision and desired environmental outcomes (DEOs) for the Shire as a whole; and
 - (b) the broad, Shire-wide measures (including objectives and implementation criteria) by which the desired environmental outcomes are intended to be implemented.
- (3) Volume 3 comprises the statements of desired character and intent for each of the Planning Areas and Precincts, and Precinct Classes, into which the Shire is divided for the purposes of this Planning Scheme.
- (4) Volume 4 comprises the Planning Scheme codes.
- (5) Volume 5 comprises Structure Plans for declared master planned areas identified as requiring more detailed guidance in respect to planning and infrastructure outcomes. Structure Plans provide a largely self contained planning framework for each master planned area and to the extent provided for in Section 2.6 (Structure Plans), prevail over the provisions contained in the other volumes of the planning scheme.

2.1.2 Appendices

- (1) (a) The Planning Scheme is supported by Planning Scheme Policies which Council may adopt from time to time in accordance with the relevant provisions of the Act and are appended to this scheme.

- (b) In accordance with the relevant provisions of the Act, some of these policies deal with contributions for items of development infrastructure (where an Infrastructure Charges Plan for such items has not been prepared and adopted by Council).
- (2) Also appended to this Planning Scheme are the matters required to support the Infrastructure Charges Plans.

2.1.3 List of Maps

- (1) The maps included in this Planning Scheme are:

in Volume One:

- (a) the **Planning Area and Precinct Map 1.1** showing Planning Areas, Precincts and Precinct Classes;

in Volume Two:

- (b) the **Strategic Plan Map 2.1** showing the preferred dominant land use areas and related elements having Shire-wide significance referenced in Volume 2;
- (c) Cane Tramways;
- (d) the **Road Hierarchy Map** showing the logical system of roads and streets throughout the Shire referenced in Volume 2;

and in Volume Three:

- (e) the **Planning Area and Precinct Maps 1-30** referenced in Volume 3.

- (2) The following **regulatory maps** in this Volume are:

- (a) No. 1.1 showing Nature Conservation Management Areas;
- (b) No. 1.2 showing Waterways, Wetlands and Fish Habitat Areas :
- 1 of 2 showing Waterways,
 - 2 of 2 showing Wetlands and Fish Habitat Areas;
- (c) No. 1.3 showing Steep and Unstable Land:
- 1 of 2 showing Landslip Hazard,
 - 2 of 2 showing Steep Land;
- (d) No. 1.4 showing Acid Sulfate Soils Areas;
- (e) No 1.5 showing Flood Prone and Drainage Constraint Areas;
- (f) No 1.6 showing Water Resource Catchment Areas;
- (g) No 1.7 showing Bushfire Prone Areas;
- (h) No 1.8 showing Sunshine Coast Airport:
- 1 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface,

2. USING THE PLANNING SCHEME

- 2 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface (detail),
 - 3 of 7 showing Sunshine Coast Airport Runway Separation Distances,
 - 4 of 7 showing Sunshine Coast Airport Aviation Facility Sensitive Areas,
 - 5 of 7 showing Sunshine Coast Airport Existing Noise Affected Areas,
 - 6 of 7 showing Sunshine Coast Airport Possible Future Noise Affected Areas,
 - 7 of 7 showing Sunshine Coast Airport Safety Areas; and
- (i) No. 1.9 showing Extractive and Mineral Resource and Buffer Areas.
- (j) and the **Designated Bushfire Prone Land in Building Areas** (Figure 2.1.6) in Volume 4 – Planning Scheme Codes;
- (3) Several of the codes and other Planning Scheme provisions also include various figures and diagrams which illustrate, explain or present intended development outcomes.
- (4) While every care is taken to ensure the accuracy of this product, neither the Maroochy Shire Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason. All maps, regulatory maps, figures and diagrams contained in this Planning Scheme are Crown Copyright Reserved and Council Copyright Reserved.

2.2 Explanation of the Way the Shire is Divided for the Purposes of this Planning Scheme

- (1) This Planning Scheme is intended to recognise and be responsive to the individual character and needs of the many different localities which exist across the Shire. Accordingly, the Shire has been divided geographically into Planning Areas, each of which is further divided into Precincts.
- (2) The Shire is divided into Planning Areas as shown on the Planning Area and Precinct Map (refer Map 1.1 in Volume 1). The Planning Areas have been defined on the basis of previously undertaken local area planning, the dominant established and preferred future land use pattern, broad landscape character, and major physiographical and biological systems. These Planning Areas provide a link to the Strategic Plan through setting each area's context and role within the Shire.
- (3) Each Planning Area is further divided into Precincts, also shown on the Planning Area and Precinct Maps (Maps 1 - 30 in Volume 3). The Precincts have been defined on the basis of previously undertaken local

area planning, the distribution of existing and preferred future land uses, landscape/townscape character considerations, transport networks, community views and values and environmental systems and values. These Precincts establish each locality's context and role within the Planning Area, and the desired future local character.

- (4) Proposals for impact assessable development will be assessed against the statements of desired local character (made up of the Location and Role, Vision Statement and Key Character Elements) for the Planning Area and the Statement of Desired Precinct Character for the individual Precinct in which the development site is situated which are set out in Volume 3.
- (5) Proposals for impact assessable development will also be assessed against the Strategic Plan (Volume 2). The detailed local planning provisions in Volume 3, are intended to be based upon and reflective of the general principles in the Strategic Plan. However, it is the Planning Area Provisions in Volume 3 which represent Council's specific planning intent for the relevant localities.
- (6) Where there is no direct inconsistency between Volumes 2 and 3, 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 in Volumes 2 and 3 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.
- (7) In formulating the local character statements in Volume 3, it was found that while there were many area-specific considerations, there were also considerations that apply to all Precincts of a similar type (eg. the protection of assigned canelands throughout all the cane growing areas of the Shire, or the provision of urban infrastructure services to all of the Shire's urban residential neighbourhoods).

To minimise repetition, it was decided to group into classes the various individual Precincts by broad land use type and intensity for the purposes of:

- (a) determining development assessment requirements for material change of use (Tables 4.1 to 4.8 in this Volume of the Planning Scheme); and
- (b) identifying common elements of desired character (part 1 of Volume 3 of this Planning Scheme refers).
- (8) Each Precinct falls within one of the following **classes**:

Rural	Sustainable Cane Lands Sustainable Horticultural Lands Sustainable Pastoral Lands Water Resource Catchment Area General Rural Lands
Residential	Hillslope Residential Neighbourhood Residential Mixed Housing Multi-storey Residential Sustainable Rural Residential
Centre	Town Centre Core Town Centre Frame Village Centre Local Centre
Industry	Core Industry Business and Industry
Other	Special Purpose Master Planned Community

- (9) (a) Additionally, it was recognised that the Shire contains a wide range of environmental values that cross Planning Area and Precinct boundaries.. These features of the Shire’s environment have been identified through Special Management Areas (SMAs). The types of SMAs are defined in section 6 of this Volume.
- (b) The SMAs also provide the basis of determining development assessment requirements.
- (c) Proposals for impact assessable development in a SMA will be also assessed in terms of the likely impacts of the proposed development on the values associated with the particular SMA, including cumulative impacts, how these values will be protected or otherwise managed and any other relevant issues.

2.3 Roads, Waterways and Reclaimed Land

- (1) If a road, waterway or reclaimed land in the local government area is not shown as being covered by a Precinct on the Planning Area maps, the following applies:

- (a) If the road, waterway or reclaimed land is adjoined on both sides by land in the same Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land;
- (b) if the road, waterway or reclaimed land is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land and the centre line of the road or waterway is the boundary between the two Precincts;
- (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a Precinct, the entire road, waterway or reclaimed land has the same Precinct allocation as the adjoining land that has the Precinct allocation.
- (2) To remove any doubt, it is declared that subsection (1) also applies to a closed road if the road is closed after the commencement of Planning Scheme.

2.4 Assessment Levels

- (1) The Planning Scheme identifies self assessable, code assessable and impact assessable development through:
 - (a) Tables of Development Assessment for material change of use in Precinct Classes and Supplementary Tables of Development Assessment for individual Precincts (section 4 of this Volume);
 - (b) Tables of Development Assessment for other development (section 5 of this Volume); and
 - (c) Tables of Development Assessment for material change of use and other development in Special Management Areas (section 6 of this Volume).

- (2) If a development proposal is identified as having a different assessment level under any of the Tables mentioned above, the higher assessment level applies.
- (3) Where the site of a development proposal is included within two or more Precincts, the higher level of assessment applies to the whole of the proposal.
- (4) Where the site of a development proposal is included partly within a SMA, the higher level of assessment applies to the whole of the proposal.

2.5 Exempt Development

- (1) For the purposes of this Planning Scheme, exempt development includes²:
 - (a) Development that is not identified as self assessable or assessable in the Tables of Development Assessment for other development in section 5 or section 6 of this Volume;
 - (b) Development in a Special Purpose Precinct for which there is no Supplementary Table of Development Assessment for the purpose stated in the name of that particular Precinct, if involving no building work or only minor building work;
 - (c) Local utilities (other than on land which abuts a State Controlled Road);
 - (d) Park;
 - (e) State forestry;
 - (f) the removal of extractive materials authorised by the Local Government Act;
 - (g) maintenance or interim emergency repair work on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme.

2.6 Structure Plans

2.6.1 Maroochydhore Principal Activity Structure Plan

- (1) The Maroochydhore Principal Activity Structure Plan (Maroochydhore PAC Structure Plan) applies to land identified on the Maroochydhore Planning Area and Precincts Map (Planning Area No.1 – Maroochydhore) as the Maroochydhore PAC Master Planned Area.
- (2) In addition to Volume 5 (Structure Plans), the following provisions of the Planning Scheme apply to the Maroochydhore PAC Master Planned Area:-
 - (a) this Volume (Administration and Assessment Requirements) except for:-
 - (i) the administration definitions in Section 3.2 (Administrative Definitions) for the terms defined in the Maroochydhore PAC Structure Plan;
 - (ii) the assessment tables and related provisions contained in Section 4 (Assessment of Material Change of Use in Precinct Classes),

- Section 5 (Assessment of Other Forms of Development) and Section 6 (Assessment of Development in Special Management Areas); and
- (iii) Section 7 (Particular Requirements for Places Having Cultural Heritage Significance);
- (b) Volume 2 (Strategic Plan);
- (c) Volume 4 (Planning Scheme Codes) except for:-
 - (i) Section 2.1.1 (Code for Nature Conservation and Biodiversity);
 - (ii) Section 2.1.4 (Code for Development on Steep or Unstable Land);
 - (iii) Section 2.1.5 (Code for Development in Water Resource Catchment Areas);
 - (iv) Section 2.1.6 (Code for Development in Bushfire Prone Areas);
 - (v) Section 2.1.8 (Code for the Protection of Extractive Resources);
 - (vi) Section 3 (Codes for Rural Development and Use);
 - (vii) Section 4.5 (Code for the Development and Use of Caravan and Relocatable Home Parks);
 - (viii) Section 4.8 (Code for Bed and Breakfast Accommodation);
 - (ix) Section 5.1 (Code for Town and Village Centres);
 - (x) Section 5.2 (Code for Local Centres and General Stores);
 - (xi) Section 6.1 (Code for Industries in Urban Areas);
 - (xii) Section 6.3 (Code for Extractive Industry); and
 - (xiii) Section 7 (Local Area Codes).
- (d) the Planning Scheme Policies in the **Appendices**.

- (3) The provisions of the Maroochydhore PAC Structure Plan prevail over other provisions of the planning scheme to the extent of any inconsistency.
- (4) While the remaining part of the Maroochydhore Planning Area is generally not intended to be subject to the provisions of the Maroochydhore PAC Structure Plan, the Maroochydhore PAC Structure Plan does identify some infrastructure corridors and connections on land adjoining the Maroochydhore PAC Master Planned Area that are required to provide for the integrated development of the Maroochydhore Planning Area and the Maroochydhore PAC Master Planned Area. In such cases, the provisions of the Maroochydhore PAC Structure Plan are applicable to the assessment of development in the remaining part of the Maroochydhore Planning Area.

² Exempt development also includes that identified as exempt in Schedule 9 of the Integrated Planning Act and that which is made exempt under the Telecommunications Act 1997.

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<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"> • 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)
Roadside stall	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map , and not on land which abuts a State Controlled Road	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map, or on land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Where self assessable: • Code for Agriculture and Animal Husbandry (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 • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes
			<ul style="list-style-type: none"> • 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, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Mixed Housing			
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 16 (Maroochydore 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"> • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)³
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 16 (Maroochydore 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"> • Code for Local Centres and General Stores (Element 2: A.1.1.1 and Element 4: A1.1 to A1.4) • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)
Any of the following: <ul style="list-style-type: none"> • 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"> • Code for Low- rise Multi Unit Residential Premises (if an accommodation building)

²⁰ 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.

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> Display home (where associated with an accommodation building or multiple dwelling units) 		provided for in the particular Precinct	<ul style="list-style-type: none"> or multiple dwelling unit of up to 3 storeys or 12m in height 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) Buderim Local Area Code (if in the Buderim Planning Area) Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking 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, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) Code for Erosion and Sediment Control
Either of the following: <ul style="list-style-type: none"> Detached house Display home (where in the form of a Detached house) 	Where: <ul style="list-style-type: none"> 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 	Where: <ul style="list-style-type: none"> 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 	Where self assessable: <ul style="list-style-type: none"> Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable:

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	<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"> • Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	<p>Where:</p> <p>a) on a site having an area of not less than 600m²; 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"> • Development and Use of Dual Occupancy • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • 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, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and

2. USING THE PLANNING SCHEME

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

⁴ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

2. USING THE PLANNING SCHEME

	Column 1	Column 2	• Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	• Applicable Codes ⁶ •
Retirement Village	Where in the Maroochydore Rd South-West precinct (Precinct 15 in Planning Area No. 1) being in accordance with the Consent Order dated 21 August 1998.	None	<ul style="list-style-type: none"> • 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) • Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Buderim Local Area Code (if in the Buderim Planning Area) • 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, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Multi-storey Residential			
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling units • Display home (where associated with an accommodation building or multiple dwelling units) 	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"> • 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) • 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) • 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

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Either of the following: Detached house Display home (where in the form of a Detached house)	Where: not a removal house; and no more than one Detached house per lot; 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	Where: a removal house; and no more than one Detached house per lot; 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	Where self assessable: <ul style="list-style-type: none"> Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable: <ul style="list-style-type: none"> Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	Where: a) on a site having an area of not less than 600m ² ; 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"> Development and Use of Dual Occupancy Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking 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

2. USING THE PLANNING SCHEME

Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • 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

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Any other purpose where in: Planning Area No. 2 • Nambour Central (1) Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 • Mooloolaba Central (1)	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 • Nambour Central Planning Area No. 3 Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 Mooloolaba Central (1)	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
Town Centre Frame			
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: • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: • Code for Caretaker's Residence • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Waste Management in Commercial and Community Developments • 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

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
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"> • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • 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
Local utility	None ³	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

³ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • 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
Any other purpose where in: Planning Area No. 2 • Nambour Centre Frame (2) Planning Area No. 3 • Sippy Downs Mixed Use (2) Planning Area No. 4 • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 • Kuluin Gateway (1)	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 • Nambour Centre Frame (2) Planning Area No. 3 • Sippy Downs Mixed Use (2) Planning Area No. 4 • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 Kuluin Gateway (1)	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	<ul style="list-style-type: none"> • Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct

2. USING THE PLANNING SCHEME

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Village Centre			
Any of the following: <ul style="list-style-type: none"> • Garden centre • Light industry (occupying not more than 200m² of gross floor area) • Medical centre • Office • Veterinary clinic 	Where in premises which require no building work or only minor building work to accommodate the use	Where: <ul style="list-style-type: none"> a) in premises which require building work (other than minor building work) to accommodate the use, and b) building height is not more than 8.5 metres and not more than 2 storeys, and c) the site is not in the Buderim Community Facilities Precinct 	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • 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

Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<p>Any of the following:</p> <ul style="list-style-type: none"> • Art and craft centre • Community meeting hall • Fast food store • Indoor recreation (other than a night club or amusement centre) • Restaurant 	<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"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1) <p>Where code assessable:</p> <ul style="list-style-type: none"> • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area) • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • 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

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

This page has been intentionally left blank

Table 4.5 Supplementary Table of Development Assessment for Centre Precincts^{11 12}

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ¹³	Circumstances under which material change of use is code assessable	Applicable Codes ¹⁴
Planning Area 2 – Nambour, Precinct (1) Nambour Central (<i>Precinct Class = Town Centre Core</i>)			
Any of the following: <ul style="list-style-type: none"> • Art and craft centre • Fast food store • Indoor recreation (other than a nightclub or amusement centre) • Medical centre • Office • Shop • Restaurant 	Where in premises: a) which 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) have a height of not more than the maximum provided for in this Precinct, and c) if for the purposes of an office, are situated above Ground storey level	Where self assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres (Element 6: A1.1(b), (c) and (d), A1.2(a) and A2) • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Transport, Traffic and Parking (Element 7 A1.2 and A2.1) Where code assessable: <ul style="list-style-type: none"> • Code for Town and Village Centres • Code for Outdoor Dining Areas (if a restaurant or a fast food store) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking

¹¹ 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.

¹² 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).

¹³ 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).

¹⁴ 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

PREFACE

POTENTIAL INCONSISTENCIES BETWEEN STATEMENTS OF POLICY OR INTENT

The Statements of strategic and local policy contained in this volume, Volume 3 (Planning Areas, Precincts and Precinct Classes) and Volume 5 (Structure Plans) 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 contained in Volumes 3 and 5 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 and Volume 5 provisions represent Council's specific planning intent for the relevant locality or master planned area, 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 and Volume 5 constitutes the primary basis for assessment, but all elements of the policy or intent in Volumes 2, 3 and 5 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 and Volume 5 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 and Volume 5 provisions state specific and considered planning intents for identified localities and master planned areas. 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 or the provisions of a Structure Plan.

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 contained within Volumes 1 and 5 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 for the whole of the planning scheme area to assist in the achievement of ecological sustainability as required by the Integrated Planning Act. This Volume of the Planning Scheme also 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.

Additional Desired Environmental Outcomes for particular master planned areas are contained in Volume 5 (Structure Plans).

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

2. THE VISION

2.1 Introduction

(1) Explanation

The purpose of the Integrated Planning Act (IPA) is to seek to achieve ecological sustainability. In order to assist in the achievement of this purpose, this Planning Scheme identifies Desired Environmental Outcomes and measures to achieve these outcomes. The Desired Environmental Outcomes relate to Shire wide issues and are outcomes that will work towards achieving ecological sustainability. The Planning Scheme also establishes Strategic Implementation Measures, which are broad measures to describe how the Desired Environmental Outcomes are to be achieved.

(2) Desired Environmental Outcomes (DEOs)

Under the Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired environmental outcomes are used to consider the following:

- the performance and review of a Planning Scheme;
- the determination of applications for development which conflict with the other provisions of this Planning Scheme;
- the determination of land acquisition requirements for the construction of infrastructure; and
- for other purposes as allowed by IPA.

There are seven Desired Environmental Outcomes included in Volume 2. These DEOs relate to the issues of:

- Environmental Management;
- Social Equity and Liveability;
- Economic Sustainability;
- Transport and Accessibility;
- Community and Cultural Development;
- Urban Design, Heritage and Character; and
- Development Infrastructure.

Under each of these issues, there is a Desired Environmental Outcome and clarification of this outcome.

(3) Strategic Implementation Measures

Strategic Implementation Measures are broad level measures that facilitate the achievement of the Desired Environmental Outcomes contained in this volume. As well as these Strategic Implementation Measures, the Planning Scheme establishes more detailed measures that are found in this Volume and Volumes 3, 4 and 5 of this Planning Scheme.

The Strategic Implementation Measures provide a link to the more detailed measures.

2.2 Environmental Management

(1) Desired Environmental Outcome No. 1

The Shire's unique natural, open space, climatic, rural and scenic attributes are protected to maintain biodiversity, ecological processes, and visually attractive and varied landscapes and managed so as to

provide a sustainable focus and setting for the Shire's community and economic development. This includes:

- the variety of ecosystems and the species they support being maintained or enhanced,
- prominent natural landscape elements such as escarpments, ridgelines, beaches, headlands and mountain peaks, which serve as distinctive visual landmarks within the Shire, being protected,
- the Maroochy, Mooloolah and Mary River systems and other water resources, being protected,
- high standards of water and air quality, and acceptable noise levels, being maintained, and
- premises which are sensitively sited and designed having regard to local climatic conditions, vegetation cover and topography.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 1, the following Strategic Implementation Measures are to be employed:

- (a) manage critical nature conservation areas, waterways and wetlands to maintain and where necessary restore, environmental values;
- (b) implement integrated catchment management practices, particularly for the catchment areas of the Maroochy, Mooloolah and Mary Rivers, major creeks and lakes within and immediately adjoining the Shire;
- (c) appropriately manage environmental and visual impacts of new development on beaches and other coastal landforms and values and ensure new development in these areas complies with the Regional Coastal Management Plan;
- (d) limit uses in rural, scenic and natural areas to low intensity, generally non-urban, activities to be consistent with the environmental capacities of such areas;
- (e) establish an integrated and sustainable open space system that reflects Council's Open Space Strategy and is responsive to the needs of residents and visitors;
- (f) effectively manage wastes, emissions and pollution sources to within acceptable environmental limits by complying with relevant national and state standards; and

- (g) ensure development in koala habitat areas is compatible with the Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015, or prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development.

2.3 Social Equity and Livability

(1) Desired Environmental Outcome No. 2

Vibrant, attractive and safe local communities provided with quality lifestyle choices and amenity for all people (including youth, aged people and people with disabilities), with each community:

- exhibiting a distinctive character and sense of place; and
- having convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs - all located and designed to sustain the significant ecological and scenic resources of the Shire.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 2, the following Strategic Implementation Measures are to be employed:

- (a) integrated land use and transport planning to promote distinctive but inter-related local communities offering desirable places to live, work, shop and recreate, ranging from rural towns and villages to suburban neighbourhoods and major urban centres;
- (b) appropriate land use planning that provides for attractive and functional urban form with urban and rural residential settlements being contained and managed so as to avoid expansion beyond defined boundaries;
- (c) separation and management of potentially conflicting land uses;
- (d) consolidate residential forms around Centres so as to optimise support for public transport and employment, community and commercial services; and
- (e) provide for a diversity, choice and mix of housing styles, with housing designed to be responsive to local character, climatic conditions and community needs.

2.4 Economic Sustainability

(1) Desired Environmental Outcome No. 3

A prosperous, productive and broad economy which reinforces the Shire's strengths in tourism, commercial/business services, rural activities, educational and health facilities, and transport infrastructure, whilst diversifying this base in a manner consistent with the Shire's character and the sustainable use of the Shire's resources. This includes having an optimal amount of good quality agricultural and other productive rural land in a form which maximises its productive use, consistent with the community's need for other uses and the availability of other suitable land for those uses. It also includes Maroochyore fulfilling its role as a

Principal Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026), complemented by a hierarchy of lower order centres at suitably accessible locations across the Shire and Local centres which do not compromise the role and function of higher order centres.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 3, the following Strategic Implementation Measures are to be employed:

- (a) ensure that agricultural and other rural activities are sustained through the implementation of State Planning Policy 1/92 and associated guidelines and the intent of the Rural Precincts;
- (b) provide for a diversity of and support for rural based industries through appropriate land use, transport and infrastructure planning;
- (c) maintain a vibrant, diverse and sustainable tourism industry through the protection of tourist nodes as identified on the Strategic Plan Map;
- (d) meet the demands of resident and visitor population growth by providing accommodation, employment, recreational and social opportunities through appropriate land use, transport and infrastructure planning;
- (e) increase the convenience of journeys between home and work by implementing the Shire road hierarchy, Traffic and Access Management Code and Council's Bikeways Plan;
- (f) reinforce the roles of various centres in the achievement of the Shire's commercial hierarchy, including Maroochyore as a Principal Activity Centre and Nambour and Sippy Downs as Major Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026);
- (g) support small business enterprises and increase employment opportunities including home-based businesses;
- (h) ensure development recognises the substantial contribution of the Shire's natural resources, amenity and lifestyle values to the Shire economy and does not deleteriously impact upon these values;

3.3.7 High-rise development will be limited to the existing coastal tourist node of Mooloolaba, Alexandra Headland, the Maroochydhore Principal Activity Centre 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 Marcoola, as well as in the Maroochydore Principal Activity Centre. 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 Maroochydore Principal Activity Centre) 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. 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 highest order retail and commercial centre serving the Sunshine Coast Sub-region, so identified because of its centrality to the coastal urban population, 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 sub-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 Principal Activity 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.

4.3.1 Principal Activity Centre

- the Principal Activity Centre of Maroochydore is to be promoted as the principal business centre of the Shire and the Sunshine Coast Sub-region;
- the Maroochydore Central Precinct (Master Plan Unit) within the Maroochydore PAC Master Planned Area is to be developed as the city centre core, focussed on a transit station and interchange (CAMCOS) and accommodating the highest concentration of future retail floor space and community facilities infrastructure;
- the highest order of retail, commercial, service and administration facilities are to be established within the Maroochydore PAC Master Planned Area, with higher order retailing, including any future national department stores to be located in the Maroochydore Central Precinct (Master Plan Unit);
- State and Federal Government offices, private office buildings and a comprehensive range of commercial support services are also to be established in the Maroochydore Principal Activity Centre;
- the city centre core is intended to remain compact, to enable patrons to walk between its component parts. Premises are encouraged or required to provide pedestrian accessways providing direct links between retail and commercial facilities, car parking areas and other commercial sites;
- mixed use development which increases accessibility between residential and commercial uses, enlivens the commercial area outside normal business hours, increases the potential for viable public transport nodes and interchanges and provides alternative housing options is encouraged, provided that it does not fragment continuous retail shop-fronts. Other uses considered compatible with the Maroochydore Principal Activity Centre include visitor accommodation, service entertainment, recreational uses and community facilities;
- retail warehousing and other retail and commercial development which requires large display areas and tends to rely on accessibility by private transport is not to be established within the Maroochydore Principal Activity Centre except where specifically provided for by the Maroochydore PAC Structure Plan;
- detailed local area and infrastructure network planning has been undertaken for the Maroochydore Principal Activity Centre. The outcomes are reflected in the Maroochydore PAC Structure Plan incorporated in Volume 5 of the Planning Scheme.

4.3.2 Major Activity Centres

- the Major Activity Centres at Nambour and Sippy Downs will complement the Principal Activity Centre, with the establishment of higher order retailing, commercial and service functions encouraged to establish here in preference to the lower order centres in the hierarchy;
- Council encourages the rural oriented sections of government and private enterprise to
- locate in the Major Activity Centre of Nambour
- The Major Activity Centre at Sippy Downs will take the form of a traditional town centre and will

serve the Sippy Downs township and also serve residents and employees in nearby areas south of Sippy Downs, south of Buderim, and west of Mooloolaba and that part of the Kawana Estates development, in the Panning Scheme area.

- Retail facilities, government and commercial offices, key civic and community facilities, community health centre, public library and appropriate university uses are encouraged in the Major Activity Centre of Sippy Downs. Cultural and entertainment uses, childcare, tourist accommodation, restaurants, cafes and taverns are also appropriate.

4.3.3 Village Centres

- these centres provide a range of retail and commercial facilities satisfying the needs of their host towns. The strategy seeks to enhance the character of the towns and their centres and it must therefore ensure that existing business areas retain their role as the principal retail and Commercial Service centres of their towns;
- new commercial development in the rural towns is generally to occur in the Village centre, though corner or General stores may locate elsewhere in the surrounding urban areas strictly in accordance with the Code for Town and Village Centres;
- land uses are generally expected to include small scale supermarkets that service the local community only, specialty shops, a range of local community services, such as libraries and health and education facilities, and small scale tourist facilities;
- the total gross floor area for commercial uses in Village centres may consist of no more than 1,000m² Gross floor area on any single development site;
- uses such as retail showrooms, commercial recreation and repair and maintenance services are not generally considered appropriate in Village Centres;
- some Village centres are to provide the level of service or perform the role of a Local centre; and
- development within a Village centre which fragments the centre or creates a focus away from the established centre in that locality will not be supported.

4.3.4 Local Centres

- these facilities are not shown on the Strategic Plan Map;
- Local centres, which may consist of up to 1,000m² of gross floor area for commercial uses, may comprise a

small scale supermarket, convenience shops and some comparison shopping to satisfy the day-to-day needs of discrete residential areas. The intended location of Local centres, is particularised in the Planning Area provisions, either by identification of a Local Centre Precinct or by wording which identifies a preferred or anticipated site by reference to bounding streets or other site-specific identifiers;

- General stores which may consist of up to 150m² of gross retail floor area (in one or more shops) comprise corner stores or smaller shopping groups which satisfy occasional, after-hours or emergency needs;
- both Local centres and General stores are intended to be distributed throughout the Shire in a manner that ensures all residential areas have access to such a centre;
- new Local centres, or expansion of existing smaller scale shops into a Local centre (within a Local Centre Precinct or at an identified Local centre site) should be clearly associated with a definite local community, be adequately accessible to it and facilitate the grouping of all or most retail, commercial, service and community facilities;
- Local centres may also include, in addition to the commercial facilities, other 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 3,000m² (including the gross floor area of commercial uses which must not exceed 1,000m²);
- the intent in limiting development to that servicing local communities only is to ensure a Local centre strengthens community identity and focus, whereby non-local traffic in residential areas is minimised, and the site of the centre is complementary to the character of its Precinct;
- Local centres are not intended to be established as, or to expand into, higher order centres comprising or containing a standard size or larger supermarket. Any such facilities are defined (in Volume 1) to be a Shopping complex, and it is intended that such facilities be located only within District centres or higher order centres within the hierarchy. 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.

4.3.5 Tourist Centres

- these centres are referred to as Major Tourist Nodes on the Strategic Plan Map;
- these centres provide a range of tourist related facilities, including shops, take-away food shops,

restaurants and cafes and a range of commercial facilities;

- the concentration of tourist facilities in the identified tourist nodes is encouraged;
- all 3 Major Tourist Nodes shown on the Strategic Plan Map are to provide the level of service or perform the role of a Local centre. No new Local centres will be approved in the locality of the Major Tourist Nodes.

4.4 Objectives and Implementation Measures

4.4.1 To Consolidate and Maintain the Integrity of the Retail and Commercial Centres Hierarchy

The maintenance of the Retail and Commercial Centres Hierarchy protects the investments made in existing centres and promotes private and public sector confidence in, and public knowledge of, the Council's continuing commitment to that investment. It also provides a basis for containing the growth and function of centres, limiting their spread into the residential areas in which they play a fundamental role and facilitating the concentration of certain uses in highly accessible and appropriately serviced areas.

Implementation

The Council will have regard to the following criteria when assessing relevant applications for development in the centres classified below.

Principal Activity Centre (Maroochydhore)

- (1) Development in the Maroochydhore Principal Activity Centre is to contribute to the primacy of Maroochydhore as the Principal Activity Centre for the Sub-region by providing for the highest order and widest range of retail, commercial and community uses to be established.
- (2) Development in the Maroochydhore Principal Activity Centre provides for the city centre core to be established within the Maroochydhore Central Precinct (Master Plan Unit) in conjunction with the transit station and interchange (CAMCOS), main street, civic plaza, transit plaza and other urban open space and community facilities infrastructure in the Maroochydhore Central Precinct (Master Plan Unit) as specified in the Maroochydhore PAC Structure Plan.

- (3) Development in the Maroochydore Principal Activity Centre contributes to the achievement of transit oriented development which provides a high degree of accessibility and permeability and provides for the establishment of the infrastructure specified on the Maroochydore PAC Structure Plan maps.
- (4) Development in the Maroochydore Principal Activity Centre provides for the establishment of mixed use development.
- (5) Development in the Maroochydore Principal Activity Centre does not comprise showrooms, other than in the Dalton Drive West, Aerodrome Road and Maroochy Boulevard Precincts in accordance with Maroochydore PAC Structure Plan.
- (6) Development in the vicinity of Maud Canal, Cornmeal Creek and Maroochy River has regard to the visual amenity and public access opportunities which they provide, as well as the retention of and rehabilitation of vegetation along the waterways, including the provision of water quality buffers to the banks of these waterways. Development is to relate to the waterways and respond to the opportunities they offer. Expansive public access to and along waterways is to be provided with the access along the waterways being in public ownership.
- (14) Council will not support development applications proposing the expansion of day-to-day retailing and commercial activities beyond the existing extent of the Town Centre Core Precinct.
- (15) Development of the Sippy Downs Town Centre Core Precinct shall be in accordance with the provisions of the Planning Area and Precincts in Volume 3 and the Code for Development in the Sippy Downs Town Centre in Volume 4 of this Planning Scheme.
- (16) The Sippy Downs Town Centre Core Precinct will have the form, characteristics and qualities evident in the main streets of traditional townships and will ensure that there is a strong relationship between retail uses and the main streets.
- (17) The Council will not support development applications proposing development in the form of a "Shopping centre" which provides an indoor retail shopping environment. Instead, the Council will support the incremental growth of a widerange of mixed use developments and building types focussed on the main streets.
- (18) Mixed use development is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shopfront objectives.

Major Activity Centre (Nambour)

- (8) Consolidation of commercial and retail development in the Town Centre Core and Frame is encouraged.
- (9) With respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will favourably consider applications which provide for the grouping of such premises along Coronation Avenue north of Lowe Street.
- (10) The Council will actively encourage Government Departments and substantial private operators to locate their rural oriented activities in Nambour.
- (11) Development of mixed use premises is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shop-front objectives.
- (12) All development in the Town Centre Core is to contribute towards a continuous retail shopfront at street level. The Council will generally not support applications in the Core for retail showrooms or other uses the ground floor activities of which may fragment this objective.
- (13) All applications in the Town Centre Core are to be designed to maximise pedestrian accessibility between premises. Development along or adjacent to Petrie Creek should provide for water quality buffers through the retention or rehabilitation of vegetation. Public access to and along waterways will be sought with access to waterways being in public ownership where practical.

Major Activity Centre (Sippy Downs)

District Centres

- (19) District level centres may be allowed if it can be established that the existence of such a centre is necessary to cater for unsatisfied demand or to allow systematic development of a particular area.

Village Centres

- (20) All retail and commercial development in the rural towns will enhance and link with the existing business areas. The Council will not support applications seeking to expand the area of

an existing centre unless such areas are fully and satisfactorily utilised. Support is not envisaged for retail or commercial development, other than a General store, in areas outside the Village centres.

- (21) Development in Village centres is to contribute towards a compact street level centre in which it is easy for the public to walk between all convenience retail and commercial facilities and car parking areas. The Council may seek modification of premises which consume an excessive amount of street frontage.
- (22) Showrooms and other land consumptive uses, which would fragment the continuity of retail shopfronts at street level, are generally considered at odds with the achievement of compact Village centres.
- (23) The existing David Low Way based facilities at Coolum are the Village centre. Retail and commercial activities in Coolum Beach will be concentrated between Beach Road in the south and Margaret Street in the north, to be consistent with the Coolum Beach Village centre Precinct in the Coolum Beach Planning Area in Volume 3 of this Planning Scheme.
- (24) The location of the centres intended to meet the needs of the Planning Areas are shown on the Planning Areas maps (or nominated in the specific provisions).
- (25) Development within Village centres will be consistent with established scale and character of small shopfronts unless otherwise specifically provided for in the Statements of Desired Character for Planning Areas and Precincts (in Volume 3).

Local Centres

- (26) In most cases, sufficient land has already been allocated for Local centres at the sites identified in the Planning Area provisions, either by designation as a Local centre Precinct or by site-specific identification in the text of the provisions. The Council does not intend to approve applications to establish Local centres at other locations, to expand Local centres beyond their intended scale as set out in section 4.3.5 above, or to establish retail or commercial development beyond the scale of a Local centre at any locations except those designated in the Planning Area provisions for higher order centres.
- (27) Even if genuine public demand for additional or higher order retail or commercial facilities is demonstrated, it is intended that the Council should consider that matter in terms of whether it justifies a review of the relevant Planning Area provisions to accommodate that demand, and it is not intended that such demand should be met by the ad hoc approval of new or expanded facilities contrary to the structure of the Retail and Commercial Centres Hierarchy as set out in section 4.3 above, and as reflected in the Planning Area provisions.
- (28) In Mooloolaba, with respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will only support applications which provide for the grouping of

such premises on the periphery of the retail cores.

- (29) Existing scattered commercial uses exist on Eumundi-Noosa Road in the Doonan, Eumundi, Verrierdale and Weyba Downs localities. The expansion of the existing uses or the establishment of new uses along Eumundi-Noosa Road is not encouraged due to impacts upon the visual amenity, rural character, traffic function, the tourist experience and the established retail hierarchy in the Shire. In particular commercial development that attracts customers from outside the local area and relies on exposure to Eumundi-Noosa Road and passing trade are not appropriate along this road eg. retail showrooms. However, Council may give consideration to some commercial uses in the area between Beddington Road and the Shire boundary which provide a community focus, are designed to improve the Shire's image in the gateway location, contribute to the rural character, provide a favourable tourist experience consistent with the rural character and do not degrade traffic function. Any development should properly consider the environmental values and protection of water quality in Doonan Creek, including the provision of adequate buffers to Doonan Creek.
- (30) A Local Neighbourhood Centre will be provided within the Lakelands/Coolum Ridges area in Planning Area No. 12 (South Peregian). The centre is intended to serve the day-to-day needs of the residents of this area and shall be centrally located within the area to be easily accessible by a range of transport modes. The centre should not be located to serve passing trade from the Sunshine Motorway.
- (31) Development in Local centres is to be complementary to the residential scale of the locality; the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the Planning Areas; and the provisions of the Code for Local Centres and General Stores.

Tourist Centres

- (32) Tourist centres are intended to be developed in accordance with the implementation criteria of Section 8.0, of the Strategic Plan.

General Stores

- (33) In residential, rural and rural residential areas, the Council will encourage small general or “corner” store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent with the residential scale of its locality.

4.4.2 To Minimise the Extent of Ribbon Commercial Development

The corollary of consolidating and encouraging growth in the retail and commercial centres is the limiting of ribbon commercial development. Limiting such development also has amenity implications for adjoining land uses (including residential and industrial) and implications for traffic management.

Implementation

- (1) The principal advantage to the community of ribbon commercial development is that commercial activity is collectively located in a highly visible and therefore well known location. The Council intends to maintain the concentration, but divert it from major arterial roads where it creates traffic, aesthetic, amenity and image problems.
- (2) Land consumptive uses such as showrooms, service activities, car yards and service stations are provided for in specific locations. Development involving the extension of commercial activity along major arterial roads outside these areas is not intended.
- (3) The assessment of applications for such development will have regard to their impact on traffic safety and efficiency, the impact of signage, cluttered activity and rows of buildings and parking areas on the character of an area and the potential for intrusion into the amenity of residential, commercial or tourist Precincts.

4.4.3 Retail and Commercial Centres are to be Readily Accessible to a Range of Transport Modes

Considerable emphasis has been given to the importance of centrally located, highly accessible, community nodes. This requires the integration of public transport facilities, good access for private vehicles and the encouragement of a safe, accessible environment for pedestrians and cyclists. This, along with contained areas of higher density residential uses can result in considerable environmental and energy efficiency gains.

Implementation

- (1) The Principal Activity Centre, Major Activity Centre and Town and Village centres have defined retail cores, the intention of which is to concentrate day-to-day activity into compact areas in which all facilities can be easily reached on foot.
- (2) Pedestrian links are to connect regularly patronised retail and commercial facilities with

each other and with parking areas, public transport terminals, parks, government and cultural facilities and places of natural interest.

- (3) All substantial premises are to provide for public transport terminals if required to do so by the Council.
- (4) Local centres are to be adequately accessible to transport infrastructure used by motor vehicles, pedestrians and bicycles. The design of Local centres is to promote a pedestrian friendly and convenient environment, minimising the visual impact of car parking servicing and manoeuvring areas.
- (5) The relationship of retail, commercial and service centres to transport modes in new residential neighbourhoods is to be adequately addressed when planning the neighbourhood.
- (6) The Council is committed to traffic management schemes aimed at improving vehicular accessibility, public transport facilities and the pedestrian and cyclist environments in major centres.

4.4.4 To Establish Retail and Commercial Centres as the Focus of Community Activity

Considerable emphasis has been given to the establishment or creation of communities within urban areas. The location and design of an appropriate array of land uses is of central importance in creating a focus of community activity.

Implementation

- (1) When master-planning residential estates, developers are expected to adequately plan for the location and scope of retail, commercial, service and community centres required to service the planned local populations.
- (2) Local Centres are to act as a focus for local community interaction and should be readily accessible, by car, bicycle and foot, to the whole area, and be so designed to encourage safe and convenient movement by pedestrians in the environs of the centre.
- (3) The centres are to allow for an appropriate range of facilities which may include shops, commercial services, formal recreation space, cultural facilities

and in some cases, schools. Sufficient land is to be set aside for all activities.

- (4) Appropriate attention is to be paid to issues such as building scale, shared parking, streetscaping and traffic management, and the integration of public transport, walking and cycling.
- (5) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.

4.4.5 To Facilitate High Standards of Urban Design in Retail and Commercial Centres

The principal retail and commercial centres, particularly the Maroochydore Principal Activity Centre and the centres in the tourist areas of Mooloolaba, Coolum and Montville, have a major influence on people's perception of the Shire as a place to live and visit. In the same way, the smaller retail and commercial facilities also contribute to the image of the urban fabric albeit in a more general sense.

Implementation

- (1) All retail and commercial facilities are to be designed to facilitate convenient pedestrian access to others in the same vicinity. Accessways are to be designed to provide a safe, attractive and efficient means for able-bodied and disabled people to travel from one part of a centre to another. The Council may require the provision of suitable inter-site pedestrian links.
- (2) Buildings are to respect the street level scale of adjoining premises.
- (3) Development of new premises is to demonstrate street level design cohesion with that on adjoining property and is to provide for similar streetscaping treatment.
- (4) Development is to utilise natural attractions, such as waterways, foreshores, creeks and open spaces to enhance the environment of the centre. The Council may require or encourage pedestrian plazas, open spaces or building design which enables natural features to be appreciated from street level.
- (5) Landscaping is to be used to soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.
- (6) In the Principal Activity Centre, Major Activity Centre, and Town and Village Centres, parking and vehicular manoeuvring areas and accesses are to be shared wherever possible and landscaped to minimise their visual impact on surrounding areas and the buildings on the site shall be designed to provide a focus to an external road which is not undermined by establishment of the car parking areas.
- (7) Sun and rain shelters of a compatible design to that on adjoining properties are to be incorporated into new premises.
- (8) Premises are to present a generally continuous shop-front appearance at street level unless it can be demonstrated that an alternative proposal

has urban design merit in keeping with the intent of this objective.

- (9) Development in rural town centres is to maintain their existing village characters. In fulfilling this objective, the Council may require management of building height and bulk, the provision of awnings, sensitivity in the presentation of facades and signage and specific building and site development strategies.
- (10) Negotiation is encouraged by the Council as a useful tool in assuring appropriate development for a particular centre. Alternative solutions to normal development requirements may be appropriate in return for development which epitomises the Council's intentions.
- (11) Detailed local area planning has been carried out with the outcomes reflected in relevant Planning Area, Precinct and Planning Scheme code provisions for centres in Volumes 3 and 4 of this Planning Scheme. Sites in centre Precincts or nominated in the Planning Area provisions as sites for Local centres and found in Volume 3 are intended to be the only Local centre for the particular Planning Area.
- (12) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.
- (13) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of 'traffic noise' emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

4.4.6 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 intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, have 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.

5. INDUSTRY

5.1 EXPLANATION

“Industry” embraces the physical acts of fabricating, repairing or servicing a product adding value in the process.

5.2 KEY ISSUES

The key issues dictating the planning strategy relating to the Shire’s industry include:

- a shallow but broad industrial base which includes agricultural, fishing, manufacturing, service, tourism and cottage industries;
- a lack of large, adequately serviced and suitably located land available for new industrial areas or the expansion of existing ones;
- a need to address the impacts of development on amenity and the environment including building design, road design and layout, signage, working conditions and visual and spatial separation;
- a need to curb industry along the Shire’s arterial roads, particularly in rural areas, which tends to fragment productive agricultural land, to be isolated from the populations which it serves and to detract from the Shire’s generally attractive rural character;
- the fundamental changes occurring in the areas of employment growth, work practices and demographic and social characteristics which indicate a need to encourage finer integration and mix of land uses and to provide greater opportunities for the establishment of new small businesses; and
- the need to address effects of State controlled road and rail network, including visual impacts and the impacts of traffic noise, dust and vehicle emissions.

5.3 INDUSTRY STRATEGY

The following elements comprise the strategy for planning the Shire’s identified industry areas and its industry generally.

5.3.1 The Strategic Plan Map identifies areas suited to new industrial areas or the consolidation of existing ones. Provision is made for a new area at Chevallum and the expansion of the existing estates at Coolum, Pacific Paradise, Fishermans Road, Maroochydore and Nambour.

5.3.2 The Strategic Plan Map identifies areas for future investigation for industrial purposes. These areas of investigation relate to predicted industrial growth and the future role the Shire will play to provide for industry in the region. The locations provide an indication of the amount of industrial land that will be required in the Shire for the life of this Planning Scheme and are based on Council’s Business and Industry Location Study (Stage 1, October 1998). The results of the study will assist Council in fulfilling its obligations to the Regional Growth Framework of SEQ2001 to identify and protect future strategically important industrial areas.

5.3.3 Some industrial activity close to the Maroochydore Principal Activity Centre is

encouraged to adopt a commercial character and function to support that centre.

5.3.4 It is intended to minimise the incidence of development for non-industrial uses in identified industrial areas to ensure the efficient use of limited resources.

5.3.5 Additional industrial use along the Shire’s rural arterial roads is to be discouraged.

5.3.6 It is intended to allow some industry to establish within the urban fabric and within retail and commerce areas where it can be shown to be both non-intrusive and supportive of the surrounding land uses and the community.

5.3.7 Development in all industrial areas and of all industry is to be cognisant of its aesthetic, environmental and amenity impacts and is to meet best environmental management practice.

5.3.8 Encourage the development of industrial uses which will complement and consolidate future activity nodes generally and in particular the Sunshine Coast Airport locality.

5.3.9 Appropriate Planning Area and Precinct provisions and Planning Scheme codes have been formulated to reflect the above elements of Council’s Industry Strategy.

5.4 PREFERRED DOMINANT LAND USE

5.4.1 Industry

Major industrial areas have been indicated on the Strategic Plan Map. These cover existing and new centres.

Ancillary activities which are complementary and compatible with industry and provide direct services to industrial firms and their employees will be encouraged to co-locate within identified industrial areas.

5.4.2 Areas Under Investigation for Industry

Areas for future investigation for industrial purposes have also been identified by the Strategic Plan Map. These locations are based on Stage 1 of the Business and Industry Location Study (October 1998) and provide an indication of the amount of industrial land that will be required in the shire for the life of this Planning Scheme.

13. TRANSPORT

13.1 Explanation

“Transport” covers the land, air and water based networks which move people and goods around Maroochy Shire and which link to areas outside the Shire.

13.2 Key Issues

The key issues forming the basis for a Transport strategy include:

Roads

- the need to develop a road hierarchy which meets the following objectives:
 - to ensure the orderly grouping of roads and streets in a framework around which state and local governments can plan and implement various construction, maintenance, environmental management schemes and projects;
 - to assist Council to identify the effects of decisions in and on surrounding areas and streets within the hierarchy;
 - to preserve areas where through traffic is discouraged;
 - to assist the State Government and Council with the adoption of appropriate standards of construction of traffic routes and Local Area Traffic Management Schemes for various roads and streets;
 - to allow orderly planning of heavy goods vehicle routes including dangerous goods;
 - to ensure control over access onto roads to ensure safe operation for through traffic;
 - to ensure land uses and activities that are incompatible with traffic flow be restricted from routes where traffic movement should predominate;
 - to reduce overall environmental impact of traffic by concentrating longer distance flow onto routes in less sensitive locations;
 - to identify treatments such as barriers, buffers and landscaping to preserve amenity for adjacent land;
 - to ensure activities most closely related to frontage development, including social interaction and parking, can be given more space when environmental and access functions are allowed to predominate;
 - to assist in the identification and preservation of public transport routes;
 - to assist in the identification of bicycle routes; and
 - to identify appropriate facilities for pedestrians, bicycles and public transport.
- the substantial consequences of the two major north-south arterial roads, the Bruce Highway

and Sunshine Motorway, for the growth patterns of urban and tourist activity;

- the need to optimise the efficiency of arterial and other traffic distributing roads, thereby minimising travel times and expenditure on upgrading, duplication and by-passes;
- the impact of the Shire’s arterial roads, particularly those along the coast, on the image of the Shire, affecting perceptions of the Shire’s tourist reputation and livability;
- the visual amenity of the Shire’s rural arterials enhancing the image of the rural areas as interesting places to live in and visit;
- recognising that street design can enhance or detract from the amenity of an area and in some cases, adding to available recreation space; and
- the impact of construction and operation of new arterial roads in the Shire on environmental values, for example, water quality, soil erodibility and land stability and on natural resource values, for example, loss or disturbance to significant vegetation communities, disturbance to fauna populations, fragmentation of areas of natural vegetation.

Rail

- the influence of the North Coast Railway on the growth of the Shire’s railway towns for commuters to Brisbane and for industry;
- the potential for the existing rail infrastructure to provide intra- regional transportation;
- the potential impact of State government initiatives such as the Caboolture - Maroochydore Corridor Options Study (CAMCOS) investigating the feasibility of a public transport corridor on the Sunshine Coast; and
- recognition of the cane rail network as an effective and cost efficient mode of transport for cane haulage.

Air

- the importance of the Sunshine Coast Airport at Mudjimba, being the only one on the Sunshine Coast capable of accommodating commercial jet aircraft;
- the Airport Master Plan, commissioned by the Council, which recommends expansion to cope with anticipated increased passenger movements including the development of an east-west runway;
- the need for appropriate planning control in the surrounding area and the implications of the State Planning Policy 1/02 on Development in the Vicinity of Certain Airports and Aviation Facilities on Planning for Aerodromes and Other Aeronautical Facilities which requires controls on building height, lighting and bird hazards and appropriate consideration being given to the air pollution, noise and community safety impacts;
- recognition of the part played by the Airport’s location which will continue to facilitate the development of single destination resorts, such as the Hyatt Coolum and Novotel Twin Waters Resorts; and

- the need to plan for future uses which are complementary to and associated with the longer term development of the airport, and will require a location in close proximity to this activity centre.

Water

- the scope to consider water transport, particularly along and across the Maroochy and Mooloolah Rivers and Coolum Creek with continued urban development;
- the opportunities for waterfront development, mainly on the Maroochy River and its implications for water based transport facilities; and
- the need to protect the water quality and ecological values of waterways associated with transport use.

Public Transport

- the generally poor provision of public transport especially in and between coastal towns being served by a number of private bus services linking the major coastal population centres with each other and with Brisbane;
- the complications of the existing public transport network (in areas other than the coast), particularly to the unemployed and underprivileged, who already tend to suffer from poor accessibility;
- the impact that land use planning can have on the public transport system ensuring that new development can adequately accommodate the possibility in their design and through the creation of nodes, around which are concentrated commercial and community facilities and higher density residential development, generating demand for public transport services; and
- the impact on local and regional bus services resulting from the introduction of a dedicated line haul public transport system within the CAMCOS corridor.

General

- the significant opportunities throughout the Shire to develop and enhance the range of scenic drives, long distance paths and other endeavours which create or reinforce tourism opportunities in the Shire, such as horse riding holidays, day trips from the coast to the hinterland and boat cruises; and
- the need to continue the Council's work in improving and creating access to the Shire's water bodies, especially the ocean and rivers.

13.3 Transport Strategy

The spatial components of the Transport Strategy are indicated on the Strategic Plan Map and Road Hierarchy Map and include:

- a hierarchy of major roads;
- the location of the North Coast Railway line;
- the proposed location of the dedicated transit corridor (CAMCOS); and
- the Specialist Activity Centre (Sunshine Coast Airport) (recognised in the South East Queensland Regional Plan 2005-2026 as a Specialist Activity Centre) and the Airport Affected Area.

The following outlines the planning strategy developed to address the key issues:

13.3.1 Roads

- Council is currently developing a road hierarchy that will ensure the orderly grouping of roads and streets throughout the shire and assist Council in making land use decisions. This road hierarchy will reflect the following:
 - a classification of roadways according to their functional objectives;
 - the identification of Performance Criteria to ensure that the functional objectives of each element of the hierarchy can be achieved;
 - the identification of a urban and rural framework within which various elements of the hierarchy can be incorporated while preserving amenity for the land uses they serve;
 - flexibility to enable the classification of an existing road network according to the hierarchy structure; and
 - flexibility to enable the incorporation of new elements into the road network whilst maintaining the integrity of the hierarchy.
- additional land has been allocated for urban development in Palmwoods, Nambour, Yandina and along the north-eastern coast in recognition of their

PREFACE

Potential Inconsistencies between Statements of Policy or Intent

The statements of strategic and local policy contained in this volume, Volume 2 (Strategic Plan) and Volume 5 (Structure Plans) 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 contained in Volumes 3 and 5 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 and Volume 5 provisions represent Council's specific planning intent for the relevant locality or master planned area, 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 and Volume 5 constitutes the primary basis for assessment, but all elements of the policy or intent in Volumes 2, 3 and 5 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 and Volume 5 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 and Volume 5 provisions state specific and considered planning intents for identified localities and Master Planned Areas. 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 or the provisions of a Structure Plan.

1. INTRODUCTION

1.1 Purpose of this Volume

This Volume of the Planning Scheme contains the statements of intent and desired character (comprising the Location and Role, Vision Statement and Key Character Elements) for each of the Planning Areas, the Statements of Desired Character for the Precincts, and the General Statements of Intent for the classes into which the precincts have been categorised.

It is intended that these statements be used in the following ways.

- (1) To assist the determination of levels of assessment (only in a limited number of specific cases where the preferred maximum densities in individual Precincts are referenced in the Tables of Development Assessment in Volume 1 of this Planning Scheme)).
- (2) As assessment criteria (as their primary function) for the preparation and assessment of applications for impact assessable development (to determine if the proposed development and/or use is compatible with the desired character of the locality).

1.2 Explanation

As explained in Volume 1 of this Planning Scheme, development is intended to be responsive to the individual character and needs of the many different localities across the Shire. This has been reflected in the way the Shire has been divided for the purposes of this Planning Scheme.

This Volume of the Planning Scheme includes descriptions of the following for the whole Shire:

- Precinct Classes,
- Planning Areas, and
- Precincts.

As previously described, the planning scheme area has been divided into 30 Planning Areas. These Planning Areas have been divided into over 300 Precincts. For easier use, these Precincts have been categorised into 18 Precinct Classes.

The geographical divisions reflect the broad land use strategy for the Shire as shown in the Strategic Plan in Volume 2 of this Planning Scheme.

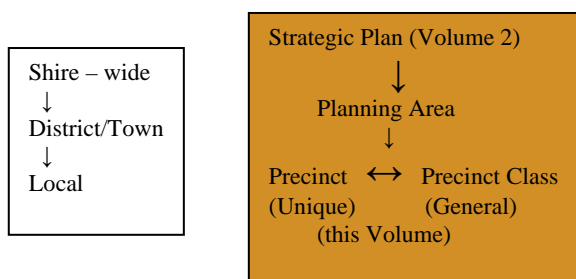
Each **Precinct Class** identifies a general intent for individual Precincts which are similar in nature throughout the Shire, eg low density residential.

Each **Planning Area** provides an overall description of the character and relevant issues for the district or local area eg Nambour, the Mary River catchment area.

Each individual **Precinct** describes the unique character of the particular locality within the relevant Planning Area.

The applicable Precinct Class intent should be read in conjunction with the relevant Planning Area and specific Precinct description when an application for development requires impact assessment.

Relationship Between the Various Levels of Planning Intent Described in this Planning Scheme



1.3 Areas Subject to Structure Plans

Structure plans have been prepared for declared master planned areas, included in some planning areas. In these instances the area subject to the structure plan has been shaded white on the relevant planning area map and a reference included to the applicable structure plan contained in Volume 5 (Structure Plans).

Structure Plans provide a largely self-contained planning framework for each master planned area. Structure plan areas are not subject to the provisions of this volume.

- 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 higher order and intense retail, commercial, community, civic and entertainment uses in Major Activity Centres and Major Tourist Nodes as higher order 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.

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.

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 m². 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 m² (including the gross floor area of commercial uses which must not exceed 1,000 m²).

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

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

3.1 Planning Area No. 1 - Maroochydore

The Maroochydore Principal Activity Centre is subject to the Maroochydore PAC Structure Plan. The statements of desired character for planning areas and precincts contained in this section therefore relate to the area adjoining and surrounding the Maroochydore Principal Activity Centre. Guidance regarding the planning and development of the Maroochydore PAC master planned area is provided in the Maroochydore PAC Structure Plan.

3.1.1 Location and Role

The Maroochydore Planning Area is located in the south-eastern corner of the planning scheme area on the banks of the Maroochy River and includes the neighbourhoods adjacent to and surrounding the Maroochydore Principal Activity Centre.

The Maroochydore Planning Area provides a diverse range of residential accommodation for permanent residents and tourists as well as business and industry areas that complement the regional function of the Principal Activity Centre.

3.1.2 Vision Statement

- (1) It is intended that:

Maroochydore accommodate a range of conveniently located permanent and tourist residential areas on the periphery of the Maroochydore Principal Activity Centre and in close proximity to major foreshore public open space areas and community facilities. Limited areas of business and industry that provide opportunities for the establishment of showrooms and other large format retail, commercial and community uses that complement the regional function of the Principal Activity Centre are also established in this Planning Area.

- (2) This means that:-

- (a) Tourist accommodation and mixed use development will be established in areas proximate to the Maroochy River Foreshore and designed to take maximum advantage of the coastal setting and north-easterly aspect and to create attractive and convenient beach side living environments;
- (b) The majority of the Planning Area will be maintained as permanent, low to medium density residential neighbourhoods that provide a range of affordable living opportunities with high levels of access to the Maroochydore Principal Activity Centre and to the employment, transport and other facilities and services provided there.

- (c) A range of business and light industrial uses such as storage-sales use and transport uses as well as a limited range of commercial uses will continue to be located to the south of the Maroochydore Principal Activity Centre on either side of Sunshine Motorway. This area is also the preferred location for the establishment of showrooms.
- (d) The Planning Area'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. High quality building and landscape design will contribute and add to the attraction and character of the Maroochydore Principal Activity Centre.
- (e) Attractively landscaped and useable parks and public spaces will be provided in accessible and prominent locations, providing open space for recreational activities, and protecting natural environmental assets, to complement increasing development in the Maroochydore Principal Activity Centre.
- (f) The design of development in 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 that in respect of Precincts 1 to 3 development occurs in accordance with a Local Area Structure 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*.

3.1.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The predominant land use within this Planning Area will be residential development of varying types and densities occurring on the undeveloped parts of the Wises Farm greenfield site in the south-western part of the Planning Area and on smaller infill sites distributed throughout existing neighbourhoods.
- (b) As the Planning Area takes in land immediately surrounding the Maroochydoore Principal Activity Centre there will be an emphasis on providing medium density housing in those areas closest to or with the highest levels of access to the Principal Activity Centre core, focused on the Maroochydoore Central Precinct (Master Planned Unit), with lower density housing provided in those areas further away or with comparatively lower levels of access to the Principal Activity Centre. Areas close to the Maroochy River Foreshore will continue to provide predominantly for tourist related residential accommodation.
- (c) Residential uses established with the Planning Area will include:-
 - Detached dwellings;
 - Dual occupancy developments;
 - Multiple dwelling units;
 - Retirement villages;
 - Accommodation buildings; and
 - Motels.
- (d) The existing Wises Road and Sugar Road business and industrial areas located immediately to the south of the Maroochydoore Principal Activity Centre will be further consolidated and will support a range of industrial and commercial uses that support and complement the role of the Maroochydoore Principal Activity Centre.
- (e) Industrial and commercial uses established within this part of the Planning Area will include:-
 - Car washing station;
 - Funeral parlour;
 - Garden centre;
 - Landscape supplies;
 - Light industry;
 - Sales or hire yard;
 - Service station;
 - Showroom
 - Storage yard;
 - Vehicle depot;

- Vehicle repair workshop; and
 - Warehouse.
- (f) The Maroochy River Esplanade Park and the State government land immediately north of the Sunshine Motorway and south of Wises Farm will be retained for open space recreation and environmental purposes.

(2) Design Intent

Built Form

- (a) The built form will be designed to reflect the lifestyle, climate, and character of the Sunshine Coast. Elements to be incorporated in the design of buildings and spaces around buildings include:-
 - promotion of the sub-tropical climate and character of the region;
 - climate conscious / energy efficient design;
 - useable outdoor / open spaces;
 - human scale buildings to the streetscape;
 - incorporation of light and air;
 - composite construction using a variety of materials, and avoiding the dominant use of single materials such as reflective glass;
 - the articulation of facades and structures to create shade and shadow;
 - a high degree of architectural interest through the use of colour, angles of planes, and shadows;
 - integrating built form with landscape planting and generous landscape treatment; and
 - where possible, integrating water features/design motifs.
- (b) Built form will provide interesting, functional and attractive facades that contribute to the waterside setting and pedestrian experience.
- (c) Built form will be designed to provide physical connections and linkages to other buildings, and public spaces, including public parks, to encourage pedestrian movement throughout Maroochydoore.
- (d) Built form is to respect 'gateway' locations. There are significant views and vistas approaching the Principal Activity Centre which are important to its image and legibility. At these important locations, particular regard to design will be required, to create focal points in the streetscape.
- (e) Signage is to be clear and well designed, and appropriate to its use and setting to ensure that it does not detract from the quality of the built environment. In particular, large poorly designed signage at 'gateway' locations and along principal vehicle routes is inappropriate, as it degrades the image of Maroochydoore and the Maroochydoore Principal Activity Centre.
- (f) Residential areas will be designed to be pleasant,

safe and attractive and have high levels of amenity. Such residential areas are to provide for a variety of residential densities and accommodation styles, for tourists, permanent residents, the elderly and disadvantaged socio - economic groups.

- (g) The Wisers Road and Sugar Road business and industrial areas will provide opportunities for the establishment of a wide range of primarily industrial uses. The uses in this area will be encouraged to consolidate, with an emphasis on:
- better urban design, signage and landscaping requirements to ensure a more attractive presentation; and
 - orderly layout and traffic arrangements to ensure legibility for customers and the minimisation of traffic conflicts.
- (h) Built form throughout the Planning Area is to be designed and positioned to respect development on adjoining lots, particularly where non-residential development adjoins residential development. Where appropriate, measures will be implemented to reduce any potential adverse impacts.

Public Spaces

- (a) Existing public areas located along the foreshore, which provide Maroochydore with its distinct character, are to be retained and enhanced for the use of the general public for recreational purposes.
- (b) Linkages to the major open space network established throughout the Maroochydore Principal Activity Centre and surrounds are to be provided in the Wisers Farm greenfield site and in other appropriate locations throughout the Planning Area. This open space system is a prominent feature of the Principal Activity Centre and the Planning Area focused on Cornmeal Creek, the Maroochy River, Cotton Tree Esplanade, future waterways south-west of the town centre, and the remnant bushland adjacent to the Sunshine Motorway.
- (c) The waterways system in the Planning Area is intended to be significantly expanded as development occurs to the south and south-west of the Principal Activity Centre in the Wisers Farm Greenfield site. The waterways system will resolve drainage constraints and provide an attractive waterside setting for the Maroochydore Principal Activity Centre and a number of new neighbourhoods to be established in the Planning Area. Land located adjacent to the waterways is to be primarily in the public realm, rather than the private realm, so that continuous linkages can be provided adjacent to the waterways.
- (d) Waterside areas will be protected and enhanced. In particular, public access to the riverfront of the Maroochy River will be protected, and additional access sought, where appropriate.

(3) Environmental Values

- (a) The existing natural attributes of Maroochydore, such as significant waterbodies and vegetation, are to be retained and enhanced, as important environmental and character elements.
- (b) Public and private spaces within the Planning Area are to be landscaped with indigenous species, particularly species which provide shade, to enhance the spaces' attractiveness and encourage pedestrian movement.
- (c) The natural environment will be enhanced by minimising air pollution from vehicle emissions through efficient road network planning, improved public transport, increased use of pedestrian and cycle movements, and overall design efficiency.
- (d) The built form will have a high degree of climatic efficiency to minimise the use of fossil fuels for heating and cooling purposes.
- (e) The natural drainage and flooding characteristics of Cornmeal Creek and the Maroochy River are to be recognised as a constraint to the built form.
- (f) The presence of any acid sulphate soils will also be recognised as a potential constraint to development that requires careful environmental management.
- (g) 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 Sunshine Motorway, Maroochydore Road, Aerodrome Road, Wisers Road, Sugar Road, Maud Street and Bradman Avenue are the major roads providing access to and through the Planning Area. New development is to recognise and respect the function, capacity, and efficiency of these roads in accordance with the requirements of the relevant State Government Department and the Council.
- (b) There are also a number of key road connections that are not currently in place but which are necessary to provide for the establishment of an integrated road network to service the Maroochydore Principal Activity Centre. These connections are specified on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) of the Maroochydore PAC Structure Plan and are to be provided in conjunction with new development.
- (c) Frequent bus services are intended to serve the Planning Area and provide convenient access to the Maroochydore Principal Activity Centre and to the interim transit interchange and the major transit station and interchange located there.
- (d) The proximity of the Planning Area to the Maroochydore Principal Activity Centre and the

topography of the Planning Area combine to provide significant opportunities for walking and cycling. Pedestrian paths, bikeways and bicycle facilities are to be provided throughout the Planning Area in accordance with the Bikeways Plan and the Pedestrian and Bicycle Infrastructure Network for the Maroochydore Principal Activity Centre. The provision of these connections and facilities will promote walking and cycling as convenient and efficient ways to access and move around the Principal Activity Centre.

3.1.4 Statements of Desired Precinct Character

(1) Wise Farm Mixed Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to the Sunshine Motorway, south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located on the periphery of the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the land's proximity to the Maroochydore Principal Activity 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, 600m² 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 100m² 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.

Preferred Maximum Density

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

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

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.

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 waterways, significant areas of vegetation, open spaces or the Buderim escarpment.

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)

(2) Wises Farm Low / Medium Density Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity to the Maroochydore Principal Activity 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, 600m² 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 250m².

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 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

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 100m² with the combined total gross floor area of the shops not exceeding 250m².

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 mixed use retail core area in the Maroochydore Principal Activity Centre.

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 waterways, significant areas of vegetation, open spaces or Buderim.

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.

Preferred Maximum Density

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

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

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)

(3) Wises Farm Medium / High Density Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity and its accessibility to the Maroochydore Principal Activity 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 700m².

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 700m² and any associated convenience shop will not exceed a gross floor area 150m². 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.

Preferred Maximum Density

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

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

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 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 waterways, open spaces or the Buderim escarpment.

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.

(4) Maroochydore Business and Industry (Precinct Class = Business and Industry)

Intent

This precinct is situated on the northern and southern side of the Sunshine Motorway near its interchange with Wises Road and Sugar Road, consequently, parts of the precinct are highly visible from the Sunshine Motorway. This precinct adjoins established and developing residential areas to the north and south.

The precinct currently accommodates a wide range of activities. These activities include automotive sales, services and repairs, transport and storage depots, printing and publishing, a wide range of service trades, including services to the tourism industry, construction industry trades and offices, a wide range of showrooms, and direct retailing of a wide range of industrial product, and a range of professional offices associated with the construction and development industries. A Council works depot, a sports complex, and local parkland are also located in this precinct.

There are a number of new industrial and commercial buildings in this precinct, which reflects a continuing interest in the redevelopment of sites and the location of business and industrial activities in this precinct.

The precinct's significant attributes include:

- high accessibility, via the Sunshine Motorway, to the Sunshine Coast region;
- close proximity to the premier retail and commercial centre on the Sunshine Coast - the Maroochydore Key Regional Centre;
- a central location with respect to the major coastal urban areas of the Sunshine Coast, both north and south of the Maroochy River;
- flat to undulating land;
- a range of industrial lot sizes;
- an increasing quality of business and industry premises for a wide range of user; and
- established industry infrastructure.

The precinct is intended to generally accommodate:

- mainly uses which have district, sub-regional and regional markets rather than local markets due to the complementary role of this precinct to the Maroochydore Principal Activity Centre; and
- a broad, dynamic and flexible mix of light industry, service trades and land consumptive business uses that are appropriately located on the periphery of the Maroochydore Principal Activity Centre and consistent with the general intent of the Business and Industry Precinct.

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 the Maroochydore Principal Activity Centre.

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 150m²;
- 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 150m²; 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)

(5) 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 (approximately 5 hectares) in single ownership.

The precinct is close to the Maroochydore Principal Activity Centre, beaches and riverfront parklands. The precinct is bounded to the north by traditional housing in Precinct 6 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 4 - Maroochydore Business and Industry. Maud Street forms the western boundary of the precinct.

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 4; and
- 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 4. 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; and
- 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 is discouraged.

Expansion of the commercial and showroom uses in Precinct 4 into this precinct and other uses that would be detrimental to the amenity of residential development is also 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 above - should not exceed the total generated by applying an Dwelling Unit Factor (DUF1) of 285. If this DUF figure were applied over the total precinct area of 5.193 hectares, the maximum dwelling yield for the precinct would be 182 two-bedroom dwellings - or an equivalent yield of a wider range of dwellings (as may be derived by applying the DUF).

The most appropriate mix of housing products and densities should be determined by Council and development proponents having regard to this maximum density for the precinct as a whole, the desired future character of the precinct and market needs.

One example of a scenario that Council would find acceptable envisages:

- 20% of the site (1.04 hectares) being public open space
- 1 hectare being developed with a DUF of 400 = 25 dwellings
- 2 hectares being developed with a DUF of 250 = 80 dwellings
- 1 hectare being developed with a DUF of 180 = 55 dwellings
- a site of approximately 0.15 hectares being allocated for mixed use development (with a DUF of 120 generating 12 dwellings)

This scenario would generate a total of 172 two-bedroom dwellings. It illustrates one possible outcome consistent with the preferred maximum density provisions.

It is intended that some flexibility be available to

prospective development proponents to determine, in conjunction with Council, the optimal mix and yield within the density limits set for the precinct. However the maximum residential density on any part of the precinct should not exceed the equivalent of a DUF of 120 square metres.

Access

New streets should be created to provide access to the precinct and development sites within. The main entry should be from Maud Street in approximately the same location as the entry to the former drive-in. A new street in this area should incorporate mature trees in verges where possible to take advantage of their amenity value.

Safe and convenient pedestrian paths should be provided to Maud Street, Gloria Street and Trinder Avenue. Creation of a clear, safe pedestrian path from the northeastern corner of the precinct to Dalby Street should be pursued. This would provide future residents in the precinct with more convenient access to nearby beaches and enable residents in adjacent areas to access proposed parklands within the precinct. Provision of such a link will require consultation and agreement with Council and relevant adjacent landowners and residents.

Landscape and Built Form

The pattern, scale and character of development should respond to the requirement to conserve the majority of the mature vegetation in the precinct and the nature of existing development on adjoining sites.

Several significant stands of mature and semi-mature trees and a number of individual large trees enhance the character and amenity of the precinct and adjacent residential land. The most important groups of trees are located in the parts of the precinct between Gloria Street and Precinct 4, immediately east of Gloria Street, and, along the northern and eastern edges of the precinct. Development should be arranged so that the need to remove mature trees is minimised. Trees should be incorporated in public parklands, street verges and private landscaped space wherever reasonably practicable.

The preferred landscape character is one that will complement rather than contrast with the existing vegetation. 'Soft landscaping' solutions to stormwater management with respect to flows and water quality from the precinct should be incorporated in development proposals in preference to traditional 'hard' drainage techniques.

Buildings should be located and shaped to minimise the need to remove mature trees. Development on sites adjacent to Maud Street should be designed to create an attractive entrance to the precinct and acknowledge the nature of development in Precinct 4 and along Gloria Street. A mixed-use development on a site adjacent to Precinct 14 and Maud Street should be designed so that any non-residential uses primarily address Maud Street.

Buildings should be located and designed to form attractive and relatively cohesive streetscapes and backdrops to public parklands and private landscaped open space. Development on sites abutting Precinct 4 should be located, designed and landscaped to minimise potentially detrimental impacts of non-residential uses in that precinct on the amenity of future residential development in this precinct.

Maximum Building Height

- 3 storeys (but not more than 12 metres).

(6) Maroochydore Residential (Precinct Class = Neighbourhood Residential)

Intent

This precinct comprises predominantly low density, traditional, suburban residential development, consisting of primarily older detached dwellings situated in well-established gardens. However, there are pockets of more recent housing which display more contemporary building and landscaping styles, for example, the housing located adjacent to the Golf Course. The renovation and redevelopment of some of the older existing housing stock is expected to occur as the precinct's proximity to the Maroochydore Principal Activity Centre and coastal environment become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

It is recognised that there is land on the corner of Maroochydore Road and Main Road, and Maroochydore Road and Lisbon Street which is used for, or has approval for use as a restaurant, a service station and local shopping. These uses provide a useful service to the entire residential precinct, however, it is not envisaged that these uses will be expanded in any way, or additional uses provided.

In addition, existing residences with frontage to Maud Street and Sugar Road also have potential for low scale professional offices, due to road exposure and low residential amenity.

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.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

Expansion of any existing commercial uses within the precinct is not encouraged, except for the provision of low scale offices in existing premises with frontage to Maud Street and Sugar Road, where maintaining a residential amenity and appearance.

Landscape and Built Form

Residential areas:

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, new buildings should respect the scale and amenity of development on adjoining lots.

Development sites should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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.

Maximum building height

- 2 storeys (but not more than 8.5 metres)

Existing commercial uses:

Any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Maroochydore Road;
- improve the appearance of buildings through architecture which is similar to adjacent residential buildings in terms of scale and form;
- provide high standards of landscaping;
- incorporate minimal signage, at a residential scale; and
- not exceed 2 storeys in building height (but not more than 8.5 metres).

Land Fronting Maud Street or Sugar Road:

On land fronting Maud Street and Sugar Road, offices may be incorporated into existing buildings, or alternatively, new buildings constructed which are of a similar scale, and exhibit a predominantly residential character.

In addition, any offices to be established along Maud Street or Sugar Road are to:

- be desirably located within existing dwellings on the site;
- provide all required car parking on site;
- provide a minimum of 2 metres of landscaping to the street frontage;
- have a residential style of architecture and building form;
- have minimal signage which does not exceed 1 metre in height;
- minimise impacts upon adjacent residential property through landscape buffers, screen fencing, and anti-glare signage and appropriate site layout;
- incorporate attractive landscaping which enhances this important entrance road to Maroochydore. 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 the development; and
- be located in a building that does not exceed 40% site cover, and 2 storeys (or 8.5 metres) in building height.

(7) Maroochydore North-East (Precinct Class = Mixed Housing)

Intent

This precinct is intended to provide a range of residential accommodation close to the Maroochydore

Principal Activity Centre and the attractions of Cotton Tree. Development in this precinct should create a transition in scale, form and intensity between the commercial development fronting Aerodrome Road and surrounding development. The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time is expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by low-rise buildings set in well landscaped grounds.

Preferred and Acceptable Uses

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

For land within the precinct situated along Second Ave, Motels are also encouraged, as the locality is ideal for tourist accommodation.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

Landscape and Built Form

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New developments should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. 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 the new developments.

Preferred Maximum Density

<i>Site area (m²)</i>	<i>Maximum plot ratio</i>	<i>Site area per dwelling for calculating the DUF¹</i>
600 to 699²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	172
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	139
1500 to 1599	1.1	134
1600 to 1699	1.1	129
1700 to 1799	1.1	125
1800 to 1899	1.2	120
1900 to 1999	1.2	117
2000 to 2099	1.2	113
2100 to 2199	1.2	110
2200 to 2299	1.2	106
2300 to 2399	1.2	103
2400 +	1.2	100

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

For sites more than 1800 m² and a minimum road frontage of 40 metres

- 4 storeys (but not more than 15.0 metres)

All other sites:

- 3 storeys (but not more than 12.0 metres)

(8) Maroochydore Promenade (Precinct Class = Multi-storey Residential)

Intent

This precinct has been identified as a residential precinct which enjoys a superb frontage to the esplanade of the Maroochy River. Northern views across the river are sought after and have driven the demand for medium and higher density apartment buildings constructed recently, as well as premier office accommodation and medical centres.

Over time, additional high quality mid-rise / medium density residential buildings should be encouraged, to transform the precinct into one of the Shire's most desirable esplanade residential areas.

Future development should contribute to the creation of a distinctive urban environment and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the precinct.

Whilst premier office accommodation and medical centres have previously been located in this precinct, the highest and best use for the locality is tourist accommodation, due to the setting on the esplanade; proximity to surf beaches; and facilities in the Maroochydore Principal Activity Centre. Further office accommodation is a squandering of an area that provides highest appeal to tourists, and the associated benefits to the Shire's economy.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential precinct class.

The incorporation of uses such as street level cafes and restaurants, and art galleries may be appropriate along the Esplanade frontage of the precinct, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct where located along the Esplanade frontage and appropriately sited and designed:

- Art and craft centre; and
- Restaurant.

Undesirable uses include other commercial and industrial uses, including shops and showrooms, fast food stores, offices, and medical centres.

Landscape and Built Form

New development should reinforce the image and character of the Esplanade and its adjacent streets as a unique boulevard and form a cohesive and elegant frontage to the Esplanade.

New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a significant tourist precinct.

Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

Any non-residential uses should:

- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities of the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be located on the Esplanade frontage of the precinct only, and not on frontages to Memorial Avenue, Second, Third or Fourth Avenues;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the site, in order to avoid car parking demand on prime esplanade car parking spaces, prevent traffic conflicts along the Esplanade, and to prevent car parking for patrons encroaching into adjacent residential areas.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.2	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- Overall 6 storeys (but not more than 25 metres)
- Podium level 2 storeys (but not more than 8.5 metres within 10 metres of a street frontage)

(9) Picnic Point (Precinct Class = Multi-storey Residential)

Intent

This precinct is an important contributor to the 'sense of place' of Maroochydore and the townscape character of the main entry to the Maroochydore Principal Activity Centre. The precinct enjoys a superb frontage to the Maroochy River estuary and access to Duporth Avenue. The demand for medium and higher density apartment buildings in this location has been driven by the highly sought after views across the estuary to the distant coast and to the mountains.

The recently developed buildings in this precinct have changed the scale and image of the locality's townscape. The original modest dwellings have been replaced by new apartment buildings of various styles, creating a disparate visual landscape. Over time, additional high quality mid-rise/medium density buildings should be encouraged, to transform the precinct into one of the Shire's most desirable waterfront residential areas.

Future development should contribute to the creation of a distinctive urban boulevard along Duporth Avenue and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the 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 Multi-storey Residential precinct class.

The incorporation of such uses as street level cafes and restaurants, and art galleries, may be appropriate, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct, where appropriately sited and designed:

- Art and craft centre; and
- Restaurant.

Any retail uses should:

- be limited to corner sites along property frontages to the Picnic Point Esplanade and Duporth Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the premises in order to avoid car parking demand on prime riverfront car parking spaces; to prevent traffic conflicts along Duporth Avenue and the Picnic Point Esplanade; and to prevent car parking for patrons encroaching into adjacent residential areas.

Undesirable uses include shops for other retail purposes, showrooms, fast food stores, professional offices, medical centres and other forms of commercial development.

Landscape and Built Form

Building line

New development should reinforce the image and character of Duporth Avenue as a unique boulevard and gateway into Maroochydhore. New development should also form a cohesive and elegant frontage to the Picnic Point Esplanade. New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m ²) on corner sites fronting Duporth Avenue and Picnic Point Esplanade	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 6 storeys (but not more than 25 metres)

(10) Maroochy Riverfront (Precinct Class = Mixed Housing)

Intent

This precinct is one of the most significant contributors to the identity and 'sense of place' of Maroochydhore. The precinct comprises land overlooking the Maroochy River, and having frontage to the David Low Way and Bradman Avenue. The emerging built form and the adjacent estuarine environment combine to form a memorable and important 'gateway' into the Maroochydhore Principal Activity Centre.

Recently developed medium density residential premises have replaced older detached dwellings and commenced a transformation of the scale and image of the precinct's townscape. Additional redevelopment is envisaged. This should be of a similar scale but its form and design should express the emerging 'Sunshine Coast' vernacular architecture. New premises should comprise medium height buildings with extensive and lush landscaping along the frontage to the Maroochy River.

Future development should contribute to the creation of a distinctive urban boulevard or esplanade leading into the Regional Centre. This should consist of a range of medium density residential accommodation suitable for permanent and short stay residents.

The incorporation of some uses consistent with this role and image such as street level cafes and restaurants, and art galleries may be appropriate, provided that:-

- such uses are small scale and subordinate to the predominant use of the land for residential purposes;
- the residential character of the precinct is not compromised;
- car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and
- the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

Preferred and Acceptable Uses

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

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct, where appropriately sited and designed:

- Art and craft centre;
- Restaurant; and

- Shop (for convenience goods only).

Undesirable uses includes shops for other retail purposes, showrooms, convenience restaurants, fast food stores, professional offices and medical centres.

Undesirable uses are those which disrupt residential amenity and character, including other commercial and industrial uses and buildings which exceed existing building heights.

Landscape and Built Form

New development should reinforce the image and character of the David Low Way and Bradman Avenue as a unique riverfront boulevard and gateway into the Maroochydhore Principal Activity Centre. Buildings should be designed to take advantage of superb northern views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of medium scale and height to promote the desired boulevard image. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The amenity of the boulevard, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary, and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises which incorporate street level shops or cafes should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

In addition, lot sizes for development sites should provide for a fine grain pattern of subdivision that will support a variety of building forms, and a diversity of architecture. Site amalgamation resulting in larger development sites is not intended as it would result in a continuous facade of large scale development stretching along the boulevard, rather than the desired form of buildings separated by landscaping.

This precinct is located proximate to the Maroochy River and consequently properties within the precinct may be subject to the effects of river flooding and storm surge.

Any non-residential uses should:

- be limited to corner sites along property frontages to the David Low Way and Bradman Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations

of a body corporate governing both residential and commercial activity on the site;

- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing, and screen landscaping; and
- provide the required car parking on the site, in order to avoid placing demand on prime riverfront car parking spaces; to prevent traffic conflicts along the David Low Way and Bradman Avenue; and to prevent car parking for patrons encroaching into adjacent residential areas.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	173
1000 to 1099	1.0	166
1100 to 1199	1.0	160
1200 to 1299	1.0	155
1300 to 1399	1.0	149
1400 to 1499	1.0	144
1500 +	1.0	140
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m ²) on corner sites fronting David Low Way and Bradman Avenue	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(11) Maroochy River Esplanade Park and Outdoor Recreation (Precinct Class = Special Purpose)

Intent

This precinct includes areas of esplanade parkland with frontage to the Maroochy River. It extends from Fishermans Road, north/west of the town centre, to Cotton Tree Park, located to the east of the Town Centre and also includes Chambers Island. Chambers Island is located to the north of the town centre.

There are currently few commercial uses within this area, as the retention of this land as primarily passive open space is considered very important, particularly given the limited amount of open space available within Maroochydore.

Chambers Island should be managed in a manner which:

- provides, to the greatest extent possible, for the permanent preservation of the area's natural condition and the protection of the area's environmental resources and values;
- presents the area's natural resources and their environmental values; and
- provides for the only uses of the area to be nature-based and ecologically sustainable.

Dune and beach areas are intended to remain as strictly conservation zones, and any works will need to give consideration to Beach Protection Authority requirements. No new permanent structures or other built elements are intended in this precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with ecosystem monitoring. Few, if any, new buildings or substantial structures are expected in this precinct with greater priority given to managing pedestrian access and activity over time. Consequently, the retention of this land as passive open space, free of commercial intrusion, will serve to balance and provide respite from surrounding developed areas. As the opportunity arises or redevelopment of sites adjoining the Maroochy River occurs, provision for public access in a continuous line along the Maroochy River from Fishermans Road to Cotton Tree should be provided. It is intended to eventually establish a link along the Maroochy River and Alex foreshore to the Mooloolaba Spit.

The land also serves as a gateway feature into the Maroochydore Principal Activity Centre and consequently, its scenic value should not be compromised by development.

This precinct also includes land which is part of or located adjacent to a declared Fish Habitat Area. These

Fish Habitat Areas are located along major waterways in the precinct, and are declared by the State Government as being critical breeding and feeding areas for fish. Consequently, it is important that the values of these Fish Habitat Areas be protected.

Preferred and Acceptable Uses

The preferred use for land within this precinct is for Public park and associated passive recreation facilities, that do not intrude upon the scenic quality of the area, as well as the existing Outdoor recreation - public swimming pool located within Cotton Tree Park.

In many instances, there is opportunity for Commercial uses such as Restaurants and Fast food stores to serve users of the Esplanade to be located in adjacent Precincts. Consequently, commercial intrusion into the parklands and on the island is unwarranted.

Undesirable uses are all other forms of development, in particular Commercial uses such as Shops, Restaurants and Fast food stores.

Landscape and Built Form

Landscaping within this area should maximise the riverside setting, and be of the highest quality. Preference will be given to local endemic species. Any buildings such as shelters and other park facilities should not intrude upon and compromise the scenic quality of the precinct.

Development is to have regard to the declared Fish Habitat Area within or near the precinct. Development over or close to these areas is to protect the qualities of these areas and comply with the relevant requirements of the State Government.

(12) Maroochy Waters Local Centre (Precinct Class = Local Centre)

Intent

This precinct is located adjacent to the Sunshine Motorway, where the Sunshine Motorway crosses the Maroochy River. It is occupied by a neighbourhood commercial centre that provides for local and convenience shopping for the residents of the northern and eastern parts of the Maroochydore Planning Area. This precinct provides a range of other facilities including a Hotel, Shops and Fast food stores.

The centre has a high standard of design that has elements of desirable Sunshine Coast vernacular architecture. The high standard of design is to be maintained for any new development within the 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 Local Centre precinct class.

The establishment of a Convenience restaurant in this precinct may also be appropriate where a high standard of building, landscape, and signage design is maintained.

In addition, Community uses, such as Child care centres, and Special Uses may also be suitable, where a high standard of building, landscape and signage design is maintained, and a local community need can be demonstrated.

Landscape and Built Form

New premises are to be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to provide user efficiency, and promote a community focus.

The site is located adjacent to an important gateway into the Maroochydore Principal Activity Centre. Consequently, development is not to detract from this gateway experience, through inappropriate building form and signage. In particular, large and garish signage which is orientated towards the motorway is inappropriate.

This precinct is located in proximity to the Maroochy River, consequently, parts of the precinct may be subject to the effects of river flooding and storm surge.

(13) Maroochydore North-West Mixed Housing (Precinct Class = Mixed Housing)

Intent

This precinct comprises pockets of land located to the north and east of the Maroochydore Principal Activity Centre and a strip of land on the south of Aerodrome Road which support a diverse range of low rise housing forms and residential densities. Existing premises vary from older and more modern detached dwellings to older apartment buildings and more recent 'home unit' style buildings.

The precinct also includes two caravan parks located along the Maroochy River Esplanade, and a large parcel of vacant land located between the two caravan parks.

This precinct is intended for mixed density residential development, providing diversity in residential accommodation, including detached houses, multiple dwelling units, and retirement villages.

This precinct is intended to provide a range of residential accommodation types in a high quality urban environment close to the Maroochy River and its associated parks. Development in the precinct should create a transition in scale, form and intensity between the medium scale and medium density development in the Maroochy Riverfront Precinct to the north and surrounding Neighbourhood Residential precincts. This precinct has the capacity to absorb new high quality low to medium density residential premises which over time are expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of cohesive and relatively informal streetscapes, characterised by low to medium rise buildings set in well landscaped grounds.

There is also the opportunity for integrated resorts (for residents or tourists) or retirement villages, to be located on the vacant land between the two caravan parks. The site's proximity to the riverfront makes it particularly desirable for residential use.

The existing caravan parks provide valuable accommodation facilities close to the Maroochydore Regional Centre, but should they be redeveloped, they would also be ideal for integrated resorts or retirement villages.

An existing local convenience centre is located on the corner of Broadmeadows Road and Ann Marie Court. It is intended that this centre should remain the focus of local convenience shopping for the surrounding community.

Preferred and Acceptable Uses

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

In addition, the caravan parks located adjacent to the riverfront, and the vacant land located between the caravan parks, would also be suitable for integrated resorts (for residents or tourists) or a retirement village.

The following uses may be appropriate where located in the local convenience centred situated on the corner of Broadmeadows Road and Ann-Maree Court:

- Fast food store
- Medical Centre
- Shop

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses, and buildings which exceed existing residential building heights.

Landscape and Built Form

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, courtyard and cottage housing, dual occupancies, group houses and town houses are preferred to apartment buildings. New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New development should provide attractive tree-lined streets as well as fine communal parks and landscaped grounds. New development should also incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

If the caravan parks, or adjacent vacant land is to be redeveloped, the sites would ideally be developed as integrated developments that provide diversity in residential accommodation, communal facilities such as swimming pools, tennis courts and meeting rooms, in an attractive landscaped setting that provides significant areas of communal open space.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 to 1699	1.0	159
1700 to 1799	1.0	157
1800 to 1899	1.0	154
1900 to 1999	1.0	152
2000 +	1.0	150

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum Building Height (all premises)

- 2 storeys (but not more than 8.5 metres)

(14) Maroochy Waters (Precinct Class = Neighbourhood Residential)

Intent

This precinct is distinguished by its extensive canal style waterways. This precinct is intended to mature as a high quality suburban environment that takes advantage of its waterways, the nearby Maroochy River, and its associated parks. Development fronting the waterways is relatively recent and expected to remain for many years. However, renovation and some redevelopment of older existing housing stock is expected to occur as the precinct's attractions become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

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.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

Landscape and Built Form

New premises should be low rise and low density and contribute to a high standard of residential amenity. Where existing dwellings are proposed to be redeveloped, single detached dwellings should preferably replace them. Buildings should exhibit a residential character and respect the scale and amenity of existing buildings on adjacent premises. Development sites should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. 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 premises.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

(15) Maroochydore South- West (Precinct Class = Mixed Housing)

Intent

This precinct encompasses land situated on the corner of the Sunshine Motorway and Maroochydore Road. However, there is no direct access to the precinct via either of these two roads and consequently, access is obtained via the adjoining Maroochydore Residential precinct, located to the north.

Land within this precinct has been developed for the purposes of a retirement village and residential care facility. As a portion of the land is low lying and subject to floodwater inundation, extensive filling was required to accommodate this development.

Future development should comprise a range of low and medium density residential accommodation. Development should also be designed to facilitate pedestrian and cyclist movement, and to provide access to public transport, community facilities and public parks. The pattern of development should provide for appropriate connections to potential, future development on the adjoining land to the east.

The development should also take advantage of any waterbodies that are created on the site to resolve drainage constraints, by providing attractive waterside settings.

Given the precinct's strategic location in relation to the adjacent main roads, it has been identified as a gateway location. Consequently, appropriate buffers to the main roads are to be provided, including appropriate landscape treatments. This landscaping could enhance and reflect the remnant rainforest in existence on the boundary of 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 Mixed Housing precinct class.

In addition, development for the purposes of a retirement village or integrated resort is also considered consistent with the intent and desired future character of this precinct.

Undesirable development includes all uses which disrupt residential amenity, including Commercial uses such as shops, showrooms, offices and medical centres, and all Industrial uses. Buildings which exceed the height of existing residential buildings are also considered inappropriate.

Landscape and Built Form

New buildings are to be low rise and contribute to a high standard of residential amenity. New buildings should preferably be of lightweight construction and be sited and designed to create attractive streetscapes

which enhance the residential amenity of the precinct.

New development will incorporate attractive tree-lined streets as well as fine public parks. These should comprise of informal and formal parks, strategically located within the precinct, to take advantage of any waterside setting. A 'soft' streetscape character of verges and pavements is desirable, and street trees should complement the character of remaining bushland. New streets should incorporate appropriately designed footpaths and street furniture.

A significant landscape buffer is to be provided to the Sunshine Motorway and Maroochydore Road frontages of the precinct, to buffer residential development from adjacent transport corridors, as well as providing an attractive vegetated appearance to this gateway location. This landscaping is to include predominantly local rainforest species to reinforce the existing rainforest remnants on the southern boundary of the precinct.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
all site	0.6	180

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum Building Height

- 2 storeys (but not more than 8.5 metres)

(16) Maroochydore Road (Precinct Class = Mixed Housing)

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre. Development in this precinct should provide a transition between the high intensity retail, commercial and residential development present in the Maroochydore Principal Activity Centre and low rise residential development to the north and west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by buildings set in well landscaped grounds.

This precinct also includes a number of large sites, which have the potential for alternative uses, suitable to be located outside of the Maroochydore Principal Activity Centre. These sites include the Primary School Grounds, located to the north of Maroochydore Road.

Preferred and Acceptable Uses

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

Should the Primary School grounds become available for development due to the relocation or closure of the school, then there are a number of suitable options for the redevelopment of the site. The school grounds are considered suitable for alternative uses such as educational facilities, Outdoor recreation, or Multi-unit residential development.

The Sunshine Homemaker Centre site is subject to a current approval for showrooms and related uses and should continue to operate in accordance with this approval.

Undesirable uses within the precinct are those uses which disrupt residential amenity, and buildings higher than building heights nominated in the table provided below.

Uses considered particularly undesirable within this precinct include Industrial uses, and Commercial uses such as shops and shopping complexes.

Landscape and Built Form

New buildings should preferably be designed and constructed to reflect the Sunshine Coast character and lifestyle aspirations and be sited and designed to contribute to attractive streetscapes.

Many of the properties located within the precinct have front or rear frontage to Maroochydore Road, which is at a gateway location to the Maroochydore Principal Activity Centre. Consequently, development is to exhibit a high standard appropriate to a gateway location, providing a favourable impression on entry and exit to the Principal Activity Centre.

For any non-residential development proposed on the Primary School grounds the applicants will be required to prepare comprehensive design guidelines for the site which address such issues as the siting and design of buildings; and the location and design of carparking, landscaping, and signage.

Development on this site will be designed to incorporate the following design principles:

- a high standard of architectural design, particularly to street frontages;
- suitable building setbacks from adjoining residential development, to minimise the impact of the proposed development;
- a high standard of landscaping, particularly around the perimeter of the site;
- a singular vehicular access point onto Maroochydore Road from the site;

- smaller carparks separated by landscaping features; and
- only one advertising sign on the Maroochydore Road frontage of the site.

New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden, considered to be of significance to the character of the precinct, are to be retained and incorporated within the new developments.

Any development proposed with frontage to Evans Street is to be designed to accommodate the widening of Evans Street to a dual carriageway.

Preferred Maximum Density for Multi-unit Residential

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 +	1.0	160

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(17) Anzac Avenue Mixed Housing (Precinct Class = Mixed Housing)

Intent

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre and riverfront areas. Development in this precinct should create a transition in scale, form and intensity between high rise

development in the Picnic Point area and low rise residential development to the west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace some of the older residential housing stock of detached dwellings in this location. New development should contribute to the creation of attractive streetscapes, characterised by low-rise buildings set in well landscaped grounds.

It is recognised that some parcels of land on the western side of Duporth Avenue have existing commercial use rights. However, the preference is for this land to be used for residential and tourist accommodation so as to:-

- ensure appropriate gateway treatment into the Maroochydore Principal Activity Centre, along a major access road;
- prevent of commercial ribbon development; and
- consolidate commercial activities within the Principal Activity Centre.

Preferred and Acceptable Uses

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

For land within the precinct and fronting Duporth Avenue, Motels are also encouraged, as the locality is ideal for tourist accommodation, due to its exposure along the coastal tourist route and proximity to the attractions of the Maroochydore Principal Activity Centre and the riverfront.

Undesirable uses are those which disrupt residential amenity, including Commercial and Industrial uses and buildings higher than building heights nominated in the table provided below.

There is potential for small scale Commercial uses to be provided in adjacent Precinct 9, in proximity to the riverfront areas, consequently, the expansion of any existing Commercial uses in this precinct is not favoured, rather the sites should be redeveloped for Multi-unit residential development.

Landscape and Built Form

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 the new development.

The expansion of any existing Commercial uses is not favoured, rather sites should be redeveloped for Multi-unit residential purposes. Consequently, any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Duporth Avenue;
- improve building appearance through architecture which is similar to adjacent residential building scale and form;
- provide a high standard of landscaping; and
- provide minimal signage at a residential scale.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to the effects of river flooding and storm surge.

Preferred Maximum Density for Multi-unit residential

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	200
900 to 999	1.0	191
1000 to 1099	1.0	183
1100 to 1199	1.0	176
1200 to 1299	1.0	169
1300 to 1399	1.0	163
1400 to 1499	1.0	157
1500 to 1599	1.0	152
1600 to 1699	1.0	147
1700 to 1799	1.0	142
1800 to 1899	1.0	138
1900 to 1999	1.1	134
2000 +	1.1	130

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(18) Sunshine Motorway Significant Vegetation (Precinct class = Special Purpose)

Intent

This precinct is located to the south of the Maroochy Principal Activity Centre, adjacent to the Sunshine Motorway. It accommodates significant vegetation which has been identified as worthy of preservation. This vegetation is to be retained and protected, and where possible, enhanced.

Preferred and Acceptable Uses

It is not intended that this land be developed, other than as a bushland forest town park. Public access in the form of interpretive walks may be provided into and throughout the site, as long as no harm is caused to the environment.

Landscape and Built Form

Any public access provided to the site will ensure that the significant vegetation contained on the site is not compromised in any way.

Maximum building height

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

This page has been intentionally left blank.

1. INTRODUCTION

This Volume of the Planning Scheme contains Structure Plans for areas identified as requiring more detailed guidance in respect to planning and infrastructure outcomes.

Structure Plans provide a largely self contained planning framework for each Structure Plan Area and to the extent provided for in Section 2.6 (Structure Plans) of Volume 1, prevail over the provisions contained in the other volumes of the planning scheme.

2. MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. Maroochydore Principal Activity Centre Structure Plan

TABLE OF CONTENTS

2.	Maroochydore Principal Activity Centre Structure Plan	6
2.1	Preliminary	6
2.1.1	Introduction.....	6
2.1.2	Purpose of Structure Plan.....	6
2.1.3	Master Planned Area.....	6
2.1.4	Structure Plan Elements	6
2.1.5	Relationship to <i>Sustainable Planning Act 2009</i>	7
2.1.6	Compliance with the Structure Plan.....	7
2.1.7	Relationship to State Planning Instruments.....	8
2.1.8	Relationship to Maroochy Plan 2000.....	8
2.1.9	Planning Scheme Policy for the Maroochydore PAC Structure Plan.....	9
2.1.10	Infrastructure Arrangements	9
2.1.11	Maroochydore PAC Structure Plan Definition of Terms	9
2.2	Master Planned Area Strategic Framework	12
2.2.1	Introduction.....	12
2.2.2	Master Planned Area Context and Setting	12
2.2.3	Master Planned Area Strategic Outcomes.....	12
2.2.4	Strategic Outcome 1 – Intent for Master Planned Area	13
2.2.5	Strategic Outcome 2 – Intent for Maroochydore Central Precinct.....	14
2.2.6	Strategic Outcome 3 – Intent for Preferred Dominant Land Uses.....	15
2.2.6.1	Mixed Use Retail Core Area.....	15
2.2.6.2	Commercial Area.....	15
2.2.6.3	Mixed Use Area	15
2.2.6.4	Residential Area.....	15
2.2.6.5	Urban Open Space Area.....	15
2.2.6.6	Local Government Community Facilities	15
2.2.6.7	State Government Community Facilities	15
2.2.7	Strategic Outcome 4 – Land Use Structure	16
2.2.8	Strategic Outcome 5 – Environment	16
2.2.9	Strategic Outcome 6 – Economic Development and Principal Activity Centre Role and Function Supported by Appropriate Integrated Transport Planning	17
2.2.10	Strategic Outcome 7 – Community	18
2.2.11	Strategic Outcome 8 – Character and Identity	19
2.2.12	Strategic Outcome 9 – Open Space Network.....	19
2.2.13	Strategic Outcome 10 – Integrated Transport	20
2.2.14	Strategic Outcome 11 – Infrastructure	21

MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.3	Master Planned Area Master Planning Process	25
2.3.1	Introduction.....	25
2.3.2	Master Plans.....	25
2.3.3	Master Plan Requirements	25
2.3.3.1	District Strategy Master Plan	25
2.3.3.2	Local Development Master Plans	27
2.3.4	Public Notification of Master Plans	27
2.3.5	Assessment of Master Plans by the State	27
2.3.6	Variation to Levels of Assessment in Master Plans	28
2.3.7	Development Not to Be Carried Out Until Master Plans Have Been Made.....	28
2.3.8	Development Not to Be Carried Out Until Master Plans Have Been Made.....	29
2.4	Master Planned Area Precincts and Sub-precincts	30
2.4.1	Introduction.....	30
2.4.2	Division of Master Planned Area into Precincts and Sub-precincts.....	30
2.4.3	Tables of Development Assessment	30
2.4.3.1	<i>Tables of Development Assessment Generally</i>	30
2.4.3.2	<i>Table of Development Assessment for Material Change of Use</i>	33
2.4.3.3	<i>Tables of Development Assessment for Development Other Than Material Change of Use</i> 115	
2.5	Maroochydore Structure Plan Area Code	117
2.5.1	Introduction.....	117
2.5.2	Overall Outcomes for the Whole of the Master Planned Area.....	118
2.5.3	Specific Outcomes for the Whole of the Master Planned Area.....	118
2.5.4	Overall Outcomes for the State Government Precinct	132
2.5.5	Overall Outcomes for the Dalton Drive West Precinct	132
2.5.6	Specific Outcomes for the State Government Precinct and the Dalton Drive WestPrecinct 133	
2.5.7	Overall Outcomes for the Dalton Drive South Precinct.....	136
2.5.8	Specific Outcomes for the Dalton Drive South Precinct.....	136
2.5.9	Overall Outcomes for the Aerodrome Road Precinct.....	138
2.5.10	Specific Outcomes for the Aerodrome Road Precinct	138
2.5.11	Overall Outcomes for the Government Precinct	140
2.5.12	Specific Outcomes for the Government Precinct	140
2.5.13	Overall Outcomes for the Ocean Street Precinct.....	142
2.5.14	Specific Outcomes for the Ocean Street Precinct	142
2.5.15	Overall Outcomes for the Maroochydore North Precinct	144
2.5.16	Specific Outcomes for the Maroochydore North Precinct	144
2.5.17	Overall Outcomes for the Maroochy Boulevard Precinct	146
2.5.18	Specific Outcomes for the Maroochydore Boulevard Precinct	146
2.5.19	Overall Outcomes for the Plaza Parade Precinct.....	148
2.5.20	Specific Outcomes for the Plaza Parade Precinct	148
2.5.21	Overall Outcomes for the Sunshine Plaza Precinct (Master Plan Unit)	150
2.5.22	Specific Outcomes for the Sunshine Plaza Precinct (Master Plan Unit).....	150

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.23	Overall Outcomes for the Maroochydore Central Precinct (Master Plan Unit)	154
2.5.24	Specific Outcomes for the Maroochydore Central Precinct (Master Plan Unit)	154
2.5.25	Overall Outcomes for the Development of Infrastructure and Services.....	161
2.5.26	Specific Outcomes for the Development of Infrastructure and Services	161

LIST OF TABLES

Table 2.1.5	Master Planned Area Maps
Table 2.3.2	Master Plans
Table 2.3.3A	District Strategy Master Plan Requirements
Table 2.3.3B	Local Development Master Plan Requirements
Table 2.3.5	Public Notification Requirements
Table 2.3.6A	Development Not to Be Carried Out Until Master Plans Have Been Made
Table 2.3.6B	Impact Assessable Development That May Be Not Be Varied
Table 2.4.2	Master Planned Area Precincts and Sub-precincts
Table 2.5.26	Sequencing of Development and Infrastructure for the Maroochydore Central Precinct (Master Plan Unit)

LIST OF MAPS

Map 5.1	Maroochydore PAC Master Planned Area and Master Plan Units.
Map 5.2	Maroochydore PAC Master Planned Area Land Use Structure
Map 5.3	Maroochydore PAC Master Planned Area Major Infrastructure Elements
Map 5.4	Maroochydore PAC Master Planned Area Precincts and Sub-precincts
Map 5.5	Maroochydore PAC Master Planned Area Height of Buildings and Structures
Map 5.6	Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes
Map 5.7	Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure
Map 5.8	Maroochydore PAC Master Planned Area Road Transport Infrastructure Network
Map 5.9	Maroochydore PAC Master Planned Area Public Transport Infrastructure Network
Map 5.10	Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network
Map 5.11	Maroochydore PAC Master Planned Area Water Supply Infrastructure Network
Map 5.12	Maroochydore PAC Master Planned Area Sewer Infrastructure Network
Map 5.13	Maroochydore PAC Master Planned Area Storm water Infrastructure Network
Map 5.14	Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network
Map 5.15	Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network
Map 5.16	Maroochydore PAC Master Planned Area Electricity Infrastructure Network
Map 5.17	Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network

LIST OF FIGURES

Figure 5.1	Maroochydore PAC Master Planned Area Public Pedestrian Promenade Location and Design
-------------------	--------------------------------------------------------------------------------------

2. Maroochydore Principal Activity Centre Structure Plan

2.1 Preliminary

2.1.1 Introduction

This part comprises the Maroochydore PAC Structure Plan.

2.1.2 Purpose of Structure Plan

The Maroochydore PAC Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area and includes a master planning framework for the Master Planned Area.

2.1.3 Master Planned Area

The Master Planned Area for the Maroochydore PAC Structure Plan is identified on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)**.

2.1.4 Structure Plan Elements

- (1) The Maroochydore PAC Structure Plan comprises the following elements:-
 - (a) a strategic framework for the Master Planned Area in accordance with Section 141(3)(a) of the *Sustainable Planning Act 2009*;
 - (b) a master planning process for the master plan unit of part of the Master Planned Area being land included in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)** in accordance with Section 141(2)(b)(i) of the *Sustainable Planning Act 2009*;
 - (c) the category of development (referred to as the level of assessment) and codes for development in the Master Planned Area in accordance with Section 141(2)(c) of the *Sustainable Planning Act 2009*;
 - (d) a Maroochydore Structure Plan Area Code in accordance with Section 141(2)(a) of the *Sustainable Planning Act 2009*.

- (2) The Maroochydore PAC Structure Plan is supported by the following:-
 - (a) *Maroochy Plan 2000*;
 - (b) the *Planning Scheme Policy for the Maroochydore PAC Structure Plan*;
 - (c) infrastructure arrangements which apply to land in the Master Planned Area.

- (3) The structure plan maps specified in **Table 2.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

Table 2.1.4 Master Planned Area Maps

Column 1 Map Number	Column 2 Map Title
Map 5.1	Maroochydore PAC Master Planned Area and Master Plan Units
Map 5.2	Maroochydore PAC Master Planned Area Land Use Structure
Map 5.3	Maroochydore PAC Master Planned Area Major Infrastructure Elements
Map 5.4	Maroochydore PAC Master Planned Area Precincts and Sub-precincts
Map 5.5	Maroochydore PAC Master Planned Area Height of Buildings and Structures
Map 5.6	Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes
Map 5.7	Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure
Map 5.8	Maroochydore PAC Master Planned Area Road Transport Infrastructure Network

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Map Number	Column 2 Map Title
Map 5.9	Maroochydore PAC Master Planned Area Public Transport Infrastructure Network
Map 5.10	Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network
Map 5.11	Maroochydore PAC Master Planned Area Water Supply Infrastructure Network
Map 5.12	Maroochydore PAC Master Planned Area Sewer Infrastructure Network
Map 5.13	Maroochydore PAC Master Planned Area Stormwater Infrastructure Network
Map 5.14	Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network
Map 5.15	Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network
Map 5.16	Maroochydore PAC Master Planned Area Electricity Infrastructure Network
Map 5.17	Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network

2.1.5 Relationship to Sustainable Planning Act 2009

The Maroochydore PAC Structure Plan provides a Structure Plan for a declared Master Planned Area pursuant to Chapter 4, Part 2 of the *Sustainable Planning Act 2009* which specifies the following:-

- (a) a strategic framework, including strategic outcomes for the Master Planned Area that:-
 - (i) are applicable to the assessment of a master plan for a master plan unit; and
 - (ii) applies to assessable development requiring impact assessment in the Master Planned Area;
- (b) requirements for the making of a master plan for a master plan unit which may make variations to the following:-
 - (i) the precincts and sub-precincts within a master plan unit;
 - (ii) the level of assessment for development in a precinct or sub-precinct within a master plan unit;
- (c) a Structure Plan Area Code that:-
 - (i) is applicable to the assessment of a master plan for a master plan unit;
 - (ii) applies to self assessable and compliance assessable development in the Master Planned Area.

2.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Maroochydore PAC Structure Plan for a master plan:-
 - (a) the master plan does not conflict with the Structure Plan Area Code¹ if it complies with the specific outcomes for the Structure Plan Area Code or the overall outcomes of the Structure Plan Area Code if it does not comply with the specific outcomes;
 - (b) the master plan does not compromise the achievement of the strategic outcomes² for the Master Planned Area if:-
 - (i) it complies with the Structure Plan Area Code; or
 - (ii) it is consistent with the strategic outcomes.
- (2) The following rules apply in determining compliance with the Structure Plan Area Code for self assessable development:-
 - (i) the development must comply with the acceptable solutions in the Structure Plan Area Code and any applicable Master Plan Unit Code;
 - (ii) where the development does not comply with the acceptable solutions the development becomes assessable development.
- (3) The following rules apply in determining compliance with the Structure Plan or a master plan for assessable development requiring code assessment:-
 - (a) the development complies with the Maroochydore PAC Structure Plan or a master plan if it complies with the specific outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code or the overall outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code if it does not comply with the specific outcomes; and
 - (b) development which complies with a master plan complies with the Maroochydore PAC Structure Plan.

¹ See Section 181(1)(f) of the *Sustainable Planning Act 2009*.

² See Section 182(1)(e) of the *Sustainable Planning Act 2009*.

- (4) The following rules apply in determining compliance with the Maroochydore PAC Structure Plan for assessable development requiring impact assessment:-
- (a) the development complies with the Structure Plan Area Code or a Master Plan Unit Code if it complies with the specific outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code or the overall outcomes of the Structure Plan Area Code or Master Plan Unit Code if it does not comply with the specific outcomes; and
 - (b) the development complies with the strategic outcomes for the Maroochydore PAC Structure Plan if it is consistent with the strategic outcomes of the Maroochydore PAC Structure Plan.

2.1.7 Relationship to State Planning Instruments

- (1) The Minister has identified that the SEQ Regional Plan as it applies to the Master Planned Area is appropriately reflected in the Maroochydore PAC Structure Plan.
- (2) The Minister has identified that the following state planning policies are appropriately reflected in the Maroochydore PAC Structure Plan:-
- (a) SPP 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities;
 - (b) SPP 2/02 – Planning and Managing Development Involving Acid Sulfate Soils;
 - (c) SPP 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
 - (d) SPP 1/07 – Housing and Residential Development;
 - (e) SPP 2/10 – South East Queensland Koala Conservation;
 - (f) The State Coastal Management Plan – Queensland’s Coastal Policy.

2.1.8 Relationship to Maroochy Plan 2000

- (1) In addition to this Volume, the following provisions of *Maroochy Plan 2000* apply to the Master Planned Area:-
- (a) Volume 1 (Administration and Assessment Requirements) except for:-
 - (i) the administrative definitions in Section 3.2 (Administrative Definitions) for the terms defined in **Section 2.1.4 (Definitions of Terms in Maroochydore PAC Structure Plan)**;
 - (ii) the assessment tables and related provisions contained in Section 4 (Assessment of Material Change of Use in Precinct Classes), Section 5 (Assessment of Other Forms of Development) and Section 6 (Assessment of Development in Special Management Areas);
 - (iii) Section 7 (Particular Requirements for Places Having Cultural Heritage Significance);
 - (b) Volume 2 (Strategic Plan);
 - (c) Volume 4 (Planning Scheme Codes) other than the following:-
 - (i) Section 2.1.1 (Code for Nature Conservation and Biodiversity);
 - (ii) Section 2.1.4 (Code for Development on Steep or Unstable Land);
 - (iii) Section 2.1.5 (Code for Development in Water Resource Catchment Areas);
 - (iv) Section 2.1.6 (Code for Development in Bushfire Prone Areas);
 - (v) Section 2.1.8 (Code for the Protection of Extractive Resources);
 - (vi) Section 3 (Code for Rural Development and Use);
 - (vii) Section 4.5 (Code for the Development and Use of Caravan and Relocatable Home Parks);
 - (viii) Section 4.8 (Code for Bed and Breakfast Accommodation);
 - (ix) Section 5.1 (Code for Town and Village Centres);
 - (x) Section 5.2 (Code for Local Centres and General Stores);
 - (xi) Section 6.1 (Code for Industries in Urban Areas);
 - (xii) Section 6.3 (Code for Extractive Industry);
 - (xiii) Section 7 (Local Area Codes);
 - (d) the Planning Scheme Policies in the Appendices.
- (2) The provisions of the Maroochydore PAC Structure Plan prevail over the other provisions of *Maroochy Plan 2000* to the extent of any inconsistency.

2.1.9 Planning Scheme Policy for the Maroochydore PAC Structure Plan

A planning scheme policy for the Maroochydore PAC Structure Plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Maroochydore Structure Plan Area Code.

2.1.10 Infrastructure Arrangements

An infrastructure arrangement is:-

- (a) an infrastructure agreement entered into between the owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document;
- (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.

2.1.11 Maroochydore PAC Structure Plan Definition of Terms

In the Maroochydore PAC Structure Plan:-

Affordable housing means housing for which low to moderate income earning households pay no more than 30% of gross household income on rent and no more than 35% for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

Affordable living means housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:-

- (a) provision of appropriate employment, community infrastructure and open space;
- (b) provision of high quality public transport and bicycle and pedestrian infrastructure networks;
- (c) design for water and energy efficiency.

Defined flood event means the modelled 1:100 year Average Recurrence Flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise as specified in the *Planning Scheme Policy for the Maroochydore PAC Structure Plan*.

Green Star Certified Rating means the rating as that specified by the Green Building Council of Australia.

Height means the total height of a building or other structure measured in metres and storeys from the minimum habitable floor level.

Infrastructure arrangement see Section 2.1.10(1) (Infrastructure Arrangements).

Maroochydore PAC Structure Plan means the Maroochydore Principal Activity Centre Structure Plan.

Minimum habitable floor level means the minimum level of a lot to which the floor level of a habitable room must be built to satisfy the flood immunity requirements as specified in the Maroochydore PAC Structure Plan Area Code.

SEQ Regional Plan means the *South East Queensland Regional Plan 2009-2031*.

Storey means a space within a building which is situated between one floor level and the floor level next above, including a mezzanine level, or if there is no floor level above, the ceiling or roof above, but not a space containing only the following:-

- (a) a lift shaft, stairway or meter room;
- (b) a lift motor, air conditioning or other mechanical or electrical plant at roof top level.

Master Planned Area see Section 2.1.3 (Master Planned Area).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Substation means infrastructure used for converting, transforming or controlling electricity as per the *Electricity Act 1994*. This term includes the following:-

- (a) land used for a zone substation (33kV/11kV), direct transformation zone substation (110kV/11kV) or bulk supply substation (110kV/33kV) but does not include 11kV to 415V distribution transformers;
- (b) a future substation site bought for future use as an electricity substation.

Universal design means the design of the built environment to be usable by all people without the need for further adaption or specialised design.

Urban Open Space for the purposes of calculating urban open space for the Maroochydore Central Precinct (Master Plan Unit) means all publicly accessible open space:-

- (a) including a parkland, pavement, boardwalk, pathway, cycle way, transit way, median strip, garden, plaza, square, courtyard and waterway;
- (b) but excluding the designated carriageway of a road for vehicle use only.

Map 5.1 Maroochydore PAC Master Planned Area and Master Plan Units

2.2 Master Planned Area Strategic Framework

2.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the *Sustainable Planning Act 2009* and is the basis of the outcomes specified in the Maroochydore PAC Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
 - (a) a context and setting statement;
 - (b) the strategic outcomes.

2.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and does not form part of the Maroochydore PAC Structure Plan and assists in the interpretation of the Maroochydore PAC Structure Plan.
- (2) The context and setting of the Master Planned Area is as follows:-

Maroochydore is located centrally in the Sunshine Coast sub-region on the banks of the Maroochy River.

The Master Planned Area takes in the central part of Maroochydore including the town centre core and adjoining commercial and mixed use areas.

This part of Maroochydore comprises the Maroochydore Principal Activity Centre and is intended to be comprehensively developed as the regional centre for the Sunshine Coast sub-region.

The Master Planned Area is approximately 205 hectares in area with boundaries generally defined by the following:-

- (a) *Maroochydore Road, Duporth Avenue and the Maroochy River in the North;*
- (b) *Memorial Avenue, Second Avenue, Kingsford Smith Avenue, Fifth Avenue, Aerodrome Road, Parker Street, Second Avenue and the eastern boundary of Horton Park Golf Course in the East;*
- (c) *the Sunshine Motorway in the south;*
- (d) *Evans Street, Millwell Road, the eastern portion of the Sunshine Cove development and Maroochy Boulevard in the west.*

The Master Planned Area is characterised by gently undulating topography which reflects its location within the coastal plain. Apart from some narrow corridors along waterways, there is little natural vegetation remaining within the Master Planned Area.

The Maroochy River waterfront and Cornmeal Creek provide an attractive waterside setting and are prominent landscape elements. The Cornmeal Creek Promenade takes maximum advantage of this setting and is part of an emerging waterside open space and pedestrian path network that defines the essential character of Maroochydore as an emerging coastal, subtropical city centre. Maud Canal which flows to Cornmeal Creek is an under-utilised and generally overlooked urban drain.

The Master Planned Area is primarily urban in nature and accommodates a range of major retail and commercial facilities. There is also a concentration of civic and administration facilities, particularly in the vicinity of Cornmeal Parade and First Avenue. Intensive residential development is generally concentrated along Duporth Avenue where waterfront views are available.

Horton Park Golf Course is a major undeveloped part of the Master Planned Area and its development has been identified as critical to establishing a more sustainable land use structure and delivering much needed infrastructure to the Master Planned Area.

2.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-

- (a) intent for Master Planned Area;
 - (b) intent for Maroochydore Central Precinct (Master Plan Unit);
 - (c) intent for preferred dominant land uses;
 - (d) land use structure;
 - (e) environment;
 - (f) economic development and Principal Activity Centre role and function supported by appropriate integrated transport planning;
 - (g) community;
 - (h) character and identity;
 - (i) open space network;
 - (j) integrated transport;
 - (k) infrastructure.
- (2) The following structure plan maps spatially represent elements of the desired environmental outcomes for the Master Planned Area:-
- (a) **Map 5.2 (Maroochydore PAC Master Planned Area Land Use Structure);**
 - (b) **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements).**

2.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Maroochydore PAC Master Planned Area is developed as the Principal Activity Centre for the Sunshine Coast sub-region. It is characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, subtropical style. It is the green, vibrant hub of Australia's most sustainable sub-region.
- (2) Development in the Master Planned Area provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Activity Centre in an arrangement that produces mixed land use outcomes, supports public and active transport modes and creates a large number of jobs in a wide array of creative and successful enterprises.
- (3) Development in the Master Planned Area recognises and reinforces the natural attributes of Maroochydore by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with 'living on the coast'. All aspects of development are designed to prioritise and reinforce these cultural associations as a point of difference and competitive economic advantage. Subtropical architecture and landscaping creates an urban environment that is textured, green, cool and ecologically sustainable.
- (4) Development in the Master Planned Area provides for the establishment of a major community node incorporating cultural and performing arts, learning and public administration facilities in conjunction with civic spaces and public art to create a rich community heart that serves the needs of the communities of Maroochydore and the Sunshine Coast sub-region. This community heart provides a central focus for the Principal Activity Centre and is connected to and easily accessible from all parts of the Master Planned Area via the open space network and an extensive landscaped path system.
- (5) Development in the Master Planned Area provides for the establishment of a greater diversity of in-centre housing, thus increasing the activity and vibrancy of Maroochydore and offering high quality living environments that are close to public transport and everything the Principal Activity Centre has to offer.
- (6) Development in the Master Planned Area provides for the establishment of a highly permeable street network that is convenient, attractive and friendly for pedestrians and that allows for effective vehicle movement and circulation.
- (7) Development in the Master Planned Area provides for the establishment of the dedicated transit corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as major elements of a multi-modal public transport system that provides high quality public transport access to the Principal Activity Centre and connects Maroochydore to the Regional Transit System.
- (8) Development in the Master Planned Area provides for the establishment of strong linkages and connectivity between each of the precincts within the Master Planned Area and in particular, the establishment of a walkable waterfront, public pedestrian promenade and other urban elements that create a connected, permeable Principal Activity Centre.

- (9) Development in the Master Planned Area provides for approximately 4,000 additional dwellings to be accommodated in the Master Planned Area.

2.2.5 Strategic Outcome 2 – Intent for Maroochydore Central Precinct (Master Plan Unit)

- (1) The Maroochydore Central Precinct (Master Plan Unit) is developed as the most significant strategic site within the Master Planned Area, providing the critical connections and infrastructure investment necessary to ensure that the Principal Activity Centre can grow sustainably and mature into the future.
- (2) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for all future core retail development and higher order comparison shopping other than that intended for the Sunshine Plaza Precinct (Master Plan Unit).
- (3) Development in the Maroochydore Central Precinct (Master Plan Unit) occurs in accordance with the master planning framework and provides for the progressive development of the whole of the precinct and its seamless integration with surrounding parts of the Master Planned Area.
- (4) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the creation of a well defined and articulated city centre development, focussed on the new transit station and interchange (CAMCOS) and incorporating civic uses, large areas of open space and the highest concentration of future retail development and commercial activity within the Principal Activity Centre.
- (5) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the Mixed Use Retail Core Area to be established as a new focal point for retail development and commercial activity, strengthening and diversifying the existing town centre core area and providing a multi-faceted and rich urban environment.
- (6) Development provides for the Mixed Use Retail Core Area in the Maroochydore Central Precinct (Master Plan Unit) to:-
- be fully integrated with the Mixed Use Retail Core Area of the Sunshine Plaza Precinct (Master Plan Unit);
 - be integrated with the transit station and interchange (CAMCOS);
 - incorporate an open and permeable built environment that facilitates convenient movement of people through the precinct to other parts of the Principal Activity Centre; and
 - have strong visual connections to the new Regional Arts and Cultural Centre and adjoining open space and waterside areas.
- (7) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the establishment of a substantial amount of medium density residential accommodation, supporting the viability and vitality of the Principal Activity Centre and optimising access to community services and public transport. Residential uses are generally accommodated within mixed use buildings and offer a range of housing choices that address changing demographic trends, facilitate social diversity and provide opportunities for affordable living.
- (8) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the precinct to be established as a world class transit oriented development that also provides a benchmark for ecological sustainability and reflects the coastal, subtropical character of the sub-region through local interpretations of subtropical architecture and landscape design.
- (9) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for at least 40% of the precinct (including waterway areas) to be set aside as public open space in a configuration that further extends and links Maroochydore's extensive waterside open space network and provides a visual focus for the development and a retreat from the more intensive elements of the urban landscape. This parkland area is the defining element of the Maroochydore Central Precinct (Master Plan Unit), contributing greatly to a design emphasis on outdoor activity, recreation and liveability.
- (10) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for a high level of pedestrian connectivity to Plaza Parade, Sunshine Plaza and the new transit station and interchange (CAMCOS) and provides for the establishment of an expansive public pedestrian promenade along Cornmeal Creek and Maud Canal linking these key areas and nodes.
- (11) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the establishment of the infrastructure planned for the precinct and recognises the critical link between infrastructure provision in the Maroochydore Central Precinct (Master Plan Unit) and the future sustainable development of the Maroochydore Principal Activity Centre. Development that does not appropriately recognise the role of Maroochydore Central

Precinct (Master Plan Unit) either in terms of the nature of the development proposed or the infrastructure proposed to be provided is the antithesis of what is intended for the Maroochydore Central Precinct (Master Plan Unit).

- (12) Development in the Maroochydore Central Precinct (Master Plan Unit) complies with the development entitlements specified for the precinct.

2.2.6 Strategic Outcome 3 – Intent for Preferred Dominant Land Uses

2.2.6.1 Mixed Use Retail Core Area Intent

Development in the Master Planned Area provides for the Mixed Use Retail Core Area to be developed as a mixed use retail core which is focussed on the town centre heart and contains the highest order retail uses in the Master Planned Area in conjunction with a range of commercial uses and a significant quantity of residential dwellings located above lower level retail and commercial uses. The Mixed Use Retail Core Area is intended to be the most concentrated urban setting in the Master Planned Area and is to provide the greatest range and diversity of uses. The Mixed Use Retail Core Area is to incorporate street fronting main street layouts and utilise urban open spaces and the transit station and interchange (CAMCOS) as structural elements. The Mixed Use Retail Core Area is to be developed to ensure a seamless integration between the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).

2.2.6.2 Commercial Area Intent

Development in the Master Planned Area provides for the Commercial Area to be developed predominantly for a range of medium to high intensity commercial, educational and government uses in buildings that contain either no or only a relatively small proportion of residential uses and only limited retail uses.

2.2.6.3 Mixed Use Area Intent

Development in the Master Planned Area provides for the Mixed Use Area to be developed with a mix of, residential, commercial, entertainment and limited retail uses in a range of configurations where the relative intensity of development, height of the built form and mix of uses reflects the preferred character of the area.

2.2.6.4 Residential Area Intent

Development in the Master Planned Area provides for the Residential Area to be developed for medium intensity residential uses including residential care facilities, short term accommodation and multiple dwelling units in various configurations. The Residential Area is intended to accommodate only a very limited range of small scale retail, commercial and community uses that meet the convenience needs of the population within the Residential Area.

2.2.6.5 Urban Open Space Area Intent

Development in the Master Planned Area provides for the Urban Open Space Area to be developed for a range of public park infrastructure required to service the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The Urban Open Space Area includes land designated for a civic plaza, transit plaza, public amphitheatre, district recreation park, local recreation park, the Cornmeal Creek Plaza, Sunshine Gardens and other urban open spaces as referred to in the Maroochydore PAC Structure Plan.

2.2.6.6 Local Government Community Facilities Intent

Development in the Master Planned Area provides for local government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The Local Government Community Facilities Area includes land for a proposed regional library, local community centre, meeting spaces and administration space as well as land for a proposed regional arts centre. The local government Community Facilities Area also includes land used for some already existing local government community facilities. It is intended that the Local Government Community Facilities Area be reserved and developed for their intended purpose.

2.2.6.7 State Government Community Facilities Intent

Development in the Master Planned Area provides for State government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The State Government Community Facilities Area includes land for already existing public schools and for the proposed regional health facility. It is intended that State Government Community Facilities be reserved and developed for their intended purpose.

2.2.7 Strategic Outcome 4 – Land Use Structure

- (1) Development in the Master Planned Area facilitates the following:-
 - (a) a world class, sustainable, transit oriented centre, incorporating a range of land uses including retail, other commercial activities, residential, community facilities and open space, all within a mixed-use environment;
 - (b) a compact and permeable town centre heart created in the Maroochydore Central Precinct (Master Plan Unit), based on the transit station and interchange (CAMCOS), a pedestrian dominated main street and the civic plaza, regional arts centre and other community facilities and the urban open space infrastructure network centred on Maud Canal;
 - (c) a core of high intensity residential and commercial uses within a walkable distance of community facilities and the transit station and interchange (CAMCOS);
 - (d) a movement network which creates a high degree of accessibility and permeability, and which prioritises pedestrians, cyclists and public transport;
 - (e) an extensive and integrated network of urban open space infrastructure, community facilities infrastructure and other public spaces.

- (2) Development in the Master Planned Area complies with the land use structure identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on **Map 5.2 (Maroochydore PAC Master Planned Area Land Use Structure)** that incorporates the following:-
 - (a) the Mixed Use Retail Core Area;
 - (b) the Commercial Area;
 - (c) the Mixed Use Area;
 - (d) the Residential Area;
 - (e) the Urban Open Space Area;
 - (f) Local Government Community Facilities;
 - (g) State Government Community Facilities.

- (3) Development in the Master Planned Area:-
 - (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)**;
 - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Infrastructure Elements)**; and
 - (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.

2.2.8 Strategic Outcome 5 – Environment

- (1) Development in the Master Planned Area minimises its ecological footprint and reflects the principles of ecologically sustainable development, including the following:-
 - (a) minimisation of energy consumption;
 - (b) maximisation of opportunities for renewable energy use;
 - (c) minimisation of water consumption through reuse, use of alternative sources and demand reduction measures;
 - (d) protection of water quality;
 - (e) landscaping to minimise heat sink impacts.

- (2) Development in the Master Planned Area minimises the impacts on biodiversity values having regard to the following:-
 - (a) the nature of the specific biodiversity values of the site and adjacent land, protected marine plants, wetlands and waterways;
 - (b) the intent for the Master Planned Area to be comprehensively developed as a Principal Activity Centre.

- (3) Development in the Master Planned Area provides a built form and open spaces that are designed to optimise the subtropical climate and coastal location.
- (4) Development in the Master Planned Area provides a built form and infrastructure networks that are designed to enhance water quality and riparian health.
- (5) Development in the Master Planned Area enhances environmental values through well planned urban open space that also assists in the management of flood and storm surge risk and increasing community resilience to climate change.
- (6) Development in the Master Planned Area is characterised by a 'green feel' and provides for the use of mature native trees and landscaping.
- (7) Development in the Master Planned Area supports the integration of land uses with major transport facilities and provides for a high level of pedestrian and cyclist accessibility, comfort and safety.

2.2.9 Strategic Outcome 6 – Economic Development and Principal Activity Centre Role and Function Supported by Appropriate Integrated Transport Planning

- (1) The Master Planned Area accommodates the highest order and widest range of commercial uses and is the major contributor to the economic self-containment of the Sunshine Coast sub-region, provided that priority is always accorded to the appropriate planning and delivery of efficient and safe integrated transport networks.
- (2) The Master Planned Area provides a diversified, viable and positive commercial environment in which opportunities are maximised for a range of employment and business investment, particularly in innovative, knowledge based businesses, including lifestyle, education and health sectors.
- (3) The Master Planned Area accommodates a significant resident population and is connected to high quality, fast and frequent public transport services from all major residential areas and centres throughout the Sunshine Coast sub-region that provides easy access to a wide employee and customer base that supports economic activity in the Master Planned Area.
- (4) Development in the Master Planned Area, other than in the Aerodrome Road Precinct, Maroochy Boulevard Precinct and Dalton Drive West Precinct, does not comprise showrooms so that it does not delay or compromise the following:-
 - (a) the capacity of the existing and planned road transport infrastructure networks in the Master Planned Area;
 - (b) the employment potential of the Master Planned Area;
 - (c) the intended urban design outcomes for the Master Planned Area;
 - (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport;
 - (e) the development of showrooms in other areas intended for this use by *Maroochy Plan 2000* outside of the Master Planned Area.
- (5) Development for retail uses in the Master Planned Area, in particular the Sunshine Plaza Precinct (Master Plan Unit), Dalton Drive West Precinct, Ocean Street Precinct and Maroochy Boulevard Precinct does not delay or compromise the following:-
 - (a) the development of the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) which is intended to accommodate the highest concentration of future gross floor area for retail uses in the retail core of the Master Planned Area;
 - (b) the capacity of existing and planned infrastructure networks in the Master Planned Area and in particular, the Maroochydore Central Precinct (Master Plan Unit);
 - (c) the achievement of transit oriented development in the Master Planned Area and in particular, the Maroochydore Central Precinct (Master Plan Unit);
 - (d) the provision of the planned integrated transport infrastructure networks, in particular, the dedicated transit corridor (CAMCOS), a pedestrian dominated Main Street, a north-south link and east-west links in the Maroochydore Central Precinct (Master Plan Unit) to provide for the planned function of the Maroochydore Principal Activity Centre;
 - (e) the provision of planned urban open space and community facility infrastructure networks, in particular the central parkland, the civic plaza, district recreation park, local recreation park, public amphitheatre, regional

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

- arts and exhibition centre, other local community facilities infrastructure and a transit plaza in the Maroochydore Central Precinct (Master Plan Unit) to provide for the future development of the Maroochydore Principal Activity Centre;
- (f) the achievement of other intended regional outcomes for the Maroochydore Principal Activity Centre as envisaged in the SEQ Regional Plan.
- (6) Development in the Master Planned Area for a full line supermarket, discount department store and similar higher order retail use is limited to the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Core Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) so as not to delay or compromise the following:-
- (a) the development of the retail core of the Maroochydore Principal Activity Centre;
- (b) the capacity of the existing and planned infrastructure networks in the Master Planned Area, in particular the road transport infrastructure network;
- (c) the achievement of transit oriented development in the Master Planned Area and in particular the Maroochydore Central Precinct (Master Plan Unit).
- (7) Development in the Retail Core Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) does not delay or compromise the following:-
- (a) the capacity of the existing and planned infrastructure networks in the Master Planned Area and in particular the Maroochydore Central Precinct (Master Plan Unit);
- (b) the distribution of smaller scale retail uses within other sub-precincts of the Maroochydore Central Precinct (Master Plan Unit).
- (8) Development in the Master Planned Area:-
- (a) provides a benefit to and satisfies both a community and an economic need;
- (b) remedies any negative impacts arising from services or facilities associated with an existing or planned development in the Master Planned Area being put in jeopardy due to an adverse physical or financial impact; and
- (c) improves traffic and transport circulation and capacity within the Master Planned Area.

2.2.10 Strategic Outcome 7 – Community

- (1) The Master Planned Area accommodates significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life. These community facilities exhibit exemplar public building design featuring state of the art form and detailing and innovative use of materials. These community facilities are integrated with the bicycle and pedestrian infrastructure network, the public transport infrastructure network and the urban open space infrastructure network and are prominent and highly accessible features of the Principal Activity Centre.
- (2) The Master Planned Area is based on an urban open space infrastructure network which is integrated with the built environment and designed to provide opportunities for a range of recreation facilities and community activities including a civic plaza, a transit plaza, public amphitheatre, district and local recreation parks, Cornmeal Creek Plaza and Sunshine Gardens.
- (3) The Master Planned Area specifically includes provision for a cultural entertainment area to include a regional arts centre, regional library, public amphitheatre, meeting and gathering spaces which are designed to enliven, enrich and celebrate the sub-region's cultural diversity.
- (4) Development in the Master Planned Area for mixed-use buildings provides for the co-location of housing with commercial uses providing employment and services to contribute to the vibrancy of the Maroochydore Principal Activity Centre.
- (5) Development in the Master Planned Area provides for a range of medium and higher intensity residential uses centred in and around the core of the Master Planned Area which are universally designed, diverse in size and include a component of affordable living.
- (6) Development in the Master Planned Area provides a high level of amenity for residential uses through careful building design and relationship to open space, in particular the urban open space infrastructure network, whilst

recognising the vibrant inner-urban environment and high level of accessibility to infrastructure and services afforded by the Maroochydore Principal Activity Centre.

2.2.11 Strategic Outcome 8 – Character and Identity

- (1) The Structure Plan provides for an expanded Maroochydore Centre, reconfiguring existing inward focusing shopping centre facilities to be part of a larger integrated Principal Regional Activity Centre.
- (2) Development in the Master Planned Area provides for a built form and open space, in particular the urban open space and community facilities infrastructure networks, which optimise the unique subtropical, coastal and waterfront qualities of the Maroochydore Principal Activity Centre.
- (3) Development in the Master Planned Area provides for the creation of an identifiable heart, which reflects a sense of place and a high quality, active, pedestrian-focussed and safe street environment and public realm.
- (4) Development in the Master Planned Area incorporates a diverse and varied built form which:-
 - (a) reinforces the character and identity of Maroochydore as the Principal Activity Centre for the Sunshine Coast; and
 - (b) ensures appropriate transitioning of built form to areas adjoining the Master Planned Area.
- (5) Development in the Master Planned Area provides for buildings to be of a height and scale sufficient to accommodate the range and extent of functions required for the Maroochydore Principal Activity Centre, whilst maintaining a human scale, appropriately framing and activating streets and open spaces and minimising overshadowing.
- (6) Development in the Master Planned Area provides for the use of the ground storey of a building to be adapted over time.
- (7) Development in the Master Planned Area promotes permeability and is supported by an interconnected system of active, accessible and usable public spaces with high quality, consistent mature and canopied streetscaping and landscaping.
- (8) Development in the Master Planned Area provides for high quality pedestrian and cycle movement which is integrated with the public transport infrastructure network, urban open space infrastructure network and community facilities infrastructure network.

2.2.12 Strategic Outcome 9 – Open Space Network

- (1) Development in the Master Planned Area provides for an integrated urban open space infrastructure network which:-
 - (a) consists of a network of land in public ownership including recreational facilities, waterways, public spaces and bicycle and pedestrian components of the road transport infrastructure network;
 - (b) provides for the recreational and social needs of residents and the workforce in the Master Planned Area as well as providing for the recreational and social needs of residents of the Sunshine Coast sub-region;
 - (c) provides for the primary component of the bicycle and pedestrian infrastructure network in the Maroochydore Central Precinct (Master Plan Unit);
 - (d) radiates from the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) and facilitates the integration of the whole of the Master Planned Area;
 - (e) connects with the bicycle and pedestrian infrastructure network and urban open space infrastructure network external to the Master Planned Area;
 - (f) adjoins and interconnects public lands and community facilities;
 - (g) is in close proximity of uses such as cafes, restaurants and retail uses that activate and improve safety in the open space infrastructure network;
 - (h) performs flood mitigation and stormwater management functions that minimise risk from natural hazards;
 - (i) provides a centrepiece for the Master Planned Area which defines its landscape character; and
 - (j) enhances environmental values including riparian health and water quality.

- (2) Development in the Master Planned Area provides for the urban open space infrastructure network specifically identified on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a large expanse of central parkland focused on Maud Canal in the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) including waterway area which represents approximately 40% of the Maroochydore Central Precinct (Master Plan Unit) and provides for a wide range of formal and informal active and passive recreational facilities and gathering spaces;
 - (b) a public pedestrian promenade in public ownership along Cornmeal Creek and Maud Canal linking Sunshine Plaza to the new transit station and interchange;
 - (c) a walkable waterfront in public ownership comprising a continuous high quality bicycle and pedestrian movement corridor along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal;
 - (d) the Dalton Lakes Drainage Reserve which functions as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;
 - (e) a range of civic facilities, plazas and other public and semi-public spaces.

2.2.13 Strategic Outcome 10 – Integrated Transport

- (1) Development in the Master Planned Area provides for an integrated transport infrastructure network which:-
- (a) accommodates in order of priority, the following:-
 - (i) pedestrians;
 - (ii) cyclists;
 - (iii) public transport;
 - (iv) freight and service vehicles;
 - (iv) private motor vehicles;
 - (b) comprises an efficient road transport infrastructure network which provides for public transport and bicycle and pedestrian movements to be accommodated on streets that are also attractive, landscaped boulevards;
 - (c) enhances the role of the Maroochydore Principal Activity Centre as the principal hub for public transport infrastructure and services within the Sunshine Coast sub-region;
 - (d) integrates with land uses and facilitates transit oriented development in the Master Planned Area;
 - (e) provides for public parking facilities in consolidated locations that are accessible but do not dominate or detract from the streetscape;
 - (f) avoids traffic and overflow parking being introduced into residential areas surrounding the Master Planned Area; and
 - (g) provides for parking to be managed with the supply of parking facilities aligned with land use and transport options.
- (2) Development in the Master Planned Area provides for the integrated transport infrastructure network identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a bicycle and pedestrian infrastructure network comprising the following:-
 - (i) the Cornmeal Creek corridor including the public pedestrian promenade;
 - (ii) the Maud Canal corridor including the public pedestrian promenade;
 - (iii) connections to the district and shire-wide bicycle and pedestrian routes;
 - (iv) local bicycle and pedestrian paths on all streets;
 - (v) bicycle and pedestrian crossings of major roads and waterways to ensure a safe and continuous movement network;
 - (vi) quality pedestrian and cyclist access to bus stops, public transport stations and streets within the walking and cycling catchments;
 - (vii) end of trip facilities to be provided at major public transport locations and as part of new and refurbished developments;
 - (b) a public transport infrastructure network and services comprising the following:-
 - (i) the dedicated transit corridor (CAMCOS);

- (ii) a transit station and interchange (CAMCOS) that is centrally located in the Mixed Use Retail Core Area of the Maroochydore Central Precinct (Master Plan Unit);
 - (iii) regional public transport including a transit interchange on Horton Parade prior to the establishment of the primary central transit station and interchange (CAMCOS);
 - (iv) public transport routes servicing areas internal and external to the Master Planned Area and including provision for local people movers, local buses and feeder services;
 - (v) frequent connections of services to other centres in the Sunshine Coast sub-region;
- (c) road transport infrastructure comprising the following:-
- (i) a pedestrian dominated main street extending from Maroochy Boulevard to Aerodrome Road through the Mixed Use Retail Core Area of the Maroochydore Central Precinct (Master Plan Unit);
 - (ii) a major east-west road and public transport link in the northern part of the Maroochydore Central Precinct (Master Plan Unit) from Plaza Parade through to Maud Street connecting the Main Street and the major north-south road;
 - (iii) an east-west road link connecting Maroochy Boulevard with the main street and the major north-south road through the Maroochydore Central Precinct (Master Plan Unit);
 - (iv) a new road that extends Southern Drive to connect Amaroo Court with Maroochydore Road and an extension of Primary School Court and Pikki Street to link Southern Drive and Evans Street;
 - (v) a road connection across Maroochy Boulevard mid-way between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochydore Central Precinct (Master Plan Unit) and Sunshine Cove;
 - (vi) major public parking facilities particularly additional public parking facilities in the Maroochydore Central Precinct (Master Plan Unit).

2.2.14 Strategic Outcome 11 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporate the following:-
- (a) community facilities infrastructure;
 - (b) urban open space infrastructure;
 - (c) electricity and telecommunications infrastructure;
 - (d) integrated urban water cycle management infrastructure.
- (2) Development in the Master Planned Area provides for community facilities infrastructure which comprises the following:-
- (a) land for a proposed regional arts centre in the Maroochydore Central Precinct (Master Plan Unit);
 - (b) land for a proposed regional library, local community centre, meeting spaces and administration space in the Maroochydore Central Precinct (Master Plan Unit);
 - (c) other community infrastructure and services that meet the needs of the residents of the Master Planned Area and the Sunshine Coast sub-region.
- (3) Development in the Master Planned Area provides for urban open space infrastructure which comprises the following:-
- (a) land for a civic plaza co-located with the community facilities infrastructure in the Maroochydore Central Precinct (Master Plan Unit);
 - (b) land for a transit plaza co-located with the transit station and interchange (CAMCOS) and inter-linked with the civic plaza in the Maroochydore Central Precinct (Master Plan Unit);
 - (c) land for a public amphitheatre located in the northern part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);
 - (d) land for a local recreation park located in the central part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

- (e) land for a district recreation park located in the southern part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);
 - (f) other infrastructure and services in the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) to provide for a range of active and passive informal recreation activities and community gathering spaces.
- (4) Development in the Master Planned Area provides for the establishment of a world class telecommunications infrastructure network.
- (5) Development in the Master Planned Area provides for electricity infrastructure and integrated urban water cycle management infrastructure comprising water supply infrastructure, sewerage infrastructure and stormwater infrastructure that enables the sustainable and innovative management of waste, water, energy and other natural resources.
- (6) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
- (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
 - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
 - (c) to minimise the overall life cycle costs of the infrastructure and the network;
 - (d) to achieve a high level of environmental performance;
 - (e) to be provided ahead of or in conjunction with the early stages of development.

Map 5.2 Maroochydore PAC Master Planned Area Land Use Structure

Map 5.3 Maroochydore PAC Master Planned Area Major Infrastructure Elements

2.3 Master Planned Area Master Planning Process

2.3.1 Introduction

This section specifies the following:-

- (a) the master plans to be made in respect to the Maroochydore Central Precinct (Master Plan Unit) and the Sunshine Plaza Precinct (Master Plan Unit) in accordance with Section 141(2)(b)(i) of the *Sustainable Planning Act 2009*;
- (b) the requirements, including the requirements for public notification of particular master plans in accordance with Section 141(2)(b)(ii) and (iv) of the *Sustainable Planning Act 2009*;
- (c) the variations to the levels of assessment for development in precincts and sub-precincts which may be made by a master plan in accordance with Section 141(3)(b) of the *Sustainable Planning Act 2009*;
- (d) the development that cannot be carried out until master plans have been made in accordance with Section 141(3)(c) of the *Sustainable Planning Act 2009*;
- (e) the circumstances under which a development application for a preliminary approval to which Section 242 of the *Sustainable Planning Act 2009* applies can be made for development in the Master Planned Area in accordance with Sections 134(1)(b) and 141(3)(d) of the *Sustainable Planning Act 2009*.

2.3.2 Master Plans

- (1) Chapter 4, Part 3 of the *Sustainable Planning Act 2009* applies to the following:-
 - (a) Sunshine Plaza Precinct (Master Plan Unit);
 - (b) Maroochydore Central Precinct (Master Plan Unit).
- (2) A master plan specified in column 1 of **Table 2.3.2 (Master Plans)** is required to be made for all or part of the master plan units specified in column 2 of **Table 2.3.2**, the locations of which are identified conceptually on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)**.

Table 2.3.2 Master Plans

Column 1 Master plans	Column 2 Master planning unit
District Strategy Master Plan	Maroochydore Central Precinct. Sunshine Plaza Precinct.
Local Development Master Plan	Each sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) unless otherwise specified in the District Strategy Master Plan.

2.3.3 Master Plan Requirements

2.3.3.1 District Strategy Master Plan

A District Strategy Master Plan is to comply with the requirements specified in **Table 2.3.3A (District Strategy Master Plan Requirements)**.

Table 2.3.3A District Strategy Master Plan Requirements

Column 1 Requirements	Column 2 Description of requirements
Object	A District Strategy Master Plan is to specify in further detail the type, scale, location and timing of development in the Master Plan Unit.
Content for the Maroochydore Central Precinct	The Maroochydore Central Precinct District Strategy Master Plan is to include the following:- <ol style="list-style-type: none"> (a) the sub-precincts in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts) and any proposed variations to the sub-precincts; (b) a plan and supporting text that clearly articulates the way in which the Maroochydore Central Precinct (Master Plan Unit) will be integrated with the Sunshine Plaza Precinct (Master Plan Unit) in order for the two precincts to complement one another. In particular, the Master Plan should detail the interface with the Sunshine Plaza Precinct (Master Plan Unit) along Maud Canal and Plaza Parade; (c) the road transport infrastructure network within the District Strategy Master Plan Unit comprising sub-arterial roads, collector streets;

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Requirements	Column 2 Description of requirements
	<p>(d) the public transport infrastructure network within the District Strategy Master Plan Unit comprising the dedicated transit corridor (CAMCOS), the transit station and interchange (CAMCOS), dedicated transit lanes and regional, local and shuttle bus routes;</p> <p>(e) the bicycle and pedestrian infrastructure network within the District Strategy Master Plan Unit comprising major bicycle and pedestrian infrastructure and Shire wide, district and local bicycle and pedestrian routes;</p> <p>(f) the urban open space infrastructure network within the District Strategy Master Plan Unit;</p> <p>(g) the community facilities infrastructure network in the District Strategy Master Plan Unit;</p> <p>(h) a statement of the mix of uses and densities to be achieved for each sub-precinct;</p> <p>(i) a District Strategy Master Plan Unit Code that:-</p> <p style="padding-left: 20px;">(i) states the development entitlements for the Maroochydore Central Precinct (Master Plan Unit);</p> <p style="padding-left: 20px;">(ii) states the development obligations for the Maroochydore Central Precinct (Master Plan Unit); and</p> <p style="padding-left: 20px;">(iii) includes district strategy master plan maps that give a spatial dimension to the matters the subject of the code;</p> <p>(j) the level of assessment for development in each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit) and any proposed variation to a Development Assessment Table in Section 2.4.3 (Development Assessment Tables);</p> <p>(k) other codes applicable to development in the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(l) a statement as to when the development of the Maroochydore Central Precinct (Master Plan Unit) is to be completed;</p> <p>(m) any area for which a Local Development Master Plan is to be made.</p>
Content for the Sunshine Plaza Precinct	<p>The Sunshine Plaza Precinct District Strategy Master Plan is to include the following:-</p> <p>(a) the sub-precincts within the Sunshine Plaza Precinct, where relevant;</p> <p>(b) a plan and supporting text that clearly articulates the manner in which the Sunshine Plaza Precinct (Master Plan Unit) will provide for an expanded Maroochydore Centre, reconfiguring an existing inward focusing shopping centre to be part of a larger integrated Principal Regional Activity Centre, including how the precinct is to be integrated with the Maroochydore Central Precinct (Master Plan Unit) in order for the two precincts to complement one another. In particular, the Master Plan should detail the interface with the Maroochydore Central Precinct (Master Plan Unit) along Maud Canal and Plaza Parade;</p> <p>(c) the master plan's relationship with the external road transport infrastructure within the Maroochydore PAC Master Planned Area comprising sub-arterial roads, trunk collector roads and main streets;</p> <p>(d) the internal road transport infrastructure network within the Sunshine Plaza Precinct (Master Plan Unit), including access locations and car parking;</p> <p>(e) the public transport infrastructure network within the District Strategy Master Plan Unit and linkages to the broader public transport infrastructure network as identified on Map 5.9 Maroochydore PAC Master Planned Area Public Transport Infrastructure Network;</p> <p>(f) the bicycle and pedestrian infrastructure network within the District Strategy Master Plan Unit comprising major bicycle and pedestrian infrastructure and Shire wide, district and local bicycle and pedestrian routes;</p> <p>(g) the urban open space infrastructure network within the District Strategy Master Plan Unit;</p> <p>(h) a statement of the mix of uses and densities to be achieved for any sub-precinct;</p> <p>(i) a District Strategy Master Plan Unit Code that:-</p> <p style="padding-left: 20px;">(i) states the development entitlements for the Sunshine Plaza Precinct (Master Plan Unit);</p> <p style="padding-left: 20px;">(ii) states the development obligations for the Sunshine Plaza Precinct (Master Plan Unit); and</p> <p style="padding-left: 20px;">(iii) includes district strategy master plan maps that give a spatial dimension to the matters the subject of the code;</p> <p>(j) the level of assessment for development in the Sunshine Plaza Precinct (Master Plan Unit) and any proposed variation to a Development Assessment Table in Section 2.4.3. (Development Assessment Tables);</p> <p>(k) other codes applicable to development in the Sunshine Plaza Precinct (Master Plan Unit);</p> <p>(l) a statement as to when the development of the Sunshine Plaza Precinct (Master Plan Unit) is to be completed;</p> <p>(m) any area for which a Local Development Master Plan is to be made.</p>
Development and infrastructure elements	<p>The District Strategy Master Plan Unit Code is to include the following:-</p> <p>(a) the type, scale, location and timing of development of the Sunshine Plaza Precinct (Master Plan Unit) or each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(b) the type, scale, location and timing of the infrastructure networks that exist or are to be provided to service development in the Sunshine Plaza Precinct (Master Plan Unit) or each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit).</p>
Master plan maps	<p>The District Strategy Master Plan Unit Code is to include maps that:-</p> <p>(a) give a spatial representation of the development and infrastructure elements;</p> <p>(b) identify precincts and sub-precincts on a cadastral basis; and</p> <p>(c) are at a scale of approximately 1:5,000.</p>

2.3.3.2 *Local Development Master Plans*

A Local Development Master Plan is to comply with the requirements specified in **Table 2.3.3B (Local Development Master Plan Requirements)**.

Table 2.3.3B Local Development Master Plan Requirements

Column 1 Requirements	Column 2 Description of requirements
Object	A Local Development Master Plan is to specify in further detail the type, scale, location and timing of development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
Content	A Local Development Master Plan is to include the following:- (a) the sub-precincts in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts) and any proposed variations to the sub-precincts; (b) a Local Development Master Plan Unit Code that:- (i) states the development obligations for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan; (ii) states the development entitlements for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan; (iii) states the assessment criteria for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan which may include site or precinct specific assessment criteria relating to such matters as building layouts, setbacks and elevations, access and car parking, the configuration of private open space, landscape treatments and the like; and (iv) includes Local Development Master Plan Maps that give a spatial representation of the matters the subject of the Code; (c) the level of assessment for development in each precinct and sub-precinct within the Local Development Master Plan Unit and any proposed variation to a Development Assessment Table in Section 12.4.3 (Development Assessment Tables) ; (d) other codes applicable to development in the Local Development Master Plan Unit; (e) a statement as to when the development of the Local Master Plan Unit is to be completed; (f) a plan of subdivision for each precinct in the Local Development Master Plan Unit.
Development and infrastructure elements	The Local Development Master Plan Unit Code is to include the following:- (a) the type, scale, location and timing of development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit); (b) the type, scale, location and timing of the infrastructure networks that exist or are to be supplied to service development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
Master plan maps	The Local Development Master Plan Unit Code is to include maps that:- (a) give a spatial representation of the development and infrastructure elements; (b) identify precincts and sub-precincts on a cadastral basis; and (c) are at a scale of approximately 1:2,500.

2.3.4 Public Notification of Master Plans

The master plans specified in Column 1 of **Table 2.3.4 (Public Notification Requirements)** are to be publicly notified in accordance with Column 2 of Table 2.3.5.

Table 2.3.4 Public Notification Requirements for Master Plans

Column 1 Master plan	Column 3 Public notification requirements
For the District Strategy Master Plans stated in Table 2.3.2 Master Plans	The consultation period is to be for at least 20 Business Days

2.3.5 Assessment of Master Plans by the State

- (1) All master plans must be assessed by the State.
- (2) The coordinating agency for each master plan application is the chief executive of the entity stated in Table 1, Column 1 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

- (3) The coordinating agency's jurisdiction for each master plan application is stated in Table 1, Column 2 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009, but does not include a referral jurisdiction stated in Column 3 of the same table.
- (4) The participating agencies for each master plan application are stated in Table 2, Column 1 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009.
- (5) The participating agencies jurisdiction for each master plan application is stated in Table 2, Column 2 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009, but does not include a referral jurisdiction stated in Column 3 of the same table.
- (6) **Table 2.3.5 (Other Participating Agencies and their Jurisdiction)** identifies other participating agencies and their jurisdiction for the Master Planned Area.

Table 2.3.5 Other Participating Agencies and their Jurisdiction

Column 1 Participating agency	Column 2 Jurisdiction of participating agency
Northern SEQ Distributor-Retailer Authority under the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .	Planning for and management of water infrastructure under the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .

2.3.6 Variation to Levels of Assessment in Master Plans

A master plan for the Maroochydore Central Precinct (Master Plan Unit), may vary the level of assessment stated in the Table of Development Assessment in Section 2.4.3 (Tables of Development Assessment) as follows:-

- (a) for assessable development requiring impact assessment – vary the level of assessment to self assessable development or assessable development requiring code assessment or development requiring compliance assessment, unless the development is for a use stated in Table 2.3.6 (Impact Assessable Development That May Not Be Varied)³;
- (b) for code assessable development – vary the level of assessment to self assessable development or development requiring compliance assessment;
- (c) increase the level of assessment.

Table 2.3.6 Impact Assessable Development That May Not Be Varied

Column 1 Impact Assessable Development That May Not Be Varied
<ol style="list-style-type: none"> (a) Detached house; (b) Dual occupancy; (c) Caravan park; (d) Bed and breakfast; (e) Institutional residence; (f) Showroom; (g) Light industry; (h) Car washing station; (i) Service station; (j) Transport station; (k) Cemetery; and (l) Crematorium.

2.3.7 Development Not to Be Carried Out Until Master Plans Have Been Made

Development specified in Column 2 of **Table 2.3.7 (Development Not to be Carried Out Until Master Plans Have Been Made)** cannot be carried out in the Maroochydore Central Precinct (Master Plan Unit) until the master plans required for the area or the part of the area have been made.

³ **Table 2.3.6 (Impact Assessable Development That May Be Made Self Assessable or Code Assessable)** should be read in conjunction with the Table of Development Assessment for Material Change of Use for the Maroochydore Central Precinct (Master Plan Unit) contained in **Section 2.4.3 (Development Assessment Tables)**.

Table 2.3.7 Development Not To Be Carried Out Until Master Plans Have Been Made

Column 1 Development that can be carried out before the master plans have been made	Column 2 Development that cannot be carried out until the master plans have been made
(1) Exempt development under the Maroochydore PAC Structure Plan or a master plan. (2) Development for a lawful use. (3) Development carried out by a public sector entity (e.g. access roads, creek crossings, bicycle and pedestrian corridors, stormwater conduits or similar). (4) Development for a Major utility where for an electricity substation.	Development not specified in Column 1.

2.3.8 Development Not to Be Carried Out Until Master Plans Have Been Made

A development application for a preliminary approval to which Section 242 of the *Sustainable Planning Act 2009* applies can be made for development in the Master Planned Area other than the Maroochydore Central Precinct (Master Plan Unit) and the Sunshine Plaza Precinct (Master Plan Unit).

2.4 Master Planned Area Precincts and Sub-precincts

2.4.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided unless varied by a master plan for the Maroochydore Central Precinct (Master Plan Unit);
- (2) the level of assessment of development in the Master Planned Area unless varied by a master plan for the Maroochydore Central Precinct (Master Plan Unit);
- (3) the assessment criteria for development being the following:-
 - (a) applicable codes for self assessable development and development requiring code assessment in the Master Planned Area;
 - (b) the provisions of *Maroochy Plan 2000* applicable to the Master Planned Area for development requiring impact assessment in the Master Planned Area.

2.4.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 2.4.2 (Master Planned Area Precincts and Sub-precincts)** as specified on **Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts)**.

Table 2.4.2 Master Planned Area Precincts and Sub-precincts

Column 1 Precincts	Column 2 Sub-precincts
(1) State Government Precinct	Not applicable
(2) Dalton Drive West Precinct	Not applicable
(3) Dalton Drive South Precinct	Not applicable
(4) Aerodrome Road Precinct	Not applicable
(5) Government Precinct	Not applicable
(6) Ocean Street Precinct	Not applicable
(7) Maroochydore North Precinct	Not applicable
(8) Maroochy Boulevard Precinct	Not applicable
(9) Plaza Parade Precinct	Not applicable
(10) Sunshine Plaza Precinct (Master Plan Unit)	Not applicable
(11) Maroochydore Central Precinct (Master Plan Unit)	Parkland Sub-precinct
	(a) Community Facilities Sub-precinct
	(b) Retail Sub-precinct
	(c) Commercial Sub-precinct
	(d) Main Street South Sub-precinct
	(e) Main Street North Sub-precinct
(f) Residential Sub-precinct	

2.4.3 Tables of Development Assessment

2.4.3.1 Tables of Development Assessment Generally

- (1) The Tables of Development Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Development Assessment identify whether development is exempt, self assessable, assessable development requiring code assessment or assessable development requiring impact assessment.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

- (3) For development being a material change of use, the Tables of Development Assessment also identify whether a use is:-
- (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct; and
 - (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Development Assessment also identify the following:-
- (a) applicable codes for development requiring self assessment and code assessment;
 - (b) the provisions of *Maroochy Plan 2000* applicable to the Master Planned Area for development requiring impact assessment.
- (5) The Tables of Development Assessment are listed in **Table 2.4.2A (Development Type and Development Assessment Tables)**.

Table 2.4.2A Development Type and Development Assessment Tables

Column 1 Sub-section	Column 2 Development Type	Column 3 Development Assessment Table
2.4.2A	<i>Precinct and Sub-precinct Development Assessment Tables</i> <i>Material Change of Use</i>	<i>State Government Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Dalton Drive West Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Dalton Drive South Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Aerodrome Road Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Government Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Ocean Street Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Maroochydore North Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Maroochy Boulevard Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Plaza Parade Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Sunshine Plaza Precinct (Master Plan Unit) Development Assessment Table (Table 2.4.3.2)</i> <i>Maroochydore Central Precinct Development Assessment Table (Table 2.4.3.2)</i>
2.4.3.3	<i>Other Development Assessment Tables</i> <i>Reconfiguring a Lot</i> <i>Building Work</i> <i>Operational Work</i>	<i>Reconfiguring a Lot Development Assessment Table (Table 2.4.3.3)</i> <i>Building Work (where not associated with a Material Change of Use)Development Assessment Table (Table 2.4.3.3)</i> <i>Operational Work (whether or not associated with a Material Change of Use) Development Assessment Table (Table 2.4.3.3)</i>

Map 5.4 Maroochydore PAC Master Planned Area Precincts and Sub-Precincts

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.4.3.2 Table of Development Assessment for Material Change of Use

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁵	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and

⁴ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
⁵ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Institutional residence <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Motel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Code for the Development and Use of Motels 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Multiple dwelling units <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Residential care facility <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Code for Retirement Villages and Residential Care Facilities 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Retirement village <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Code for Retirement Villages and Residential Care Facilities 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management in Commercial and Community Developments</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Office where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Restaurant where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Restaurant where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shop where:-</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 450m².</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Shop where:-</p> <p>(a) in premises which require building work (other than minor building work) to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 450m².</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code
<p>Shopping complex where each individual tenancy does not exceed a gross floor area of 450m².</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>All other defined uses in the Commercial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
INDUSTRIAL USE CLASS			
<p>All defined uses in the Industrial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
COMMUNITY USES			
<p>Child care centre where in premises which require no building work or only minor building work to accommodate the use.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1) ▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Child care centre where not otherwise specified.</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Child Care Centres 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Local utility (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for an electricity substation. (Consistent Use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code
Telecommunications facility (Medium Impact)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Telecommunications Facilities 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
SPECIAL USES			
Church (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Community meeting hall (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Hospital <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- <i>(a) in premises which require no building work or only minor building work to accommodate the use; and</i> <i>(b) involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Indoor recreation where involving a use other than cinemas, theatres, licensed clubs and nightclubs <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Park <i>(Consistent use)</i>	Exempt	<i>None applicable</i>	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
▪ UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁶ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁷	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Community residence (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Community Residence Code 	
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and

⁶ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
⁷ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements.</i>
Retirement village <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁶ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year) (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Office where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁶ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Restaurant where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Restaurant where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (c) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands <input type="checkbox"/> Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Shopping complex where each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Showroom where:-</p> <p>(a) <i>for a home maker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 and not exceeding a gross floor area of 15,000m²; or</i></p> <p>(b) <i>on a lot other than proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 and not exceeding a gross floor area of 3,000m² per tenancy. (Consistent use)</i></p>	Code Assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Veterinary clinic where not otherwise specified.</p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>All other defined uses in the Commercial Use Class (Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
<p>All defined uses in the Industrial Use Class (Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
<p>Child care centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Child care centre where not otherwise specified. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁶ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility <i>(Consistent use)</i>	Exempt	<i>None Applicable</i>	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<i>None Applicable</i>	
Major utility where for an electricity substation.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Telecommunications Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community meeting hall <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁷	Applicable Codes	
<i>(Consistent use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <i>Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Indoor recreation where involving a use other than cinemas, theatres, licensed clubs and nightclubs. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Park <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i> 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
All other defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ⁸ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ⁹	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Community residence (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Community Residence Code 	
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water

⁸ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
⁹ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁹	Applicable Codes	
		<ul style="list-style-type: none"> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Shop where a general store. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management in Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Commercial Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
All defined uses in the Industrial Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
Child care centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Child care centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management in Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁹	Applicable Codes	
<i>(Consistent use)</i>			
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for an electricity substation <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Telecommunications Facilities 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management in Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Heritage Conservation Code ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Community meeting hall <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Educational establishment <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ⁹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Park <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i> 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁰ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹¹	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Community residence (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Community Residence Code 	
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working /manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking

¹⁰ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.

¹¹ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2.</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
<i>premises which require no building work or only minor building work to accommodate the use. (Consistent use)</i>		<ul style="list-style-type: none"> ▪ S19.1, and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Art and craft centre where not otherwise specified. (consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Convenience restaurant where not involving a drive through facility. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Fast food store where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Fast food store where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
			<ul style="list-style-type: none"> <i>Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Office where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Restaurant where in premises which require no building work or only minor building work to	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
<i>accommodate the use (Consistent use)</i>		<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Restaurant where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Shopping complex where each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Showroom where each individual tenancy does not exceed a gross floor area of 3000m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁰ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Veterinary clinic where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Commercial Use Class (Inconsistent use if:- (a) Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m ² ; or (b) Showroom where not part of a mixed use building or where any individual tenancy exceeds a gross floor area of 3000m ²).	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
All defined uses in the Industrial Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
Child care centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Child care centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
<i>underground high voltage sub transmission powerlines and associated transition structures.(Consistent Use)</i>			
Major utility where for an electricity substation. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Telecommunications facility (Medium Impact)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Telecommunications Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
Church (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community meeting hall (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Heritage Conservation Code</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹¹	Applicable Codes	
Educational establishment (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
RECREATIONAL USES			
Indoor recreation where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Indoor recreation where involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None applicable 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
OTHER USES			
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹³	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building <i>where located above ground storey. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Caretaker's residence <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Caretaker's Residence</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Display home <i>where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Code</i> 	
Home-based business <i>where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:-</i> <ul style="list-style-type: none"> ▪ <i>any form of vehicle repair/services;</i> ▪ <i>panel beating;</i> ▪ <i>vehicle detailing;</i> ▪ <i>spray painting;</i> ▪ <i>engine reconditioning or repair;</i> ▪ <i>wood working/manufacture involving the use of power tools;</i> ▪ <i>furniture manufacture;</i> ▪ <i>metal working;</i> ▪ <i>welding;</i> ▪ <i>dance studio/classes; or</i> ▪ <i>martial arts coaching.</i> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Home-based Business</i> 	
Home-based business <i>where not otherwise specified.</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Home-based Business</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water</i>

¹² Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
¹³ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessed against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional Residence where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
<i>(Consistent use)</i>		<ul style="list-style-type: none"> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1, and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Hotel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Medical centre where in premises which require no building work or only minor building work to accommodate the use.	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.15: S16.1, S16.2, S17.1, S18.1 and S19.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
<i>otherwise specified. (Consistent use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <i>Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Office where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Restaurant where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Restaurant where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
<p>Shop where:-</p> <p>(a) in premises which require building work (other than minor building work) to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 450m².</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shopping complex where each individual tenancy does not exceed a gross floor area of 450m².</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Veterinary clinic</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>All other defined uses in the Commercial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
INDUSTRIAL USE CLASS			
<p>All defined uses in the Industrial Use Class</p> <p>(inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
COMMUNITY USES			
<p>Child care centre where in premises which require no building work or only minor building work to accommodate the</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3) 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
<i>use. (Consistent use)</i>		<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Child care centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Telecommunications Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹³	Applicable Codes	
			<ul style="list-style-type: none"> <i>Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community meeting hall (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT		
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>		
Defined Use	Assessment Category ¹³	Applicable Codes
<i>clubs and nightclubs. (Consistent use)</i>		
Indoor recreation (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>Non applicable</i>
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
OTHER USES		
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
UNDEFINED USES		
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design

¹⁴ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
¹⁵ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence where located above the ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Hotel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3) 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Code for Markets ▪ Code for Transport, Traffic and Parking ▪ Design Code for Community Safety and Security ▪ Code for Waste Management for Commercial and Community Uses ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements 	
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Office where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
<p>(Consistent use)</p>			<ul style="list-style-type: none"> ▪ Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Restaurant where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S7.1, S17.2, S19.1 and S19.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Restaurant where not otherwise specified. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m². (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m². (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shopping complex where each individual tenancy does not exceed a gross floor area of 450m². (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use. (consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Veterinary clinic where not otherwise specified. (consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Commercial Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
All other defined uses in the Industrial Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
Child care centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Child care centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for an	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
<i>electricity substation.(Consistent Use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <i>Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Telecommunications Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community meeting hall <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Indoor recreation (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i> 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁶ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Caretaker's Residence</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community Residence (Consistent use)	Self Assessable	<ul style="list-style-type: none"> ▪ <i>Community Residence Code</i> 	
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Code</i> 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Home-based Business</i> 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Home-based Business</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water</i>

¹⁶ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
¹⁷ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*)

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
<i>(Consistent use)</i>		<ul style="list-style-type: none"> Plan Area Code Code for Retirement Villages and Residential Care Facilities 	<ul style="list-style-type: none"> Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Maroochy Plan 2000 as applicable to the Master Planned Area 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Maroochy Plan 2000 as applicable to the Master Planned Area 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waste Management for Commercial and Community Uses Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Outdoor Dining Areas Code for Transport, Traffic and Parking Code for Waste Management for Commercial and Community Uses Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Fast food store where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) Code for Outdoor Dining Areas Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i> 	
Medical centre where in a premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
<i>minor building work to accommodate the use. (Consistent use)</i>		<ul style="list-style-type: none"> ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Office where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Restaurant where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Restaurant where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Shopping complex where each	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure 	<ul style="list-style-type: none"> ▪ Code for Assessment and

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
<i>individual tenancy does not exceed a gross floor area of 450m². (Consistent use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <i>Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Veterinary clinic <i>where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Veterinary clinic <i>where not otherwise specified. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Commercial Use Class <i>(Inconsistent use if Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m², Garden Centre, Showroom)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
All defined uses in the Industrial Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
Child care centre <i>where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Child care centre <i>where not otherwise specified. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Child Care Centres</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Local utility <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None Applicable</i> 	
Major utility where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i>
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Telecommunications Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Community meeting hall <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment <i>(Consistent use)</i>	<ul style="list-style-type: none"> ▪ Code assessable 	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁶.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁷	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	<ul style="list-style-type: none"> ▪ Code assessable 	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	<ul style="list-style-type: none"> ▪ Impact assessable 	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	<ul style="list-style-type: none"> ▪ Self assessable 	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Indoor recreation involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i> 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁸ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and

¹⁸ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
¹⁹ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁸ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
			<ul style="list-style-type: none"> Wetlands ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class (Consistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. (Consistent Use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> 	
Medical centre where in a premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Office where in premises which require no building work or only minor building work to accommodate the use.	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
<p><i>(Consistent use)</i></p> <p>Office where not otherwise specified. <i>(Consistent use)</i></p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Restaurant where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i></p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Restaurant where not otherwise specified. <i>(Consistent use)</i></p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m². <i>(Consistent use)</i></p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m². <i>(Consistent use)</i></p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shopping complex where each individual tenancy does not exceed a gross floor area of 450m².</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
<i>(Consistent use)</i>			<ul style="list-style-type: none"> ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Showroom where each individual tenancy does not exceed a gross floor area of 3000m ² . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Veterinary clinic where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined uses in the Commercial Use Class <i>(Inconsistent use if:-</i> (a) <i>Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m²; or</i> (b) <i>Showroom where any individual tenancy exceeds a gross floor area of 3000m²).</i>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
INDUSTRIAL USE CLASS			
All other defined uses in the Industrial Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ¹⁸ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
COMMUNITY USES			
Child care centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Child care centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Child Care Centres ▪ Code for Assessment and Management of Acid Sulfate Soils 	<ul style="list-style-type: none"> ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Local utility (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for an electricity substation.(Consistent Use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code
Telecommunications facility (Medium Impact)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Telecommunications Facilities 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
SPECIAL USES			
Church (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ¹⁹	Applicable Codes	
Community meeting hall (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Operational Works Code</i> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Educational establishment (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Indoor recreation where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Indoor recreation where involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT		
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply¹⁸.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>		
Defined Use	Assessment Category ¹⁹	Applicable Codes
Park <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i>
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
OTHER USES		
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
UNDEFINED USES		
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²⁰ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²¹	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building where located above ground store and on land east of Maud Street Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Caretaker's Residence 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Code 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Code for Home-based Business 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Home-based Business 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water

²⁰ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
²¹ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey and on land	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
<i>east of Maud Canal. (consistent use)</i>		<ul style="list-style-type: none"> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Hotel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i> 	
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Office where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Restaurant where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Restaurant where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m ² . (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Shop where:- (a) in premises which require building work (other than	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
<p><i>minor building work) to accommodate the use; and</i></p> <p>(b) <i>each individual tenancy does not exceed a gross floor area of 450m².</i></p> <p>(Consistent use)</p>			<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Shopping complex <i>where each individual tenancy does not exceed a gross floor area of 450m².</i></p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Veterinary clinic <i>where in premises which require no building work or only minor building work to accommodate the use.</i></p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Veterinary clinic <i>where not otherwise specified.</i></p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>All other defined uses in the Commercial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
<p>All other defined uses in the Industrial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMUNITY USES			
<p>Child care centre <i>where in premises which require no building work or only minor building work to accommodate the use.</i></p> <p>(Inconsistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Child care centre <i>where not</i></p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Integrated Water</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²¹	Applicable Codes	
<i>otherwise specified. (Consistent use)</i>		<ul style="list-style-type: none"> Plan Area Code Code for Child Care Centres Code for Assessment and Management of Acid Sulfate Soils 	<ul style="list-style-type: none"> Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waste Management for Commercial and Community Uses Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Local utility <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> None Applicable 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> None Applicable 	
Major utility where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Code for Telecommunications Facilities 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code Maroochy Plan 2000 as applicable to the Master Planned Area 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management Code for Landscaping Design Code for Transport, Traffic and Parking Code for Waterways and Wetlands Design Code for Community Safety and Security Operational Works Code Code for the Siting and Design of Advertisements
Community meeting hall <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> Code for Assessment and Management of Acid Sulfate Soils Code for Integrated Water Management

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²⁰ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²¹	Applicable Codes	
			<ul style="list-style-type: none"> ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Educational establishment (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
RECREATIONAL USES			
Indoor recreation where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Indoor recreation where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None applicable 	
All other Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
OTHER USES			

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT		
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁰.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>		
Defined Use	Assessment Category ²¹	Applicable Codes
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
UNDEFINED USES		
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²³	Applicable Codes	
RESIDENTIAL USE CLASS			
Accommodation building where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Caretaker's Residence</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Display home where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Code</i> 	
Home-based business where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> ▪ any form of vehicle repair/services; ▪ panel beating; ▪ vehicle detailing; ▪ spray painting; ▪ engine reconditioning or repair; ▪ wood working/manufacture involving the use of power tools; ▪ furniture manufacture; ▪ metal working; ▪ welding; ▪ dance studio/classes; or ▪ martial arts coaching. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Home-based Business</i> 	
Home-based business where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Home-based Business</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i>

²² Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
²³ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Institutional residence where located above ground storey (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Motel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for the Development and Use of Motels</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Multiple dwelling units where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Residential care facility where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Retirement village where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Retirement Villages and Residential Care Facilities</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined uses in the Residential Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RURAL USE CLASS			
All defined uses in the Rural Use Class <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
COMMERCIAL USE CLASS			
Art and craft centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Art and craft centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Convenience restaurant where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Fast food store where in a premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
Fast food store where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Funeral parlour	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Hotel (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
Market where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i> 	
Market where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Markets</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i> 	
Medical centre where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1)</i> 	
Medical Centre where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²³	Applicable Codes	
<p>Office where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
<p>Office where not otherwise specified. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Restaurant where in premises which:- (a) require no building work or only minor building work to accommodate the use; or (b) being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 & Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Restaurant where not otherwise specified. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Outdoor Dining Areas ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
<p>Shop where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 2500m². (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
<p>Shop where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 2500m². (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²².</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²³	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Shopping complex where:-</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 2500m²; or</p> <p>(c) being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 & Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Shopping complex where in premises which require building work (other than minor building work) to accommodate the use.</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Outdoor Dining Areas</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>Veterinary clinic where in premises which require no building work or only minor building work to accommodate the use.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1)</i> ▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)</i> 	
<p>Veterinary clinic where not otherwise stated.</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waste Management for Commercial and Community Uses</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
<p>All other defined uses in the Commercial Use Class</p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
INDUSTRIAL USE CLASS			
<p>All defined uses in the Industrial Use Class</p>	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²³	Applicable Codes	
<i>(Inconsistent use)</i>			
COMMUNITY USES			
Child care centre where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3) ▪ Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1) 	
Child care centre where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Child Care Centres Code for Assessment and Management of Acid Sulfate Soils 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waste Management for Commercial and Community Uses ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Local utility <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> ▪ None Applicable 	
Major utility where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code
Telecommunications facility <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Telecommunications Facilities 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
SPECIAL USES			
Church <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category ²³	Applicable Codes	
Community meeting hall (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	Advertisements <ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Educational establishment (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Emergency services	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
All other defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
RECREATIONAL USES			
Indoor recreation where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Self assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S17.1, S17.2, S19.1 and S20.1) ▪ Code for Transport, Traffic and Parking (Element 7: A1.1 and A2.1) 	
Indoor recreation where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Integrated Water Management ▪ Code for Landscaping Design ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Design Code for Community Safety and Security ▪ Operational Works Code ▪ Code for the Siting and Design of Advertisements
Park (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ None applicable 	
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)		
1. For self assessable development, only the acceptable solutions of applicable codes apply ²² . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Defined Use	Assessment Category ²³	Applicable Codes
OTHER USES		
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
UNDEFINED USES		
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>

11. MAROOCHYDORE CENTRAL PRECINCT (MASTER PLAN UNIT)		
1. For self assessable development, only the acceptable solutions of applicable codes apply ²⁴ . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is to be taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.		
Defined Use	Assessment Category ²⁵	Applicable Codes
RESIDENTIAL USE CLASS		
Caretaker's residence (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Code for Caretaker's Residence</i>
Display home where an estate sales office (Consistent use)	Code assessable	<ul style="list-style-type: none"> ▪ <i>Code for Development of Detached Houses and Display Homes</i>
All other defined uses in the Residential Use Class	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
RURAL USE CLASS		
All defined uses in the Rural Use Class (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
COMMERCIAL USE CLASS		
All defined uses in the Commercial Use Class	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
INDUSTRIAL USE CLASS		
All defined uses in the Industrial Use Class	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>
COMMUNITY USES		
Local utility	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i>
Major utility where for underground high voltage sub transition powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> ▪ <i>None applicable</i>
Major utility where for an electricity substation.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i>

²⁴ Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.
²⁵ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

11. MAROOCHYDORE CENTRAL PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply²⁴.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is to be taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category ²⁵	Applicable Codes	
			<ul style="list-style-type: none"> ▪ <i>Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Community Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
SPECIAL USES			
All defined Special Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
RECREATIONAL USES			
Outdoor recreation (where for golf course purposes).	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All other defined Recreational Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
OTHER USES			
Car Park where for public parking purpose.	Code assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> 	<ul style="list-style-type: none"> ▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i> ▪ <i>Code for Integrated Water Management</i> ▪ <i>Code for Landscaping Design</i> ▪ <i>Code for Transport, Traffic and Parking</i> ▪ <i>Code for Waterways and Wetlands</i> ▪ <i>Design Code for Community Safety and Security</i> ▪ <i>Operational Works Code</i> ▪ <i>Code for the Siting and Design of Advertisements</i>
All defined Other Uses	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	
UNDEFINED USES			
Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i> 	

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.4.3.3 Tables of Development Assessment for Development Other Than Material Change of Use

RECONFIGURING A LOT			
1. Schedule 18 of the <i>Sustainable Planning Regulation 2009</i> prevails over the assessment categories in this Table to the extent of any inconsistency.			
Development	Assessment Category	Applicable Codes	
Reconfiguring a lot where not otherwise stated.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for Reconfiguring Lots 	<ul style="list-style-type: none"> ▪ Code for Integrated Water Management ▪ Code for Transport, Traffic and Parking ▪ Code for Waterways and Wetlands ▪ Operational Works Code

OPERATIONAL WORK (WHETHER OR NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)			
Development	Assessment Category ²⁶ ²⁷	Applicable Codes	
Placing an advertising device²⁸ on premises where:- (a) identification signs:- - Freestanding signs; - Flush wall signs (other than high rise building signs); - Awning fascia sign; - Under awning sign; - Created awning sign; - Projecting wall signs; or (b) other signs:- - Statutory signs; or - Illuminated signs.	Self assessable	<ul style="list-style-type: none"> ▪ 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) 	
Placing an advertising device²⁹ on premises where:- (a) identification signs:- - High rise building sign; - Above awning sign; - Roof signs; or (b) other signs:- - Moving sign; - 3D Replica signs, object or shape; - any other sign not defined.	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Code for the Siting and Design of Advertisements 	
Placing an advertising device³⁰ on premises where for a third party sign.	Impact assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area 	
Excavation and Filling where involving less than 50m ³ of material.	Self Assessable	<ul style="list-style-type: none"> ▪ Operational Works Code (Element 4: A1.1-1.5 and A3.1-3.3 and Element 5: A6.1) 	
Excavation and Filling where not otherwise stated.-	Code assessable	<ul style="list-style-type: none"> ▪ Maroochydore PAC Structure Plan Area Code 	<ul style="list-style-type: none"> ▪ Operational Works Code (The Purpose and Elements 4 and 5) ▪ Code for Integrated Water Management ▪ Code for Transport, Traffic and Parking ▪ Code for Assessment and Management of Acid Sulfate Soils ▪ Code for Waterways and Wetlands

BUILDING WORK (WHERE NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)		
Development	Assessment Category ³¹ ³²	Applicable Codes

²⁶ Self assessable development that does not comply with the applicable acceptable solutions is to be taken to be code assessable.

²⁷ Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006*.

²⁸ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

²⁹ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

³⁰ Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Building work where not exceeding the height limit for the site specified on Map 5.4 (Maroochydore PAC Master Planned Area Height of Buildings and Structures).	Self assessable	<ul style="list-style-type: none"> ▪ <i>The Use Code applicable to the use for which the building work is to be undertaken</i> ▪ <i>Maroochydore PAC Structure Plan Area Code</i>
Building work where not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> ▪ <i>Maroochydore PAC Structure Plan Area Code</i> ▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i>

³¹ Self assessable development that does not comply with the applicable acceptable solutions is to be taken to be code assessable

³² Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

2.5 Maroochydore Structure Plan Area Code

2.5.1 Introduction

- (1) This section provides the Maroochydore Structure Plan Area Code for the Master Planned Area.
- (2) The Maroochydore Structure Plan Area Code contains the following:-
 - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
 - (i) the whole of the Master Planned Area;
 - (ii) particular precincts and sub-precincts;
 - (iii) infrastructure and services;
 - (b) specific outcomes that contribute to the achievement of the overall outcomes;
 - (c) acceptable solutions for self assessable development and assessable development requiring code assessment.
- (3) The following structure plan maps spatially represent elements of the Structure Plan Area Code:-
 - (a) **Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures);**
 - (b) **Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);**
 - (c) **Map 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure);**
 - (d) **Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network);**
 - (e) **Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network);**
 - (f) **Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
 - (g) **Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network);**
 - (h) **Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network);**
 - (i) **Map 5.13 (Maroochydore PAC Master Planned Area Stormwater Infrastructure Network);**
 - (j) **Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network);**
 - (k) **Map 5.15 (Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network);**
 - (l) **Map 5.16 (Maroochydore PAC Master Planned Area Electricity Infrastructure Network);**
 - (m) **Map 5.17 (Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network).**
- (4) The Maroochydore Structure Plan Area Code:-
 - (a) is applicable to the assessment of a master plan for the Maroochydore Central Precinct (Master Plan Unit); and
 - (b) applies to self assessable and assessable development in the Master Planned Area.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.2 Overall Outcomes for the Whole of the Master Planned Area

- (1) Development in the Master Planned Area contributes to the development of Maroochydore as the Principal Activity Centre for the Sunshine Coast sub-region.
- (2) Development in the Master Planned Area is consistent with the principles of transit oriented development in that the highest intensity of commercial and residential uses are co-located with the transit station and interchange (CAMCOS) and have clear and legible connections to the bicycle and pedestrian infrastructure network and the road transport infrastructure network.
- (3) Development in the Master Planned Area is consistent with the intended land use and infrastructure elements for the relevant precinct and sub-precinct in which the development is proposed to occur as specified on the structure plan maps.
- (4) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.
- (5) Development in the Master Planned Area does not involve an additional full line supermarket, discount department store and similar higher order retail premises in precincts and sub-precincts other than the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
- (6) Development in the Master Planned Area complies with the height for buildings and structures specified for the Master Planned Area on the structure plan maps.
- (7) Development in the Maroochydore Central Precinct (Master Plan Unit) is carried out in accordance with the sequence specified on the structure plan maps or alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and universal design.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping that creates attractive subtropical buildings, streets and places.
- (11) Development in the Master Planned Area provides for the infrastructure specified on the structure plan maps.

2.5.3 Specific Outcomes for the Whole of the Master Planned Area

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Maroochydore Principal Activity Centre</i>			
O1	Development provides for Maroochydore Principal Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.		<i>No acceptable solution is nominated</i>
O2	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.		<i>No acceptable solution is nominated</i>
O3	Development provides for the Maroochydore Principal Activity Centre to be serviced by a high frequency and priority public transport infrastructure network.	S3.1	Development ensures that public transport infrastructure is provided in accordance with Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network) .
O4	Development provides for the application of transit oriented development principles that ensure safe and convenient access to public transport and support the strong interrelationship between land use planning and the provision of public transport.		<i>No acceptable solution is nominated</i>
<i>Land Use Structure</i>			
O5	Development provides for the following key structural elements in the Maroochydore Principal Activity Centre:- (a) a walkable waterfront extending from Dalton		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>Drive along the Maud Canal through to Cornmeal Creek and beyond to the Maroochy River;</p> <p>(b) a public pedestrian promenade which links the mixed use retail core area in the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) to the transit station and interchange (CAMCOS);</p> <p>(c) an extensive open space network including a central parkland area within the Maroochydore Central Precinct (Master Plan Unit) that is connected to the public pedestrian promenade, walkable waterfront and town centre heart;</p> <p>(d) a town centre heart comprising a network of civic facilities, plazas and green spaces which are linked to the transit station and interchange (CAMCOS) and mixed use retail core area;</p> <p>(e) high intensity mixed use development located predominantly within the Maroochydore Central Precinct (Master Plan Unit) and providing for a range of land uses including retail and commercial uses, multi storey residential uses and community facilities to create a compact, transit oriented community;</p> <p>(f) a significant quantum of commercial development located predominantly within the Maroochydore Central Precinct (Master Plan Unit) within walking distance of the transit interchange (CAMCOS);</p> <p>(g) major public transport routes, major road transport routes and a permeable and walkable road network within a hierarchy of roads and streets.</p>		
<i>Permeability and Legibility</i>			
O6	<p>Development provides for patterns of streets, lots, urban spaces, buildings and uses that:-</p> <p>(a) facilitate convenient access;</p> <p>(b) provide clear, safe and convenient connections to existing and/or proposed streets, public transport routes and paths for pedestrians and cyclists; and</p> <p>(c) allow for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces.</p>		<i>No acceptable solution is nominated</i>
O7	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street types and profiles.	S7.1	Development ensures that the road transport infrastructure is provided in accordance with Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) and the cross sections for roads contained in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .
O8	Development provides a high standard of accessibility and connectivity for pedestrians and cyclists.	S8.1	Development contributes to a bicycle and pedestrian infrastructure network that is based on the network of publicly owned streets, lanes, open space links, pedestrian plazas and widened footpaths by providing pedestrian and cycle linkages in accordance with Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) .
O9	Development provides bicycle and pedestrian paths that are designed and constructed in accordance with CPTED principles.	S9.1	Development complies with the <i>Code for Community Safety and Security</i> .
O10	<p>Development provides for the following:-</p> <p>(a) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Sunshine Gardens to</p>	S10.1	Development provides a public pedestrian promenade along the full length of Maud Canal from Sunshine Gardens to the transit station and interchange (CAMCOS) designed and constructed in accordance

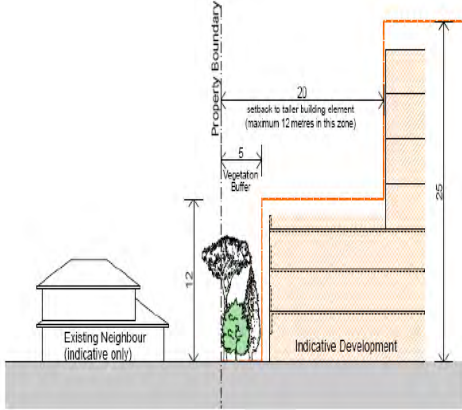
MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.		with the specifications shown on Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
O11	Development for a large format commercial use provides mid-block pedestrian connections which complies with the following:- (a) is located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provides a safe alternative to the street based pedestrian and cycle movement network; (c) provides a comfortable pedestrian environment in terms of access, width, shelter, materials and function; (d) is subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.		<i>No acceptable solution is nominated</i>
Built Form			
O12	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the streetscape and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context including views and vistas and the preferred character of the area in which it is located; (c) have a high architectural quality.		<i>No acceptable solution is nominated</i>
O13	Development for a building incorporating a tower element is designed to have a slender form and sited and oriented to cause the least environmental impact.		<i>No acceptable solution is nominated</i>
O14	Development for a building incorporating tower and podium elements has a clearly defined base, middle and top.	S14.1	Development ensures that a building which incorporates tower and podium elements provides for the following:- (a) distinctions between base or street levels, mid-levels and top levels; (b) top levels of buildings and roof forms that are shaped to:- (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
Building Address			
O15	Development provides buildings that:- (a) are architecturally treated with facades and elevations that avoid large blank walls; and (b) incorporate openings and setbacks that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Activity Centre streetscape.	S15.1	Development ensures that a building incorporates architectural treatments of facades and elevations such that:- (a) semi-enclosed spaces and colonnades are provided at ground level of buildings abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered; and (b) blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features.
O16	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	S16.1	Development ensures that a building is finished with external building materials and colours that:- (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O17	Development provides buildings that clearly express their primary use and address their principal street frontage.	S17.1	Development ensures that a building:- (a) has its most important facade and main public entrance close to, and directly facing, the principal street frontage; and (b) incorporates a clearly defined entrance.
		S17.2	Where a building is located on a corner site, the main entrance faces the principal street or the corner.
		S17.3	Development for large format retail uses (such as showrooms, discount department stores, department stores and supermarkets) provide a main entrance onto a publicly owned street with any external walls that would otherwise front the street, containing sleeving uses.
O18	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Activity Centre streetscape.	S18.1	Development ensures that building service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or are effectively screened from the street or public open space.
		S18.2	Development ensures that building roof tops allow for the future inclusion of satellite dishes and telecommunications facilities in an unobtrusive manner such that these services are not visible from the street or public open space.
		S18.3	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Principal Activity Centre.
<i>Building Setbacks</i>			
O19	Development provides buildings which create an attractive street front address and coherent streetscape alignment with other buildings in the Master Planned Area.	S19.1	Development on a site having a primary active frontage as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for at least 85% of the frontage of the site to be developed with buildings that are built to the site frontage boundary.
		S19.2	Development on a site having a secondary active frontage as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for a minimum of 70% of the frontage of the site to be developed with buildings having a setback of less than 3 metres from the site frontage boundary.
		S19.3	Development on a site having a landscape setback as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the site frontage boundary.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O20	Development provides spaces between buildings which:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; and (c) avoid wind tunnelling effects.	S20.1	Development ensures that a building which incorporates a tower element but not a podium element is setback a minimum of 6 metres from the side boundary.
		S20.2	Development ensures that a building which incorporates a tower element and a podium element provides for the following:- (a) the podium element to have a maximum height of 4 storeys and be built to the property boundary; (b) the tower element to be setback 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the same site.
O21	Development adjoining existing low rise residential development is to provide adequate separation between buildings and protect adjoining buildings from overlooking, overshadowing and general loss of amenity.	S21.1	Development adjoining existing low rise residential housing is setback in accordance with the figure below. 
<i>Natural and other Hazards</i>			
O22	Development is designed to minimise the exposure and risk to people (including residents, employees and visitors) and property from fresh water flooding and storm tide inundation, having regard to the appropriate parameters for climate change.	S22.1	Development is carried out in accordance with the standards for minimum floor levels and climate change adaption specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .
O23	Development avoids any adverse impacts on the efficient and safe operation of the Sunshine Coast Airport.	S23.1	Development does not intrude into the Obstacle Limitation Surface (OLS) for the Sunshine Coast Airport as specified on Regulatory Map 1.8 (Sunshine Coast Airport Obstacle Limitation Surface Special Management Area) .
<i>Active Frontages and Gateway Sites</i>			
O24	Development on a site identified as having an active frontage on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) provides a continuous pedestrian friendly façade and incorporates activities located at ground level that promote a vibrant and lively streetscape character.	S24.1	Development ensures that the ground storey level of premises on a site having an active frontage as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) :- (a) incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shopfronts, indoor/outdoor cafes and restaurants; (b) presents a minimum of 65% of building frontage as windows/glazed doors and a maximum of 35% as solid façade; and (c) provides clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors. Development ensures that the ground storey level of premises on a site having a landscape setback as specified on Map 5.6 (Maroochydore PAC Master

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
		S24.2	<p>Planned Area Active Frontages, Gateways and Activity Nodes):-</p> <p>(a) incorporates non-active uses which typically include residential or community uses and the like that provide passive surveillance opportunities; and</p> <p>(b) has a built form which typically includes courtyard edges and interfaces.</p>
O25	<p>Development ensures that the ground floor levels of a building:-</p> <p>(a) is adaptable, allowing for changes in land use over time; and</p> <p>(b) distinguish the commercial and subtropical identity of the Maroochydore Principal Activity Centre.</p>	S25.1	<p>Development provides for commercial and retail uses in premises having a primary active frontage as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) to have a minimum floor to ceiling height of 3.5 metres.</p>
O26	<p>Development emphasizes through thoughtful building siting and design and landscape treatments the importance of the following:-</p> <p>(a) any key entry park or node as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(b) a site with a frontage to urban open space;</p> <p>(c) a building terminating an important vista.</p>	S26.1	<p>Development forming part of either a gateway or activity node as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) is to:-</p> <p>(a) be iconic and act as a visual marker for way finding;</p> <p>(b) incorporate architectural and landscape treatments which emphasise corner locations; and</p> <p>(c) incorporate building elements such as additional parapet height, varied roof forms, changes in materials, and variations of projected and recessed elements and facades.</p>
<i>Amenity - General</i>			
O27	<p>Development for non-residential uses avoids or reduces undesirable visual, noise and odour impacts on public and semi-public urban open space, a residential use or a mixed use building by the following:-</p> <p>(a) careful location of loading and unloading areas and refuse storage and collection facilities;</p> <p>(b) incorporation of noise attenuation features into the building design;</p> <p>(c) locating and designing ventilation and mechanical plant so that prevailing breezes do not direct undesirable noise and odours towards sensitive receivers;</p> <p>(d) building orientation and screening to minimise the likelihood of overlooking.</p>	S27.1	<p>Development provides service vehicle loading and unloading areas and refuse storage and collection facilities:-</p> <p>(a) within a building; or</p> <p>(b) within an enclosed service yard</p>
		S27.2	<p>Development provides for mechanical plant and equipment to be enclosed or shielded with acoustically rated materials and located to ensure that sound pressure levels are no greater than 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>
O28	<p>Development for non-residential uses avoids or minimises glare conditions or excessive 'light spill' onto public and semi-public urban space, a residential use or a mixed use building.</p>	S28.1	<p>Lighting to be designed and installed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting.</p>
O29	<p>Development provides noise attenuation measures that are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour and are constructed of durable, low maintenance materials.</p>	S29.1	<p>Development ensures that noise attenuation measures are designed and located with regard to the following:-</p> <p>(a) aesthetic quality and compatibility of the local streetscape;</p> <p>(b) physical accessibility;</p> <p>(c) provision for casual surveillance of public space from dwellings;</p> <p>(d) discouraging opportunities for concealment or vandalism.</p>
O30	<p>Development maintains the privacy of residential premises such that the residents' use of indoor and outdoor living areas is not unreasonably diminished.</p>	S30.1	<p>Development of premises adjacent to an existing or proposed building containing a residential use, maintains the reasonable privacy of that use by ensuring the following:-</p> <p>(a) windows and outdoor areas (such as terraces and balconies) are located and designed so that they do not directly overlook or look into residential accommodation in the surrounding premises;</p> <p>(b) a building is sited and orientated to minimise the</p>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
			likelihood of overlooking occurring; (c) the inclusion of screening over an opening.
<i>Place Making, Subtropical and Sustainable Design</i>			
O31	Development provides buildings and public spaces that are responsive to the subtropical climate and coastal setting of Maroochydore.	S31.1	<p>Development reflects the following:-</p> <ul style="list-style-type: none"> (a) a strong presence of nature and water through the following:- <ul style="list-style-type: none"> (i) orientation to open spaces and waterways; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) an open and permeable built environment through the following:- <ul style="list-style-type: none"> (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban open space; (c) a vernacular approach to building design through the following:- <ul style="list-style-type: none"> (i) complementing vernacular character; (ii) optimising opportunities for the northern orientation of habitable rooms. <p style="font-size: small;"><i>Note: The publication Subtropical Values and Principles of Subtropical Design for the South East Queensland Region produced by the Office of Urban Management and the Centre for Subtropical Design (QUT), August 2004 provides further guidance on subtropical design.</i></p>
O32	Development provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	S32.1	<p>Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:-</p> <ul style="list-style-type: none"> (a) a minimum shelter width of:- <ul style="list-style-type: none"> (i) 3.2 metres provided for primary active frontages specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);and (ii) 2.7 metres provided for secondary active frontages specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);and (b) a shelter type that comprises one or more of the following:- <ul style="list-style-type: none"> (i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade. <p>Development provides for an outdoor public and semi-public squares or plazas which have a minimum of 50% of their area covered or shaded.</p>
		S32.2	Development for a building with a height of more than either three storeys or 12 metres does not create an unpleasant micro-climatic impact on a nearby pedestrian space, including the following:-
		S32.3	<ul style="list-style-type: none"> (a) overshadowing; (b) wind tunnelling; (c) reflective glare. <p style="font-size: small;"><i>Note: An applicant may be requested by the Assessment Manager to provide evidence demonstrating the achievement of the following:-</i></p>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
		S32.4	<p>(a) a shadow analysis for the summer and winter solstice and equinox at the times of 9am, noon and 3pm;</p> <p>(b) a wind affect analysis;</p> <p>(c) a solar incidence and reflection analysis;</p> <p>(d) evidence that hard landscaping and building materials are not highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.</p> <p>Development for a building with a height of more than either three storeys or 12 metres is designed to allow direct sunlight to reach more than 50% of outdoor public spaces for a minimum of 3 hours between 9am and 3pm on 21 June.</p>
O33	<p>Development provides sun shading devices to all fenestrations in order to:-</p> <p>(a) shade buildings;</p> <p>(b) reduce glare;</p> <p>(c) minimise the entry of the sun in summer months and maximise the entry of the sun in winter months;</p> <p>(d) enrich the subtropical character; and</p> <p>(e) provide texture to building facades.</p>	S33.1	<p>Development ensures that all doors and windows are protected by eaves, awnings, slab protrusions, balconies or the like to a minimum distance of 300mm set horizontally from the face of a building.</p>
O34	<p>Queensland is leading the Nation in sustainable building policies through sustainable housing regulations, which include mandatory energy and water efficiency standards, and the use of alternative water sources for commercial buildings.</p>	S34.1	<p>Development is required to be constructed in accordance with the sustainability requirements specified in the building assessment provisions in Section 30 of the Building Act 1975, without limiting the use of emerging and market leading advances in sustainable construction solutions that are not prescribed in the building assessment provisions.</p>
O35	<p>Development promotes the sustainable use of resources through the following:-</p> <p>(a) using construction materials of the lowest embodied energy possible;</p> <p>(b) by using, where reasonably practical, recycled materials, provided the materials have the properties desired of any new materials used for the same purpose;</p> <p>(c) the minimisation of construction and operational waste;</p> <p>(d) using construction materials which emit minimum or zero volatile gases and cause minimum contamination to the natural environment during their useful life and upon disposal or reuse;</p> <p>(e) using materials which are derived from renewable sources;</p> <p>(f) using materials that a high level of capability for recycling.</p>	<p>S35.1</p> <p>S35.2</p> <p>S35.3</p> <p>S35.4</p>	<p>Development ensures that at least 20% of the volume of construction materials comprise any or all of the following:-</p> <p>(a) reused resources;</p> <p>(b) materials with a high content (>50%) of recycled material;</p> <p>(c) materials with lifecycle energy of at least 30% less than the standard alternative product.</p> <p>Development uses non-toxic and low emission products including paints, floor coverings, sealants, adhesives and non-allergenic materials for furnishings.</p> <p>Development uses materials from local manufacturers and suppliers.</p> <p>Development uses materials which have minimal or recycled packaging.</p>
O36	<p>Development is designed, constructed and operated to minimise the production of greenhouse gas emissions³³ by implementing a range of emission limiting measures including the following:-</p> <p>(a) microclimate and energy conservation measures for all private and public spaces;</p> <p>(b) use of solar power or other non-polluting, renewable energy sources to supply part or</p>		<p><i>No acceptable solution is nominated</i></p>

³³ Council has identified a target of zero net carbon emissions by 2020 for development in the Master Planned Area. The *Planning Scheme Policy for the Maroochydore PAC Structure Plan* provides further standards for and guidance about the achievement of this target through implementation of an Energy Management Plan.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	all of the development's energy needs; (c) use of the most energy efficient infrastructure systems; and (d) use of timing devices, motion sensors and dimming devices.		
<i>Housing and Residential Amenity</i>			
O37	Development provides for medium to high density housing to be provided around activity nodes and key community focal points.		<i>No acceptable solution is nominated</i>
O38	Development for a residential building within a mixed use precinct must allow for a high standard of residential living and amenity, without jeopardising the creation of active street frontages.	S38.1	Development for a residential use, other than in the Residential Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) and the Maroochydore North and Dalton Drive West and South Precincts, occurs above ground storey.
O39	Development ensures that a range of dwelling types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living, in accordance with the relevant precinct intent.	S39.1	Development ensures at least 10% of all dwelling units on a site are equal to or less than 100m ² in gross floor area.
O40	Development ensures that the existing stock of low rental housing in the Master Planned Area is not depleted. ³⁴	S40.1	Development ensures that an existing boarding house or hostel is not:- (a) demolished; (b) changed to another use including, in particular, a change of use to a backpackers accommodation or a private dwelling; or (c) subdivided by a community title development.
O41	Development provides private open space for each dwelling unit to suit expected user needs through the following:- (a) being clearly defined for private use; (b) being directly accessible from a main living area; (c) having dimensions capable of accommodating a variety of domestic outdoor recreational activities, and maximum year round use; (d) allowing for reasonable privacy, outlook, security and access to some direct sunlight.	S41.1	Development provides private open space for each dwelling unit in the form of a courtyard, balcony or roof deck that is directly accessible from a main living area of the unit, having a total minimum area of:- (a) 25.0m ² where at ground storey, with no dimension less than 3 metres; or (b) 10.0m ² , with no dimension less than 2.5 metres, where not at ground storey.
		S41.2	Development ensures that a building is sited and designed such that there is sunlight to private open space of not less than 4 hours between 9am and 3pm on 21 June.
O42	Development provides at least one part of the on-site open space area as communal open space suitable for recreational activities such as barbeques, swimming, children's play and casual use.	S42.1	Development provides communal open space with at least one continuous area of not less than 60m ² and having a minimum dimension of 5 metres.
O43	Development ensures that the main habitable areas and private open spaces are designed to be protected from direct overlooking, by building layout, location and design of windows and balconies, screening devices, distance or landscaping.	S43.1	Development provides for windows and balconies that are screened or obscured where they face directly into the following:- (a) the private open space or living area of any other dwelling; (b) the window of a commercial space which is within 9 metres of the window or balcony.
		S43.2	Development ensures windows and balconies of an upper-level dwelling are designed to prevent overlooking of more than 50% of the private open space of any dwelling directly below.
O44	Development provides for all housing to be designed to be flexible and comfortable for people with varying abilities and at different stages in	S44.1	Development provides adaptable housing which is designed in accordance with the provisions of <i>Australian Standard AS 4299 – 1995: Adaptable</i>

³⁴ Development involving a site that contains existing low-rental residential housing must provide justification of the following:-
 (a) whether a major reduction in low-cost rental accommodation is proposed;
 (b) whether it is proposed to retain some form of affordable low income housing as part of the development;
 (c) the availability of comparable accommodation in the locality;
 (d) any adverse social and economic effects of the proposal;
 (e) any arrangements to re-house displaced residents;
 (f) the cumulative impact of the loss of low-cost rental accommodation;
 (g) the structural soundness and fire safety of any building involved, and cost of any necessary rectification work.

MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	their lives, incorporating universal design features that include equitable access into entry and exit areas throughout residential buildings.	S44.2	<p><i>Housing.</i></p> <p>Development provides adaptable housing that incorporates the following universal design principles:-</p> <ul style="list-style-type: none"> (a) equitable use – the design is useful, appealing, and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any users; (b) flexibility in use – the design accommodates a wide range of individual preferences and abilities; (c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the user’s sensory abilities; (e) safe and sensible to use (tolerance to error) – the design minimises hazards and adverse consequences of accidental or unintended actions; (f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities; (g) size and space for approach and use – living spaces are designed to ensure sufficient area is provided for the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility.
O45	Development provides for buildings to be designed and sited to provide for acoustic privacy to the habitable rooms of residential dwellings.	S45.1	Development for a residential use in a mixed use building and other noise sensitive uses are acoustically treated in accordance with measures identified through the submission of noise impact report to avoid noise nuisance created by traffic, entertainment noise and other commercial operations. Any acoustic assessment is to be in accordance with <i>Planning Scheme Policy No. 7 – Acoustic Environment Assessment</i> .
O46	Development maximises opportunities for the cross ventilation of habitable rooms.		<i>No acceptable solution is nominated</i>
O47	Development provides, where reasonably practicable, residents of a residential use with access to a non-mechanical clothes drying area.		<i>No acceptable solution is nominated</i>
<i>Streetscapes, Public Spaces and Landscaping</i> ³⁵			
O48	Development provides landscaping that contributes to the character, amenity, utility and safety of the Maroochydore Principal Activity Centre including within public places and open space areas, streetscapes and streetscape interfaces.	S48.1	<p>Development provides a minimum of 10% of the site area as deep root landscaping which is:-</p> <ul style="list-style-type: none"> (a) provided in natural ground; (b) clear of infrastructure other than stormwater infiltration devices which may be co-located with soft landscaping where coordinated with landscape amenity and screening; and (c) exclusive of hard paved areas, such as visitor car parking, refuse and letterbox hardstand areas, paths and the like. <p>Development provides shade trees located so as to cast shade onto pedestrian pathways, activity areas and open car parking areas.</p>
		S48.2	Development ensures that landscaping contributes to community safety and promotes safe access to buildings.

³⁵ These provisions are intended to supplement the *Code for Landscaping Design of the Maroochy Plan 2000*.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
		<p>S48.3</p> <p>S48.4</p> <p>S48.5</p> <p>S48.6</p> <p>S48.7</p> <p>S48.8</p> <p>S48.9</p> <p>S48.10</p>	<p>Development provides landscaping on top of podium levels and car parks and on balconies and verandas, where such front the street.</p> <p>Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height.</p> <p>Development provides for ground level car parking, open space areas and buffer areas to be landscaped and maintained so as to complement the character of the local area and any adjoining residential or public open space areas.</p> <p>Development provides landscaping that maximises the use of local native plant species, including any appropriate local genetic stock.</p> <p>Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation.</p> <p>Development provides landscaping that complements the design of the built form and ensures that an attractive outlook is presented to publicly owned streets and particularly major roads that serve as gateway routes into the Maroochydore Principal Activity Centre.</p> <p>Development provides footpath paving treatments and street furniture that integrate with adjoining development with setback areas and align with public footpaths.</p>
O49	<p>Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space provides for the following:-</p> <p>(a) a high level of non-discriminatory pedestrian access to maintain an active frontage;</p> <p>(b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the site.</p>		<i>No acceptable solution is nominated</i>
O50	<p>Development provides street furniture including but not limited to seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting and which achieves the following:-</p> <p>(a) meets the needs of likely users;</p> <p>(b) contributes to the desired character of the locality;</p> <p>(c) meets all required safety standards;</p> <p>(d) is functional, robust and does not require a high level of maintenance;</p> <p>(e) is located to be easily accessed, serviced and maintained.</p>		<i>No acceptable solution nominated</i>
O51	<p>Development provides for public art to be incorporated in the streetscape and the public domain as an essential element of urban</p>		<i>No acceptable solution nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions											
	environment that engages users in the urban environment.												
<i>Car parking and access</i> ³⁶													
O52	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.		<i>No acceptable solution nominated</i>										
O53	Development provides car parking at a rate that provides a reasonable level of access for private vehicles visiting the Maroochydore Principal Activity Centre without encouraging or reinforcing reliance on private vehicles.	S53.1	<p>Development provides car parking at the rate specified in the Table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Use</th> <th style="background-color: black; color: white;">Number of Car Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Business</td> <td>1 space per 40m² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.</td> </tr> <tr> <td>Residential</td> <td>Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling unit; - 1 space per 2 bedroom dwelling unit; - 1.25 spaces per 3 bedroom dwelling unit; and - no minimum requirement for visitor spaces. </td> </tr> <tr> <td>Retail</td> <td>Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 5 spaces per 100m² GFA up to 10,000m² GFA; - 4.5 spaces per 100m² GFA for 10,001m² to 30,000m² GFA; and - 4 spaces per 100m² GFA for greater than 30,000m² GFA. </td> </tr> <tr> <td>All other uses</td> <td>1 space per 20m² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.</td> </tr> </tbody> </table> <p>Where the car parking rate for a particular use is not specified in the Table above, development provides car parking in accordance with the requirements of Schedule 2 of the <i>Code for Transport, Traffic and Parking</i>.</p> <p style="background-color: #e0e0e0;"><i>Note: The Assessment Manager may consider a reduction in the minimum rate of car parking to be provided in conjunction with a particular development in the following circumstances:-</i></p> <ul style="list-style-type: none"> (a) <i>shared or consolidated car parking is proposed to be provided;</i> (b) <i>the peak parking times of the proposed uses occur at different times;</i> (c) <i>the parking area is sufficient to meet the</i> 	Use	Number of Car Parking Spaces	Business	1 space per 40m ² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.	Residential	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling unit; - 1 space per 2 bedroom dwelling unit; - 1.25 spaces per 3 bedroom dwelling unit; and - no minimum requirement for visitor spaces. 	Retail	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 5 spaces per 100m² GFA up to 10,000m² GFA; - 4.5 spaces per 100m² GFA for 10,001m² to 30,000m² GFA; and - 4 spaces per 100m² GFA for greater than 30,000m² GFA. 	All other uses	1 space per 20m ² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.
Use	Number of Car Parking Spaces												
Business	1 space per 40m ² of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.												
Residential	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 0.75 spaces per 1 bedroom dwelling unit; - 1 space per 2 bedroom dwelling unit; - 1.25 spaces per 3 bedroom dwelling unit; and - no minimum requirement for visitor spaces. 												
Retail	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> - 5 spaces per 100m² GFA up to 10,000m² GFA; - 4.5 spaces per 100m² GFA for 10,001m² to 30,000m² GFA; and - 4 spaces per 100m² GFA for greater than 30,000m² GFA. 												
All other uses	1 space per 20m ² where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.												
		S53.2											

³⁶ An applicant should also have regard to the *Code for Transport, Traffic and Parking* of the *Maroochy Plan 2000*.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
			<i>anticipated demands of all uses.</i>
			<i>Where a shared or consolidated car parking area is proposed to service uses on two or more separate land holdings, legal documentation or reciprocal easements will be required to ensure continuity of the shared parking arrangements.</i>
O54	Development provides car parking which is designed to achieve the following:- (a) optimise safety and convenience for pedestrians; (b) provide direct routes for pedestrian access between car parking areas, a building and uses that the car parking serves and the street; (c) provide clearly visible pedestrian entry points.		<i>No acceptable solution nominated</i>
O55	Development in the Maroochydore Central Precinct (Master Plan Unit), Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct (Master Plan Unit), provides car parking areas and service areas that are not visible from a street or public open space.	S55.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the streetscape or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site, incorporated wholly within a building or below ground level, and shared driveways.
		S55.2	Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
O56	Development in a precinct other than the Maroochydore Central Precinct (Master Plan Unit), Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct (Master Plan Unit) provides car parking and service areas that do not dominate the street frontage.	S56.1	Development provides for any ground level car parking area to be:- (a) located behind or contained within a building and not visible from the street frontage; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.
		S56.2	Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be setback a minimum of 5 metres and not be adjacent to or visible from the street.
O57	Development provides for multi-deck car parking structures that are able to be adapted for future alternative residential, commercial or retailing uses.		<i>No acceptable solution nominated</i>
O58	Development provides for car parking structures that do not result in adverse amenity impacts or nuisance to adjoining residential development.	S58.1	Development provides for car parking structures that achieve the following:- (a) minimise reliance on artificial lighting and mechanical ventilation; (b) where reasonably practicable, provide natural ventilation to underground parking structures by means of ventilation grilles and structures that are:- (i) integrated into the overall facade and landscape design of the development; (ii) located away from the primary street facade; and (iii) oriented away from a window of a habitable room and private open space area.
O59	Development for a mixed use building provides clearly marked, safe and secure car parking for residents which is physically separated from the car parking provided for other building users.		<i>No acceptable solution nominated</i>
O60	Development provides where reasonably practicable, for private vehicles access to:- (a) occur from rear service lanes; and (b) be consolidated or shared with adjoining premises.		<i>No acceptable solution nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O61	Development provides for vehicular access to be appropriately located so as to ensure safety, minimise congestion and maintain the integrity of the road transport infrastructure network.	S61.1	Development provides for vehicular access in accordance with <i>Planning Scheme Policy No.6 Transport, Traffic and Parking</i> regarding location and sight distances.
<i>Cultural Heritage</i>			
O62	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.		<i>No acceptable solution is nominated</i>
<i>Design for Safety</i>			
O63	Development provides buildings and public spaces that enhance safety and minimise opportunities for crime.	S63.1	<p>Development ensures that a building which adjoins public open space or a community facility is designed in accordance with the following:-</p> <ul style="list-style-type: none"> (a) residential uses, balconies and living room windows which allow for street level activation and overlooking opportunities; (b) external walls extend for no more than 5 metres, without the provision of features to allow casual surveillance; (c) fences or walls, which adjoin the public open space area or community facility are:- <ul style="list-style-type: none"> (i) transparent; or (ii) of an open design for a minimum of 50% of the fence area; or (iii) less than 1.2 metres in height; (d) lighting is provided consistent with a style and level of illumination that is appropriate to the setting; (e) clear sightlines are maintained throughout multi level or underground car parks; (f) ceilings and vertical structures within commercial car parks are painted white; (g) commercial car parks are delineated in a grid design to provide adequate visibility throughout the car park. <p>Development ensures that casual surveillance of public and communal areas, including public transport facilities and pedestrian paths, is optimised through minimising concealed areas and maximising continuous sight lines.</p>
		S63.2	Development ensures that public toilets are located in areas of high activity so that public surveillance is maximised, without being visually intrusive.
		S63.3	
O64	Development ensures that public open space and other public areas (particularly key pedestrian routes) are lit to a consistently high standard to improve the actual and perceived safety of users.	S64.1	Development ensures that all publicly accessible areas designed for night time use are well lit with vandal resistant fixtures.

2.5.4 Overall Outcomes for the State Government Precinct

- (1) Development comprises a regional health facility together with a mix of medium-high intensity residential uses, business premises allied with the regional health facility, such as medical, research and technology related activities and a range of convenience retail premises and other uses which are provided to support the local community.
- (2) Development provides that if the health facility does not proceed, the State government land is developed for alternative government facilities appropriate to locate within the Maroochydore Principal Activity Centre.
- (3) Development ensures that any alternative State government facility is compatible with surrounding land uses and does not cause a traffic problem or have adverse impacts on the operation of the road transport network and minimises amenity impacts upon adjacent residential dwellings.
- (4) Development is reflective and responsive to the environmental constraints of the land and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (5) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area with a transitioning of building height, bulk and scale at the edges of the precinct.
- (6) Development encourages public transport accessibility and use, walking and cycling.
- (7) Development has access to development infrastructure and essential services.

2.5.5 Overall Outcomes for the Dalton Drive West Precinct

- (1) Development comprises a mix of uses including high quality medium intensity residential uses, commercial uses as well as other uses and infrastructure (i.e. an electricity substation) necessary to service the Maroochydore Principal Activity Centre.
- (2) Development ensures that any commercial uses and in particular, any retail premises established in the precinct support and do not compete with the mixed use retail core area of the Maroochydore Principal Activity Centre.
- (3) Development provides for a major homemaker centre and ancillary showroom uses to be established as an integrated development on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 provided that the proposed development incorporates design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of the development site as a gateway fronting Maroochy Boulevard and Dalton Drive.
- (4) Development reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage and the quality of landscape treatments, both within the road reserve and development sites.
- (5) Development provides for a range of residential dwelling choices including multiple dwelling units, residential care facilities and appropriate forms of short term accommodation to also be established in the precinct.
- (6) Development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochydore Central Precinct (Master Plan Unit) and to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (7) Development creates permeable street blocks that provide convenient and direct access through the precinct, particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct.
- (8) Development provides a high level of amenity, embraces sustainable practices and contributes to the sub-tropical character of the Maroochydore Principal Activity Centre.
- (9) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (10) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (11) Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.
- (12) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.6 Specific Outcomes for the State Government Precinct and the Dalton Drive Precinct

West

Specific Outcomes	Acceptable Solutions
<i>Intent for the State Government Precinct</i>	
<p>O1 Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> (a) development comprises a regional health facility or other government facility appropriate to establish in the Maroochydore Principal Activity Centre if the regional health facility does not proceed; (b) development comprises a mix of medium-high intensity residential uses and commercial uses allied with the regional health facility, such as medical, research and technology related activities and other supporting uses; (c) development provides a high level of accessibility, primarily by public transport infrastructure, with development being permeable and providing for a series of bicycle and pedestrian routes to adjoining precincts; (d) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; (e) development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the fringes of the precinct. 	<p><i>No acceptable solution is nominated</i></p>
<i>Intent for the Dalton Drive West Precinct</i>	
<p>O2 Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> (a) development comprises: <ul style="list-style-type: none"> (i) a homemaker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749; (ii) ancillary showroom development; and (iii) a mix of medium intensity residential and commercial uses; (b) development provides a transitional area for the mixed use retail core area located predominantly in the Maroochydore Central Precinct (Master Plan Unit); (c) development for medium density residential uses (including any proposed residential care facility and short term accommodation which support the regional health facility) is located in the southern part of the precinct; (d) residential development in the remainder of the precinct is located above ground level in order to facilitate mixed use development and foster active street frontages; (e) development creates permeable street blocks that provide convenient and direct access through the precinct particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct such that a gated community is the antithesis of what is sought for this precinct; (f) development provides for Dalton Drive to be established as a landscaped boulevard incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; 	<p><i>No acceptable solution is nominated</i></p>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>(g) development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on Map 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequence of Development and Infrastructure);</p> <p>(h) development to the north of the Dalton Drive east-west extension and west of the Main street is integrated with the adjoining development in the Maroochydore Central Precinct (Master Plan Unit), having regard to block size, access arrangements, intended uses and built form and stormwater flow requirements;</p> <p>(i) development provides for appropriate buffering to the Sunshine Motorway and the Dedicated transit corridor (CAMCOS), such that development achieves a high level of amenity and the safety and efficiency of these major transport infrastructure elements is maintained;</p> <p>(j) development provides for significant urban open space to be created across the northern-eastern part of the precinct to the east of the Main street so as to create a "green gateway" character, accommodate bicycle and pedestrian infrastructure to the Parkland Sub-precinct in the Maroochydore Central Precinct (Master Plan Unit) and accommodate flood conveyance functions;</p> <p>(k) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;</p> <p>(l) development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the edges of the precinct.</p>		
<i>Mix of Uses</i>			
O3	Development in the State Government Precinct provides for a maximum of 20% of gross floor area to be developed for residential uses.		<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>			
O4	<p>Development in Dalton Drive West Precinct provides for the following:-</p> <p>(a) the establishment of 1 showroom being a homemaker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 having a gross floor area not exceeding 15,000m²;</p> <p>(b) all other showrooms to have a maximum gross floor area of 3,000m² per tenancy;</p> <p>(c) the total maximum floor area of all other existing and approved commercial uses being convenience restaurant, fast food store, restaurant, shop and shopping complex to not exceed 10,000m² for the precinct.</p>		No acceptable solution is nominated.
<i>Built Form</i>			
O5	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O6	<p>Development does not exceed the following plot ratio:-</p> <p>(a) 2.0 where in a 6 storey building height</p>		<i>No acceptable solution is nominated</i>

MAROOCHDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	area; (b) 1.5 where in a 4 storey building height area.		
O7	Development occurs in a cohesive and integrated manner, and provides for the following:- (a) buildings oriented towards Dalton Drive; (b) a high level of accessibility by public transport; (c) a permeable layout of streets, paths and public spaces that facilitates public accessibility; (d) a series of pedestrian and bicycle links to adjoining mixed use development and open space; (e) a transitioning of building bulk and scale on the edges of the sub-precinct where smaller scale development adjoins.		<i>No acceptable solution is nominated</i>
O8	Development in the Dalton Drive West Precinct provides for the following:- (a) showroom development that maintains a strong built form along Dalton Drive and incorporates land uses that activate the Dalton Drive frontage; (b) car parking that is located behind buildings and does not dominate the street frontage; (c) consolidated access points to Dalton Drive; (d) buffering to the Sunshine Motorway and the dedicated transit corridor (CAMCOS).		<i>No acceptable solution is nominated</i>
O9	Development maintains the safety and efficiency of the Dalton Drive extension to Maroochy Boulevard.	S9.1	Development does not provide direct vehicular access from the Dalton Drive Extension to the Maroochy Boulevard Extension.
O10	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	S10.1	Development maintains the Dalton Drive Drainage Reserve in its current form.

2.5.7 Overall Outcomes for the Dalton Drive South Precinct

- (1) Development comprises medium intensity residential uses, including residential care facilities and short term accommodation uses which supports the regional health facility or other government facility proposed to be established in the State Government Precinct.
- (2) Development provides a range of residential dwelling choices including accommodation buildings, multiple dwelling units and the like.
- (3) Development provides for only limited commercial uses and other uses that meet the convenience needs of the residents of the precinct.
- (4) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area.
- (5) Development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (6) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (7) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (8) Development responds to land constraints, including flooding constraints.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.

2.5.8 Specific Outcomes for the Dalton Drive South Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Dalton Drive South Precinct</i>			
O1	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses, including residential care facilities and forms of short term accommodation which support the regional health facility or other government facility proposed to be established in the State Government Precinct; (b) development provides for only limited commercial uses and other uses that meet the convenience needs of the residents of the precinct; (c) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; (d) in the event that a second access road is provided from the Sunshine Motorway connecting to Dalton Drive development incorporates appropriate landscape screening and acoustic treatment to protect residential amenity and provide an attractive appearance to the gateway into the Principal Activity Centre; (e) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
O2	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O3	Development does not exceed a plot ratio of 1.5.		<i>No acceptable solution is nominated</i>

MAROOCHDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O4	Development ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	S4.1	Development maintains the Dalton Lakes Drainage Reserve in its current form.

2.5.9 Overall Outcomes for the Aerodrome Road Precinct

- (1) Development predominantly comprises medium intensity residential uses and commercial uses.
- (2) Development recognises the role of Aerodrome Road as a gateway entry to the Maroochydore Principal Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles, high quality building presentation and coordinated advertising and signage.
- (3) Development provides for the establishment of key transit nodes at major intersections along Aerodrome Road.
- (4) Development provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.

2.5.10 Specific Outcomes for the Aerodrome Road Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Aerodrome Road Precinct</i>			
O1	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses and commercial uses with short term or permanent residential uses occurring generally at floor levels above the ground storey; (b) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority; (c) development with a frontage to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable; (d) development provides for bicycle and pedestrian infrastructure which connects the interim transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.		<i>No acceptable solution is nominated</i>
<i>Place making</i>			
O2	Development in a key activity node activates street frontages at the ground storey and incorporates coordinated building design and streetscape treatments in order to create a sense of place.	S2.1	Development in an activity node specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) incorporates the following:- (a) uses such as small scale catering premises (cafe's) and retail premises (shops) at the ground storey; (b) a transit stop for the regional priority bus service; (c) appropriate signage and pavement markings as part of a comprehensive way finding system for the safe and convenient use of cyclists and pedestrians; (d) climber structures and concrete seating blocks which create a vegetated canopy and barrier between pedestrians and vehicles where ramp access is provided to a site; (d) branding elements which define and unify the urban environment such as sculptural markers, banners, custom light poles, sculptural tree surrounds and grates.
<i>Built Form</i>			
O3	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O4	Development does not exceed the following plot ratio:- (a) 3.0 where in a 6 storey building height area on a lot fronting First Avenue; (b) 2.0 where in a 6 storey building height area elsewhere; (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>
O5	Development supports or facilitates pedestrian linkages to the Cotton Tree waterfront and the eastern surf beaches.		<i>No acceptable solution is nominated</i>

2.5.11 Overall Outcomes for the Government Precinct

- (1) Development predominantly comprises high intensity offices and a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Activity Centre.
- (2) Development provides for limited short term or permanent residential uses as part of mixed use buildings.
- (3) Development encourages public transport accessibility and use, walking and cycling.
- (4) Development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (6) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.

2.5.12 Specific Outcomes for the Government Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Government Precinct</i>			
O1	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> (a) development predominantly comprises high intensity business premises in conjunction with a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Activity Centre; (b) development provides uses such as catering premises and retail premises which activate the street frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways an Activity Nodes); (c) development provides for limited short term or permanent residential uses to occur only at floor levels above the ground storey; (d) development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development; (e) development with frontage to First Avenue is appropriately setback to allow the creation of wide footpaths, which accommodate high quality streetscaping and enhanced bicycle and pedestrian movement; (f) development incorporates a central public parking facility; (g) development adequately takes into account flood risk and hazards. 		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
O2	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>

MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O3	Development does not exceed a plot ratio of 3.		<i>No acceptable solution is nominated</i>
O4	Development provides a built form that appropriately frames and integrates with the central civic plaza and the Cornmeal Creek Promenade creating a human scale and facilitating active frontages.		<i>No acceptable solution is nominated</i>
O5	Development provides buildings along First Avenue that are setback to create wide footpaths.		<i>No acceptable solution is nominated</i>
O6	Development facilitates and supports connections to the Cornmeal Creek open space corridor and Cotton Tree Park.		<i>No acceptable solution is nominated</i>

2.5.13 Overall Outcomes for the Ocean Street Precinct

- (1) Development comprises high intensity mixed-use residential and commercial development incorporating a significant amount of short term or permanent residential uses and some offices and limited retail and catering uses.
- (2) Residential development and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the Maroochydore Principal Activity Centre.
- (3) Development activates the street and waterside frontages and provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct.
- (4) Development fronting the Maroochy River provides for visual and pedestrian links from Duporth Avenue to the Maroochy River waterfront.
- (5) Development encourages public transport accessibility and use, walking and cycling.
- (6) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (7) Development recognises the role of the precinct as the traditional heart of the Maroochydore Principal Activity Centre and reflects this role through urban design and public art treatments that celebrate its history and ongoing importance as a major activity node.
- (8) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.
- (9) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

2.5.14 Specific Outcomes for the Ocean Street Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Ocean Street Precinct</i>			
O1	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> (a) development predominantly comprises high intensity mixed-use residential/commercial development incorporating a significant amount of short term or permanent residential uses together with some offices at floor levels above the ground storey and small scale retail and catering premises generally at the ground storey; (b) development having a frontage to Horton Parade, Ocean Street, Duporth Avenue south of Ocean Street, Cornmeal Parade and Cornmeal Creek provides uses such as cafes and retail uses that activate the street and waterside frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes); (c) development provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct; (d) development provides for visual links (direct sight lines) and pedestrian links from Duporth Avenue through to the Maroochy River waterfront; (e) development incorporates a central public parking facility; (f) development adequately takes into account flood risk and hazard. 		<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>			
O2	Development in the Ocean Street Precinct provides		<i>No acceptable solution is nominated</i>

MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	for the total maximum floor area of a shopping complex to not exceed 15,000m ² gross floor area.		
<i>Built Form</i>			
O3	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O4	Development does not exceed the following plot ratio:- (a) 3.5 where on a lot west of Duporth Avenue; (b) 3.0 where on a lot east of Duporth Avenue.		<i>No acceptable solution is nominated</i>
O5	Development provides for mid block connections which facilitate a high level of pedestrian permeability throughout the precinct.		<i>No acceptable solution is nominated.</i>

2.5.15 Overall Outcomes for the Maroochydore North Precinct

- (1) Development predominantly provides low-medium intensity commercial and residential development including offices, small scale shops, short term and permanent residential uses and certain community uses and special uses such as educational establishments, child care centres, churches and community meeting halls.
- (2) Development provides a range of residential dwelling choices including multiple dwelling units and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network with Southern Drive extended to connect Amaroo Court with Maroochydore Road and Primary School Court and Pikki Street extended to connect with Southern Drive and Evans Street.
- (4) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale at the edges of the precinct.
- (5) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (6) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (7) Development responds to land constraints, including flooding constraints.

2.5.16 Specific Outcomes for the Maroochydore North Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Maroochydore North Precinct</i>			
O1	Development complies with the following intent for the precinct:- (a) development predominantly comprises low-medium intensity commercial/residential development including offices, small scale shops and short term and permanent residential uses, certain community uses and special uses such as educational establishments, child care centres, churches and community meeting halls; (b) development having a frontage to nominated streets activates frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) ; (c) development provides for Southern Drive to be extended to connect Amaroo Court with Maroochydore Road and for Primary School Court and Pikki Street to be extended to connect with Southern Drive and Evans Street; (d) development provides a built form that is sympathetic to established low intensity residential uses to the west and north, with a transitioning of building heights, bulk and scale on the fringes of the precinct.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
O2	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O3	Development does not exceed the following plot ratio:- (a) 2.0 where in a 6 storey building height area; (b) 1.5 where in a 4 storey building height area or a 3 storey building height area.		<i>No acceptable solution is nominated</i>
O4	Development provides the landscape and frontage treatments and other urban design elements for the site specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) .		<i>No acceptable solution is nominated</i>
O5	Development ensures that a building achieves the		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	following:- (a) provides an appropriate transition in scale from the higher intensity precincts to the established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		
O6	Development provides for the following:- (a) Southern Drive to be extended to connect with Amaroo Court to Maroochydore Road; (b) Primary School Court and Pikki Street to be extended to link Southern Drive and Evans Street.		<i>No acceptable solution is nominated</i>

2.5.17 Overall Outcomes for the Maroochy Boulevard Precinct

- (1) Development predominantly provides medium intensity commercial/residential development including offices and smaller scale shops and showrooms and short term or permanent residential uses.
- (2) Development provides a range of residential dwelling choices including multiple dwelling units and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network necessary to support the role of the Maroochydore Principal Activity Centre.
- (4) Development provides for a road connection across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade providing a direct link to the Maroochydore Central Precinct (Master Plan Unit).
- (5) Development provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival into the Maroochydore Principal Activity Centre.
- (6) Development ensures that showrooms incorporate design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of Maroochy Boulevard as a gateway.
- (7) Development reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage and the quality of landscape treatments, both within the road reserve and development sites.
- (8) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale on the edges of the precinct.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland by adopting thoughtful approaches to the location, design, operation and management of development.
- (10) Development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road and provides appropriate landscaping along Cornmeal Creek.
- (11) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (12) Development responds to land constraints, including flooding constraints.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to maintain the desired mixed use character of the precinct and avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

2.5.18 Specific Outcomes for the Maroochydore Boulevard Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Maroochydore Boulevard Precinct</i>			
O1	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> (a) development predominantly comprises medium intensity commercial/residential development including offices, and smaller scale shops and showrooms with short term or permanent residential uses located at floor levels above the ground storey; (b) development on streets having a nominated active frontage as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) comprises cafes, restaurants, shops and other pedestrian generating uses on the ground floor; (c) development does not detract from or compete with the retail core area of the Master Planned Area; (d) development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road; (e) development provides urban open space, bicycle and pedestrian infrastructure and appropriate landscaping along Cornmeal Creek; (f) development provides for a road connection 		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochy Central Precinct (Master Plan Unit), as specifically identified on Map 5.7 (Maroochy PAC Master Planned Area Maroochy Central Precinct Sequence of Development and Infrastructure) .		
<i>Development Entitlements</i>			
O2	Development provides for the following:- (a) any shop and shopping complex development in the precinct to not exceed 10,000m ² gross floor area; (b) a showroom to have a maximum gross floor area of 3,000m ² per tenancy with the display of goods contained wholly indoors.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
O3	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochy Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O4	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochy Principal Activity Centre.	S4.1	Development fronting Maroochy Boulevard has a minimum height of 8 metres.
O5	Development does not exceed a plot ratio of:- (a) 2.5 where in a 6 storey building height area on a lot south of Plaza Parade; (b) 2.0 where in a 6 storey building height area on a lot north of Plaza Parade; or (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>
O6	Development ensures that a building achieves the following:- (a) provides an appropriate transition in scale from the higher intensity precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		<i>No acceptable solution is nominated</i>
O7	Development retains significant vegetation on the corner of Maroochy Boulevard and Millwell Road.		<i>No acceptable solution is nominated</i>
O8	Development provides open space and appropriate landscaping along the Cornmeal Creek corridor, providing pedestrian and cyclist linkages to adjoining precincts.		<i>No acceptable solution is nominated</i>
O9	Development provides a direct linkage between the Maroochy Central precinct (Master Plan Unit) and Sunshine Cove to enhance accessibility within the Maroochy Principal Activity Centre.		<i>No acceptable solution is nominated</i>

2.5.19 Overall Outcomes for the Plaza Parade Precinct

- (1) Development provides for the following:-
 - (a) small scale retail and catering premises to be established in the area directly abutting the Maud Canal linking Sunshine Plaza to the retail core area of the Maroochydore Central Precinct (Master Plan Unit);
 - (b) medium and high intensity offices to be established in the area west of the Maud Canal retail link and the transit station and interchange;
 - (c) a mix of uses including commercial uses and residential uses to be established in the area east of the Maud Canal retail link.
- (2) Development provides for the activation of the transit plaza, street and waterside frontages.
- (3) Development facilitates a high level of accessibility between the transit station and interchange (CAMCOS), the Sunshine Plaza and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
- (4) Development provides for a public pedestrian promenade to be constructed along the frontages of the Maud Canal that acts as a link connecting Sunshine Plaza to the transit station and interchange (CAMCOS) and extending through to connect with the Main street in the Maroochydore Central Precinct (Master Plan Unit).
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (6) Development is supported by community facilities, open space and recreational areas and provides for Maud Canal to function as a key element of the urban open space infrastructure network.
- (7) Development responds to land constraints, including flooding constraints.

2.5.20 Specific Outcomes for the Plaza Parade Precinct

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Plaza Parade Precinct</i>			
O1	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> (a) development predominantly comprises medium and high intensity commercial development where:- <ol style="list-style-type: none"> (i) development west of the Maud Canal retail link is limited predominantly to offices so as to maintain separation from noise generating activities; (ii) development east of the Maud Canal retail link consists of mixed-use buildings incorporating commercial uses and short term or permanent residential uses located at floor levels above the ground storey; (b) development having a frontage to the nominated streets and waterways activates frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes); (c) development facilitates a high level of accessibility between the transit station, the Sunshine Plaza and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit); (d) development provides for Maud Canal to function as a key element of the urban open space infrastructure network that is accessible from adjacent development and the bicycle and pedestrian infrastructure network. 		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
O2	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O3	Development does not exceed the following plot ratio:-		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	(a) 3.0 where in a 10 storey building height area; (b) 2.5 where in a 6 storey building height area.		
O4	Development ensures that a building achieves the following:- (a) provides an appropriate transition in scale from the higher intensity precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		<i>No acceptable solution is nominated</i>
<i>Permeability and Accessibility</i>			
O5	Development facilitates a high level of accessibility to the interim public transit interchange, the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
O6	Development provides for the following:- (c) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS); (d) shade structures, landscaping and directional signage to be installed within the promenade.	S6.1	Development provides a public pedestrian promenade along the full length of Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design) .

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.21 Overall Outcomes for the Sunshine Plaza Precinct (Master Plan Unit)

- (1) Development is consistent with an approved master plan for the precinct.
- (2) Development provides for the precinct to operate as one part only of the mixed use retail core area of the Maroochydore Principal Activity Centre.
- (3) Development provides predominantly for higher order comparison shopping.
- (4) Development does not compromise the existing and planned road transport infrastructure network for the whole of the Maroochydore Principal Activity Centre.
- (5) Development encourages public transport, cycling and walking and establishes an attractive pedestrian environment.
- (6) Development incorporates high quality building design and an active street front address and provides a high level of permeability to surrounding precincts.
- (7) Development provides car parking structures and access to car parking structures that do not dominate the street frontage or create conflict with the achievement of street activation, pedestrian/cycle movement and safety outcomes.
- (8) Development ensures that the shopping centre is integrated with the broader Maroochydore Principal Activity Centre, that there are active frontages along Maroochydore Road, Plaza Parade, Horton Parade and Southern Drive and that there is activation of and public access to the public pedestrian promenade extending along Maud Canal and Cornmeal Creek.
- (9) Development ensures that internalised shopping malls do not take the place of or detract from the provision of active frontages providing opportunities for social interaction and connectivity with the interface of the surrounding precincts in the Maroochydore Principal Activity Centre.
- (10) Development facilitates a high level of accessibility and legibility between the traditional town centre (Ocean Street Precinct) and the new town centre being the Maroochydore Central Precinct (Master Plan Unit).
- (11) Development makes a positive contribution to the streetscape and provides detailed architectural treatments that provide interest along key road frontages and corners.
- (12) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (13) Development is supported by community facilities, open space and recreational areas and provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network.
- (14) Development provides for short term or permanent residential uses to occur above the ground storey of a building as part of a mixed use development.
- (15) Development responds to land constraints, including flooding constraints.
- (16) Development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.
- (17) Development provides for the Sunshine Plaza shopping complex to be integrated with and connected to the transit station and interchange (CAMCOS) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) by a public pedestrian promenade constructed along the full length of Cornmeal Creek and the Maud Canal and extending from Sunshine Gardens to the transit station and interchange (CAMCOS).
- (18) Development is not to exceed the development entitlements specified for the precinct so as to avoid delaying or compromising the development of the Maroochydore Central Precinct (Master Plan Unit) or adversely impacting on the efficient provision of infrastructure, in particular the existing and proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Activity Centre.

2.5.22 Specific Outcomes for the Sunshine Plaza Precinct (Master Plan Unit)

Specific Outcomes		Acceptable Solutions
<i>Intent for the Sunshine Plaza Precinct (Master Plan Unit)</i>		
O1	Development complies with the following intent for the precinct:-	<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes	Acceptable Solutions
<p>(a) development predominantly comprises a medium intensity mixed-use retail core:-</p> <p>(i) which accommodates a significant quantity of the existing retail uses established in the Master Planned Area; and</p> <p>(ii) where further expansion of retail premises including the additional 28,000m² gross floor area, in addition to the area approved at 1 January 2000 or part thereof, including a second department store or further higher order comparison shopping:-</p> <p>(A) is dependent upon the provision of the transport infrastructure necessary to service the existing and further development of the Sunshine Plaza Precinct (Master Plan Unit); and</p> <p>(B) does not jeopardize the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Activity Centre;</p> <p>(b) where development may provide for short term or permanent residential uses located on a floor level above the ground storey to occur as part of mixed use development;</p> <p>(c) development having a frontage to nominated streets and waterways activates frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(d) development having a frontage to Plaza Parade contributes to the establishment of an attractive pedestrian environment;</p> <p>(e) development facilitates a high level of accessibility to the interim transit interchange, the transit station and interchange (CAMCOS) and the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(f) development provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network that are accessible from adjacent development and bicycle and pedestrian infrastructure networks;</p> <p>(g) development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.</p>	
<i>Development Entitlements</i>	
<p>O2 Development provides for the following:-</p> <p>(a) the total maximum floor area of all retail premises in the precinct to not exceed 28,000m² gross floor area in addition to the area approved at 1 January 2000;</p> <p>(b) the take up of the development entitlements for the Sunshine Plaza Precinct (Master Plan Unit) or any part thereof to be dependent upon the following:-</p> <p>(i) the provision of transport infrastructure necessary to service the existing and any further development of the Sunshine Plaza Precinct (Master Plan Unit) taking account of the planned development of the Maroochydore Principal Activity Centre, including the provision of the road infrastructure network through the Maroochydore Central Precinct (Master Plan Unit);</p>	<p><i>No acceptable solution is nominated.</i></p>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>(ii) the establishment of strong linkages with other precincts within the Maroochydore Principal Activity Centre and in particular the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity between the mixed use retail core area in the precinct and the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(iii) the provision of urban open space infrastructure and community facilities necessary to service the existing and any further development of the Sunshine Plaza Precinct (Master Plan Unit) which are planned to be provided within the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(iv) the creation of an attractive and high quality town centre development that contributes to the development of the Maroochydore Principal Activity Centre as a subtropical coastal city centre with streets and public spaces that are highly permeable, activated and comfortable for pedestrians.</p>		
Built Form			
O3	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) .		<i>No acceptable solution is nominated</i>
O4	<p>Development provides for parking areas and access to be designed and located:-</p> <p>(a) so that they do not dominate the street frontage or conflict with street activation, pedestrian and cycle movement and safety;</p> <p>(b) so that they do not undermine the character and visual attraction of the Maroochydore Principal Activity Centre;</p> <p>(c) to ensure that no parking area is a dominant visual element of the Maroochydore Principal Activity Centre, the site on which it is developed or the streetscape; and</p> <p>(d) to provide sufficient universally accessible car parks, which are seamlessly connected to pedestrian pathways.</p>	<p>S4.1</p> <p>S4.2</p> <p>S4.3</p> <p>S4.4</p>	<p>Development provides for parking to be located to the rear, within or underneath buildings.</p> <p>Development ensures that the façade of above ground parking structures avoids expressing sloping ramps or features with an excessive vertical or horizontal emphasis by sleeving with active retail and commercial uses.</p> <p>Development ensures that the openings in parking structure facades are screened to hide the parking operation as much as possible.</p> <p>Development provides universally accessible car parks which are connected to accessible pedestrian pathways without any lip or step.</p>
O5	Development does not exceed a plot ratio of 2.0.		<i>No acceptable solution is nominated</i>
Permeability and Accessibility			
O6	Development facilitates a high level of accessibility to the interim transit interchange and the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
O7	<p>Development provides for the following:-</p> <p>(a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS);</p> <p>(b) shade structures, landscaping and directional signage to be installed within the promenade.</p>	S7.1	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
O8	Development extends Southern Drive to connect Amaroo Court to Maroochydore Road.		<i>No acceptable solution is nominated</i>
O9	Development is carried out in accordance with the master plans specified in Section 2.3 (Master Planned Area Master Planning Process).		<i>No acceptable solution is nominated.</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
O10	Development ensures that Cornmeal Creek and Maud Canal function as primary open space links that are accessible from adjoining development sites and major movement networks within the Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.23 Overall Outcomes for the Maroochydore Central Precinct (Master Plan Unit)

- (1) Development is consistent with an approved master plan for the precinct.
- (2) Development provides the widest range and highest order of future retail, commercial, administrative, community, cultural, and entertainment activities and incorporates civic, government, recreation and cultural functions of regional significance.
- (3) Development provides for a combination and intensity of uses that establish the precinct as the pre-eminent central business district for the Sunshine Coast sub-region and creates a true city centre/heart for the Maroochydore Principal Activity Centre.
- (4) Development provides for the highest concentration of future core retailing that together with the Sunshine Plaza Precinct (Master Plan Unit) forms the retail core area of the Maroochydore Principal Activity Centre.
- (5) Development provides for the city centre to be supported by and co-located with a high frequency public transport infrastructure network including the transit station and interchange (CAMCOS) and the civic plaza.
- (6) Development provides for residential and tourist accommodation to be provided at an appropriate scale that supports the viability of the Maroochydore Principal Activity Centre and integrates with and enhances the fabric of the Maroochydore Principal Activity Centre.
- (7) Development provides a range of dwelling types and sizes to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.
- (8) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (9) Development provides significant public open space areas including malls, plazas, parks and gardens.
- (10) Development maximises public transport accessibility and use and encourages walking and cycling.
- (11) Development is integrated with development and infrastructure within the other developed precincts of the Maroochydore Principal Activity Centre.
- (12) Development responds to land constraints, including flooding constraints.
- (13) Development provides for a large expanse of central parkland focused on the Maud Canal including the waterway area and provides for a wide range of informal active and passive recreation facilities and gathering spaces.
- (14) Development is not to exceed the development entitlements specified for the precinct so as to avoid adversely impacting upon the efficient provision of infrastructure in particular transport infrastructure.
- (15) Development provides for the establishment of the infrastructure planned for the precinct as specified on the structure plan maps and recognises the critical link between infrastructure provision and in the Maroochydore Central Precinct (Master Plan Unit) and the future sustainable development of the Maroochydore Principal Activity Centre.

2.5.24 Specific Outcomes for the Maroochydore Central Precinct (Master Plan Unit)

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Parkland Sub-Precinct</i>			
O1	Development complies with the following intent for the Parkland Sub-precinct:- (a) development comprises urban open space that provides the green spine and open space centerpiece for the Maroochydore Principal Activity Centre and accommodates a civic plaza, district recreation park, local recreation park and gathering spaces; (b) development ensures that the Maud Canal provides a key landscape and recreational feature and an appropriate level of flood immunity for the balance of the Maroochydore Central Precinct (Master Plan Unit); (c) development ensures that the Maud Canal promotes interconnectivity to the following:- (i) sub-precincts within the Maroochydore Central Precinct (Master Plan Unit) by providing connections between the Retail Sub-precinct and the Community Facilities Sub-precinct;		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes	Acceptable Solutions
<ul style="list-style-type: none"> (ii) precincts external to the Maroochydore Central Precinct (Master Plan Unit), in particular, the Plaza Parade Precinct and the Sunshine Plaza Precinct (Master Plan Unit); (iii) areas external to the Master Planned Area by providing connections between the Retail Sub-precinct and the areas to the east of the Master Planned Area; (d) development provides for the civic plaza and the transit plaza to be established and to function as community meeting spaces and public squares which are connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development; (e) development visually, functionally and physically integrates with the Community Facilities Sub-precinct. 	
<i>Intent for the Community Facilities Sub-precinct</i>	
<p>O2 Development complies with the following intent for the Community Facilities Sub-precinct:-</p> <ul style="list-style-type: none"> (a) development comprises community facilities infrastructure consisting of a proposed regional library, local community centre, meeting spaces, administration space and a regional arts centre and urban open space infrastructure including a public amphitheatre; (b) development ensures that the precinct functions as the community heart for the Maroochydore Principal Activity Centre which is connected to the pedestrian dominated Main Street, the civic plaza, public amphitheatre and other elements of the urban open space in the Parkland Sub-precinct, as well as the transit station and interchange (CAMCOS) and transit plaza on the other side of the Maud Canal and the interim transit interchange; (c) development provides a built form which frames and activates the civic plaza and the other elements of the adjoining urban open space in the Parkland Sub-precinct to create a human scale and pedestrian friendly environment. 	<i>No acceptable solution is nominated</i>
<i>Intent for the Retail Sub-precinct</i>	
<p>O3 Development complies with the following intent for the Retail Sub-precinct:-</p> <ul style="list-style-type: none"> (a) development predominantly comprises a high intensity mixed-use retail core that accommodates the highest concentration of future retail floor space in the mixed use retail core area of the Master Planned Area and may provide for short term or permanent residential accommodation or office uses to occur as part of mixed-use buildings located on floor levels above the ground storey; (b) development provides for the establishment of the transit station and interchange (CAMCOS) as an essential component of the sub-precinct, delivering multi-modal local and regional public transport services to the heart of the Maroochydore Principal Activity Centre; (c) development is integrated with the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the transit plaza, civic plaza, public amphitheatre and other urban open space infrastructure, the community facilities infrastructure in the Community Facilities Sub-precinct and the medium intensity mixed-use retail core area in the Sunshine Plaza Precinct (Master Plan Unit) 	<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>and interim transit interchange;</p> <p>(d) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(e) development provides for public spaces and streets that have a high level of accessibility and are quality pedestrian and bicycle environments.</p>		
<i>Intent for the Commercial Sub-precinct</i>			
O4	<p>Development complies with the following intent for the Commercial Sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity commercial development consisting of office based commercial uses and entertainment uses that provide a key employment and entertainment hub for the Maroochydore Principal Activity Centre;</p> <p>(b) development does not provide for residential uses in order to maintain appropriate separation from noise generating activity associated with commercial uses, entertainment uses and the operation of the transit station and interchange (CAMCOS);</p> <p>(c) development is integrated with the interim transit interchange, transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure and the mixed use retail core area in the Retail Sub-precinct and the Sunshine Plaza Precinct (Master Plan Unit) and the Plaza Parade Precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for a road connection across the Maroochy Boulevard Precinct to Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochydore Central Precinct (Master Plan Unit).</p>		<i>No acceptable solution is nominated</i>
<i>Intent for the Main Street South Sub-precinct</i>			
O5	<p>Development complies with the following intent for the Main Street South Sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity mixed-use residential/commercial development incorporating a significant amount of permanent residential uses and some offices at floor levels above the ground storey;</p> <p>(b) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct.</p>		<i>No acceptable solution is nominated</i>
<i>Intent for the Main Street North Sub-precinct</i>			
O6	<p>Development complies with the following intent for the Main Street North Sub-precinct:-</p> <p>(a) development predominantly comprises high</p>		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>intensity residential uses with some capacity for commercial uses at ground and podium level;</p> <p>(b) development provides uses such as cafes and retail uses which activate the street and waterside frontages at the ground storey as specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for the civic plaza and other elements of urban open space infrastructure in the Parkland Sub-precinct to be established and to function as a community meeting space and public square which is connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development in the Main Street North Sub-precinct.</p>		
<i>Intent for the Residential Sub-precinct</i>			
O7	<p>Development complies with the following intent for the sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity residential uses with some limited ground storey convenience retail and café activities;</p> <p>(b) development accommodates generous urban open space linkages between Maud Street and the Parkland Sub-precinct and facilitates bicycle and pedestrian permeability.</p>		<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>			
O8	<p>Development complies with the following development entitlements:-</p> <p>(a) a minimum of 2,000 dwellings to be established in the precinct;</p> <p>(b) a maximum of 65,000m² gross floor area of retail premises to be established in the precinct; which is limited to the following:-</p> <p>(i) 50,000m² gross floor area in the Retail Sub-precinct;</p> <p>(ii) 15,000m² gross floor area in the whole of the Commercial Sub-precinct, Main Street South Sub-precinct and Main Street North Sub-precinct combined;</p> <p>(c) a maximum of 150,000m² gross floor area of commercial uses (other than retail premises) to be established in the precinct.</p>		<i>No acceptable solution is nominated</i>
<i>Street Network</i>			
O9	<p>Development is designed to ensure a high level of permeability and incorporates a street network that is interconnected and highly legible whereby:-</p> <p>(a) development is oriented to respect the local climatic opportunities with streets oriented to maximize access to prevailing breezes; and</p> <p>(b) development provides high levels of access to a public open space or civic plaza that serves as a community focal point and gathering places.</p>	S9.1	<p>Development ensures that street blocks are based on a grid pattern with a block dimension of not more than 170m and a length to width ratio of not more than 1:4.</p> <p><i>Note: The specific arrangement of streets within the Maroochydore Central Precinct (Master Plan Unit) and their design which is to provide a safe, legible and cohesive movement network will be addressed as part of the master planning process.</i></p>
O10	Development is designed so that the size and orientation of a lot ensures optimum solar access.	S10.1	Development is designed so that the majority of streets are aligned to 20 degrees of north.
O11	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street profiles including	S11.1	Development is designed to ensure lots provide for a diversity of lot sizes and cross streets and lanes to provide finer grain streetscapes.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions									
	laneways, rear lanes and main streets.										
012	Development provides for the following: (a) larger consolidated floor plates for commercial development; (b) longer narrower sites which enable cross ventilation for residential development.	S12.1	Development provides for a residential building to face north onto streets where possible.								
		S12.2	Development provides a commercial building to face south where possible.								
<i>Mix of Uses</i>											
013	Development provides for the mix of residential and non-residential uses stated in the Table below:- <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Retail and Main Street North Sub-precincts</th> <th style="text-align: center;">Commercial Sub-precincts</th> <th style="text-align: center;">Main Street South Sub-precincts</th> <th style="text-align: center;">Residential Sub-precinct</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum 40% of the gross floor area for residential uses.</td> <td style="text-align: center;">100% of the gross floor area for non-residential uses.</td> <td style="text-align: center;">Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross floor area for non-residential uses.</td> <td style="text-align: center;">Minimum 90% of the gross floor area for residential uses.</td> </tr> </tbody> </table>	Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct	Maximum 40% of the gross floor area for residential uses.	100% of the gross floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.		<i>No acceptable solution is nominated</i>
Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct								
Maximum 40% of the gross floor area for residential uses.	100% of the gross floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses. Maximum 60% of the gross floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.								
<i>Built Form</i>											
014	Development does not exceed the maximum building height specifically identified on Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures) with the exception of the following:- (a) development provides for buildings of a maximum height of (56 metres and not more than 16 storeys) within the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) where it can be demonstrated that the buildings achieve excellence in environmentally sustainable building design; (b) development provides for one landmark building to a maximum height of 70 metres but not more than 18 storeys within the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) where it can be demonstrated that the building: (i) achieves excellence in environmentally sustainable building design; and (ii) is iconic in nature and of the highest architectural design excellence.	S14.1 S14.2	Development for a building stated in Specific Outcome 014(a) achieves a certified minimum 4 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level. Development for a building stated in Specific Outcome 014(b): (a) achieves a certified minimum 5 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level; and (b) is endorsed by the Council's Urban Design Advisory Board.								
015	Development does not exceed, unless stated in a master plan, the following plot ratio:- (a) 3.0 where in a 10 storey building height area; (b) 2.0 where in a 6 storey building height area; (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>								
016	Development provides the landscape and frontage treatments and other urban design elements for the site specified on Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes) .		<i>No acceptable solution is nominated</i>								
017	Development provides that a building in the Retail Sub-precinct, Main Street North Sub-precinct and Community Facilities Sub-precincts has a clearly defined podium and slender tower form to achieve the following:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; (c) avoid excessively wide facades; (d) ensure a human scale of development at street level; (e) avoid wind tunnelling effects.		<i>No acceptable solution is nominated</i>								
018	Development ensures that a building achieves the		<i>No acceptable solution is nominated</i>								

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	following:- (a) contributes to a cohesive streetscape; (b) provides for a human scale at street level and adjoining urban open space, bicycle and pedestrian thoroughfares.		
O19	Development ensures that the civic plaza is well connected to parts of the Parkland Sub-precinct.		<i>No acceptable solution is nominated</i>
O20	Development provides a transit station and interchange (CAMCOS) as an essential component of the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit), delivering multi modal local and regional public transport services to the heart of the Maroochydore Principal Activity Centre, which is integrated with surrounding public spaces and built form.		<i>No acceptable solution is nominated</i>
O21	Development provides for 40% of land within the precinct as urban open space (including waterway area), which achieves the following:- (a) is integrated with the external open space network; (b) is capable of accommodating elements of the sub-regional level parkland network; (c) facilitates opportunities for passive and active recreation and community event and gathering places; (d) can accommodate formal gardens, community gardens and natural vegetation; (e) is integrated with and provides for the establishment of an expansive public pedestrian promenade in public ownership along the full length of the Maud Canal in accordance with the specifications shown in Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)		<i>No acceptable solution is nominated</i>
O22	Development provides for the following:- (a) the finished ground surface levels of new lots following building work to be above the defined flood event to protect the development from the risk of flooding; (b) undeveloped lots which will be subject to subsequent building work that is likely to involve basement excavation may temporarily have lower ground surface levels which may be raised to above the defined flood event at the time of building work utilising fill material from basement excavation works; (c) all lots are to be free draining, avoid pondage of stormwater and are not to cause any adverse amenity impact or other nuisance.		<i>No acceptable solution is nominated</i>
Permeability and Accessibility			
O23	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.	S23.1	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design) .
O24	Development treats Maud Canal as a key landscape feature which supports, rather than prevents, interconnectivity within the Maroochydore Central Precinct (Master Plan Unit) and to other precincts in the Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>
O25	Development designs the Parkland Sub-precinct and in particular the Maud Canal waterway to provide for flood immunity for the balance of the Maroochydore Central Precinct (Master Plan Unit) for the defined flood event.		<i>No acceptable solution is nominated</i>
O26	Development designs the Maud Canal channel to ensure it remains tidal, with permanent water capable		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	of maintaining an acceptable level of water quality, amenity and usability for recreational purposes.		
<i>Natural Hazards</i>			
O27	Development provides an efficient drainage network which:- (a) provides capacity for stormwater discharge; (b) minimises flood risk from major rainfall events; and (c) does not result in adverse impacts upstream or downstream.	S27.1	Development provides development and storm water drainage infrastructure in accordance with a flood and drainage study submitted to and approved by the Council.
<i>Sequencing and Planning of Development</i>			
O28	Development is carried out in accordance with the master plans specified in Section 2.3 (Master Planned Area Master Planning Process) .		<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2.5.25 Overall Outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides for safe, efficient, well located and legible infrastructure and services networks in accordance with the following:-
 - (a) the Maroochydore PAC Structure Plan, in particular the structure plan maps and *Maroochy Plan 2000* other than to the extent that an infrastructure arrangement applicable to the land the subject of the development specifically states that the infrastructure arrangement is to prevail over the Maroochydore PAC Structure Plan and *Maroochy Plan 2000* to the extent of an inconsistency;
 - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development are provided ahead of or in conjunction with the development.
- (4) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (5) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (6) Development in the Master Planned Area ensures that infrastructure corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (7) Development in the Master Planned Area ensures that infrastructure is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.
- (8) Development in the Master Planned Area ensures that infrastructure is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

2.5.26 Specific Outcomes for the Development of Infrastructure and Services

Specific Outcomes		Acceptable Solutions
<i>Infrastructure Generally</i>		
O1	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Maroochydore PAC Structure Plan; (b) the other parts of the <i>Maroochy Plan 2000</i> ; (c) for the Maroochydore Central Precinct (Master Plan Unit), the sequencing of development and infrastructure identified conceptually on Map. 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure) and Table 2.5.26 Sequencing of Development and Infrastructure for the Maroochydore Central Precinct (Master Plan Unit) .	<i>No acceptable solution is nominated</i>
O2	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure specified in the structure plan maps; (b) other infrastructure not specified in the structure plan maps; (c) services in the Master Planned Area.	<i>No acceptable solution is nominated</i>
O3	Development is carried out in accordance with the infrastructure networks specified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	<i>No acceptable solution is nominated.</i>
O4	Development is consistent with the development entitlements upon which the infrastructure and	<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	other development obligations have been provided and planned by the local government or other infrastructure providers.		
O5	Development does not adversely impact on or compromise existing or planned infrastructure and services networks.		<i>No acceptable solution is nominated.</i>
O6	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.		<i>No acceptable solution is nominated.</i>
O7	Development provides infrastructure to service the development where:- (a) the existing infrastructure provided by an infrastructure provider that is necessary to service the development is not adequate; or (b) the infrastructure to be provided by an infrastructure provider to service the development is necessary, but is not yet available; or (c) the development is not consistent with the development entitlements and assumptions upon which infrastructure has been provided or is planned to be provided by an infrastructure provider.		<i>No acceptable solution is nominated</i>
O8	Development provides infrastructure and services which achieves the following:- (a) meets the standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.		<i>No acceptable solution is nominated</i>
Road Transport Infrastructure Network			
O9	Development is carried out in accordance with:- (a) the road transport infrastructure network identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) ; and (b) the road transport infrastructure network complies with the standards specified in the <i>Planning Scheme Policy</i> for the <i>Maroochydore PAC Structure Plan</i> .		<i>No acceptable solution is nominated.</i>
O10	Development provides road transport infrastructure which achieves the following:- (a) services the development; (b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network; (c) protects and enhances the function of roads in the road hierarchy; (d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development;		<i>No acceptable solution is nominated.</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<ul style="list-style-type: none"> (e) where required, provides dedicated public transport lanes and bus priority at major intersections and is otherwise capable of accommodating prioritised public transport circulation; (f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape; (g) is safe, efficient and legible in meeting the requirements of the intended use; (h) where required for evacuation purposes is established above the defined flood event; (i) appropriate access and egress for emergency services vehicles. 		
O11	<p>Development provides a road transport infrastructure network which:-</p> <ul style="list-style-type: none"> (a) is highly permeable; (b) based on a grid or modified grid pattern layout; and (c) ensures the priority of pedestrians, cyclists and public transport users over private vehicles. 		<i>No acceptable solution is nominated</i>
Public Transport Infrastructure Network			
O12	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> (a) the public transport infrastructure network identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network); and (b) the public transport infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i>. 		<i>No acceptable solution is nominated</i>
O13	<p>Development ensures that the dedicated transit corridor (CAMCOS), transit station and interchange (CAMCOS), interim transit interchange and public transport stops are:</p> <ul style="list-style-type: none"> (a) designed to ensure priority for pedestrians, cyclists and public transport users over private vehicles; (b) effectively connected with the sub-regional public transport network outside of the Master Planned Area; and (c) designed, constructed and operated to provide users with the following:- <ul style="list-style-type: none"> (i) efficient connections to key destinations within and outside of the Master Planned Area; (ii) service frequency and reliability; (iii) reduced travel times; (iv) a high quality travel experience. 		<i>No acceptable solution is nominated</i>
O14	<p>Development provides public transport infrastructure which achieves the following:-</p> <ul style="list-style-type: none"> (a) services the development; (b) integrates with the existing and planned public transport infrastructure network; (c) protects and enhances the function of public transport infrastructure; (d) is safe, efficient and legible in meeting the requirements of the intended use. 		<i>No acceptable solution is nominated.</i>
Public Parking Facilities Infrastructure Network			
O15	<p>Development in the Maroochydore Central Precinct (Master Plan Unit) provides land for public parking facilities in consolidated locations as identified conceptually on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) unless specified in an approved master plan.</p>		<i>No acceptable solution is nominated.</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions
O16	Development provides public parking facilities infrastructure which complies with the <i>Code for Transport, Traffic and Parking</i> .	<i>No acceptable solution is nominated.</i>
Bicycle and Pedestrian Infrastructure Network		
O17	Development is carried out in accordance with:- (a) the bicycle and pedestrian infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) ; and (b) the bicycle and pedestrian infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .	<i>No acceptable solution is nominated</i>
O18	Development provides a bicycle and pedestrian infrastructure network that ensures the priority of pedestrians, cyclists and public transport users over private vehicles.	<i>No acceptable solution is nominated</i>
O19	Development provides bicycle and pedestrian infrastructure which incorporates:- (a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:- (i) seats; (ii) standby areas; (iii) secure bicycle parking; (iv) picnic facilities; (v) drinking fountains; (vi) shade; (vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations including commercial buildings.	<i>No acceptable solution is nominated</i>
O20	Development provides bicycle and pedestrian infrastructure which:- (a) services the development; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area. (c) accesses the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network and facilities and services within and external to the Master Planned Area; (d) protects and enhances the function of bicycle and pedestrian infrastructure; and (e) is safe, efficient and legible in meeting the requirements of the intended use.	<i>No acceptable solution is nominated</i>
O21	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	<i>No acceptable solution is nominated</i>
Water Supply Infrastructure Network		
O22	Development is carried out in accordance with the water supply infrastructure network identified conceptually on Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network) .	<i>No acceptable solution is nominated.</i>
O23	Development provides water supply infrastructure which complies with the requirements for water supply specified in the following:- (a) the standards for the construction of water supply in the applicable local planning	<i>No acceptable solution is nominated.</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	instrument; (b) the specifications of the relevant distributor - retailer.		
O24	Development provides water supply infrastructure which:- (a) services the development; (b) integrates with the existing and planned water supply infrastructure network; (c) protects and enhances the function of the water supply infrastructure; and (d) meets the requirements of the intended use.		<i>No acceptable solution is nominated.</i>
O25	Development near or over water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	S25.1	Development near or over the water infrastructure complies with <i>Planning Scheme Policy No. 5 - Operational Works – Section 3.1.2.2 Clearance from Structures.</i>
O26	Development minimises demand for reticulated drinking water by the following:- (a) providing an independent water supply system supplying water for the irrigation of landscape and open space areas by the following:- (i) harvested stormwater; (ii) collected rainwater unless otherwise required for non-potable use in a building; (iii) recycled water; (b) providing water for external fire fighting from a water supply appropriately sized, treated and approved by Queensland Fire and Rescue.		<i>No acceptable solution is nominated³⁷</i>
Sewer Infrastructure Network			
O27	Development is carried out in accordance with the sewer infrastructure network as identified conceptually on Map 5.12 (Maroochydore PAC Master Planned Area Sewage Infrastructure Network).		<i>No acceptable solution is nominated</i>
O28	Development provides sewer infrastructure which complies with the requirements for sewer specified in the following:- (a) the standards for the construction of sewer in the applicable local planning instrument; (b) the specifications of the relevant water entity.		<i>No acceptable solution is nominated</i>
O29	Development provides sewer infrastructure which:- (a) services the development; (b) integrates with the existing and planned sewer infrastructure; (c) protects and enhances the function of sewer infrastructure; (d) meets the requirements of the intended use; and (e) is designed and constructed to protect the amenity and character of the locality.		<i>No acceptable solution is nominated</i>
O30	Development near or over sewer infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	S30.1	Development near or over the sewer infrastructure complies with <i>Planning Scheme Policy No. 5 - Operational Works- Section 3.2.3 Design and Construction of Reticulated Sewerage.</i>
O31	Development maximises the opportunities for the use of recycled water.		<i>No acceptable solution is nominated</i>
O32	Development minimises stormwater inflow and infiltration to the sewer infrastructure network.		<i>No acceptable solution is nominated</i>
Stormwater Infrastructure Network			
O33	Development is carried out in accordance with:- (a) the stormwater infrastructure network identified conceptually on Map 5.13 (Maroochydore PAC Master Planned Area Stormwater Infrastructure Network); and (b) the stormwater infrastructure network complies with the standards specified in the		<i>No acceptable solution is nominated</i>

³⁷ The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides further guidance about how this specific outcome can be achieved.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p><i>Planning Scheme Policy for the Maroochydore PAC Structure Plan for the following:-</i></p> <ul style="list-style-type: none"> (i) rainwater capture and harvesting; (ii) garden and landscape irrigation; (iii) stormwater capture, storage and reuse; (iv) stormwater pollutant management. 		
O34	<p>Development provides stormwater infrastructure which:-</p> <ul style="list-style-type: none"> (a) services the development; (b) integrates with the existing and planned stormwater infrastructure network; (c) protects and enhances the function of stormwater infrastructure; and (d) meets the requirements of the intended use. 		<i>No acceptable solution is nominated</i>
O35	<p>Development provides stormwater infrastructure for the drainage of the premises prevents the following:-</p> <ul style="list-style-type: none"> (a) the ponding of stormwater on site; (b) a hazard to personal health and safety or property. 		<i>No acceptable solution is nominated</i>
O36	<p>Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.</p>		<i>No acceptable solution is nominated</i>
O37	<p>Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.</p> <p><i>The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides further guidance regarding contemporary best practice standards for water sensitive urban design.</i></p>		<i>No acceptable solution is nominated</i>
O38	<p>Development provides road transport infrastructure, including footpaths, that accommodate the management of stormwater runoff through a combination of water sensitive urban design techniques:-</p> <ul style="list-style-type: none"> (a) such as the following:- <ul style="list-style-type: none"> (i) porous pavements; (ii) swales; (iii) vegetated buffers; (iv) vegetated infiltration; (v) extended detention areas; and (b) that are integrated with the built form and streetscapes, and are positioned as close as practical to the source of the run off. 		<i>No acceptable solution is nominated</i>
O39	<p>Development provides for the management of stormwater to incorporate appropriate parameters for climate change³⁸ which are consistent with the anticipated functional lifespan of the stormwater infrastructure.</p>		<i>No acceptable solution is nominated</i>
O40	<p>Development maximises stormwater treatment by the following:-</p> <ul style="list-style-type: none"> (a) limiting the extent of impervious surfaces; (b) using porous paving in low traffic areas; (c) draining hard surfaces towards permeable surfaces including turf and garden beds. 	S40.1	<p>Development provides for all impervious surfaces not to be connected to the stormwater infrastructure network or receiving waters by directing flow through appropriately sized and positioned vegetated swales and bio-retention areas incorporated into streetscapes, public spaces and landscaping.</p>
O41	<p>Development is designed to capture, store and reuse on site surface stormwater such that:-</p> <ul style="list-style-type: none"> (a) site surface stormwater drainage is directed to a stormwater storage which:- <ul style="list-style-type: none"> (i) is provided on the site; (ii) is separate from rainwater storages; (iii) is screened to exclude leaf litter and insects; 		<i>No acceptable solution is nominated.</i>

³⁸ The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides guidance on provision that should be made in drainage design for the consequences of climate change.

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions
	<ul style="list-style-type: none"> (iv) is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and (v) is integrated into the design of building or site landscaping; (b) collected stormwater is pumped throughout the site for garden and landscape irrigation only; (c) the stormwater storage is sized to sustain the irrigation of landscape and open space areas without connection to the reticulated water supply system; (d) the stormwater supply is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and (e) the stormwater harvesting meets on-site 'fit for purpose' usage with an overall 80% annual reliability. 	
O42	<p>Development provides buildings that are designed to capture, store and reuse rainwater such that:</p> <ul style="list-style-type: none"> (a) all building roof drainage is directed to rainwater storage which: <ul style="list-style-type: none"> (i) is provided on the site; (ii) is screened to exclude leaf litter and insects; (iii) includes a first flush device; (iv) is appropriately treated to remove pollutants in accordance with the intended use of the water; and (v) is integrated into the design of building or site landscaping; (b) collected water is pumped throughout the building for use in toilet flushing and cold water laundry with 85% source reliability; and (c) rainwater storages are connected to the reticulated water supply system for top up when available supply is equal to 10%. 	<i>No acceptable solution is nominated.</i>
<i>Urban Open Space Infrastructure Network</i>		
O43	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> (a) the urban open space infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network); and (b) the urban open space infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PAC Structure Plan for: <ul style="list-style-type: none"> (i) urban open space infrastructure generally; (ii) the design and development of the Civic Plaza; (iii) the design and development of the Transit Plaza, (iv) the design and development of the Public Amphitheatre; (v) the design and development of the District Recreational Park; (vi) the design and development of the Local Recreational Park; (vii) the design and development of the Cornmeal Creek Plaza. 	<i>No acceptable solution is nominated</i>
O44	<p>Development provides urban open space infrastructure which:-</p> <ul style="list-style-type: none"> (a) services the development; (b) integrates with the existing and planned urban open space infrastructure network; (c) protects and enhances the function of urban 	<i>No acceptable solution is nominated</i>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	open space infrastructure network; and (d) is safe, efficient and legible in meeting the requirements of the intended use.		
O45	Development provides for the urban open space infrastructure network to be provided as an interconnected system that radiates from the Parkland Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) and provides linkages in and external to Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>
O46	Development provides for the urban open space infrastructure network to accommodate a wide range of formal and informal active and passive recreation activities in conjunction with formal gardens, community gardens and natural vegetation.		<i>No acceptable solution is nominated</i>
O47	Development provides an urban open space infrastructure network that ensures priority of pedestrians, cyclists and public transport users over private motor vehicles.		<i>No acceptable solution is nominated</i>
O48	Development provides in the urban open space for a continuous, safe and convenient bicycle and pedestrian infrastructure network on Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) which is: (a) identified conceptually for the Maroochydore Central Precinct (Master Plan Unit); and (b) identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
O49	Development provides for the urban open space infrastructure network to accommodate environmental and flood mitigation functions with appropriate consideration for the impacts of climate change ³⁹ .		<i>No acceptable solution is nominated</i>
O50	Development which provides infrastructure in the urban open space infrastructure network is to ensure that it is located and designed to be resilient to the likely frequency of inundation taking account of the impacts of climate change.		<i>No acceptable solution is nominated</i>
O51	Development creates an appropriate interface with the urban open space infrastructure network by providing for the transitioning of building height, casual surveillance and accessibility to bicycle and pedestrian infrastructure networks.		<i>No acceptable solution is nominated</i>
O52	Development provides for safe and non-discriminatory access to urban open space.		<i>No acceptable solution is nominated</i>
<i>Community Facilities Infrastructure Network</i>			
O53	Development is carried out in accordance with:- (a) the community facilities infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.15 (Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network); and (b) the community facilities infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .		<i>No acceptable solution is nominated</i>
O54	Development provides for community facilities infrastructure which:- (a) services the development; (b) is co-located with other community facilities infrastructure and urban space infrastructure		<i>No acceptable solution is nominated</i>

³⁹ The *Planning Scheme Policy for the Maroochydore PAC Structure Plan* provides guidance on provision to be made in drainage design for the consequences of climate change. Applicants should also have regard to the *Code for Waterways and Wetlands* and the *Code for Integrated Water Management in Maroochy Plan 2000*

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	(d) redundant backbone connectivity; (e) open access services to be available to all customer connections; (f) the ability to provide multiple telecommunications services and providers in buildings.	<p>S61.3</p> <p>S61.4</p> <p>S61.5</p> <p>S61.6</p>	<p>(a) pits and conduits throughout a subdivision including fibre optic distribution hubs as necessary;</p> <p>(b) a central aggregation point to establish connection to a region wide network.</p> <p>Development provides optic fibre as follows:</p> <p>(a) in commercial areas, point to point network design with dedicated optic fibres;</p> <p>(b) in residential areas, network design with passive optic network using splitters.</p> <p>Development provides a dedicated or shared network management centre with head-end active equipment capable of delivering data, video, telephony, free to air TV and pay TV to Australian Standards.</p> <p>Development is to identify a wholesale only carrier to own, operate and maintain the built network as an open access network with multiple competing service providers.</p> <p>Development provides conduits for telecommunications infrastructure, including fibre optic cable which are:-</p> <p>(a) laid in common service trenches that incorporate electricity and gas services;</p> <p>(b) provided on alignment of 2.1 to 3.0 metres from the boundary of each lot created; and</p> <p>(c) constructed of 100mm diameter white PVC communications pipe.</p>
<i>Other Services</i>			
062	Development provides for other services required to meet the reasonable needs of the users of the development.		<i>No acceptable solution is nominated</i>
063	Development provides for a reticulated gas service.	<p>S63.1</p> <p>S63.2</p> <p>S63.3</p>	<p>Development provides for the reticulated gas network to be laid in common service trenches to service individual properties.</p> <p>Development provides for the bulk supply of gas to the reticulated gas network to utilise the most efficient supply method available in accordance with the applicable gas service entity's requirements.</p> <p>Development provides for the location of any required central storage facility forming part of a LPG Reticulated Gas Area Scheme to be located on a separate freehold parcel of land with appropriate security in accordance with the requirements of the applicable gas service entity.</p>

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Table 2.5.26 Sequencing of Development and Infrastructure for the Maroochydore Central Precinct (Master Plan Unit)

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
1. ROAD TRANSPORT INFRASTRUCTURE			
1.1 Road transport infrastructure for Sector A of the Maroochydore Central Precinct (Master Plan Unit)			
1.1.1	Road transport infrastructure from Point 7 to Point 7A to Point 29 to Point 23 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector, Sub-Arterial Main Street and Arterial Main Street including signalised and other intersection and bridge works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Planned Unit).
1.2 Road transport infrastructure for Sector B of the Maroochydore Central Precinct (Master Plan Unit)			
1.2.1	Road transport infrastructure from Point 6 to Point 6A to Point 30 and from Point 32 to Point 33 and from Point 33 to Point 6A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and a Rail Corridor Collector including signalised and other intersections.	Before the commencement of a use for development, in Sub-sector B1 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.2.2	Road transport infrastructure for a Main Street Collector from Point 30 to Point 31 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) and an Access Street/Dedicated Pedestrian and Cycle Corridor from Point 31 to Point 32 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) and Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and an Access Street/Dedicated Pedestrian and Cycle Corridor including signalised and other intersections.	Before the commencement of a use for development, in Sub-sector B2 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3 Road transport infrastructure for Sector C of the Maroochydore Central Precinct (Master Plan Unit)			
1.3.1	Road transport infrastructure from Point 9 to Point 9A to Point 29 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Sub-Arterial Main Street including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors C1 to C4 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.2	Road transport infrastructure for from Point 27 to Point 27A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for an Access Street including intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors C1 or C2 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.3	Road transport infrastructure from Point 27 to Point 13A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for an Access Street including intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C3 or C4 of

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	Infrastructure Network).		the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.4	Road transport infrastructure from Point 28 to Point 13A to Point 12 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C4 or C5 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.5	Road transport infrastructure from Point 28 to Point 29 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C4 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.6	Road transport infrastructure from Point 26 to Point 28 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C5 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.3.7	Road transport infrastructure from Point 16 to Point 16A to Point 15 to Point 26 to Point 28 to Point 29 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a District Collector and a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit) after the annual average week day traffic exceeds 18,000 vehicles per day on any section of the Main Street Collector and Sub-Arterial Main Street between Point 7 to Point 7A to Point 29 to Point 23 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .
1.4	<i>Road transport infrastructure for Sector D of the Maroochydore Central Precinct (Master Plan Unit)</i>		
1.4.1	Road transport infrastructure from Point 33 to Point 42 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land for a Rail Corridor Collector including signalised and other intersection works.	Before the earlier of the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector D1, D3 or D6 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.4.2	Road transport infrastructure adjoining a Sub-sector of Sector D	Infrastructure contribution comprising the provision of land and work for a	Before the earlier of, the approval of a plan of subdivision or the

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing and Development of Infrastructure) .	Main Street Collector including signalised and other intersection works.	commencement of a use for development, in the relevant Sub-sector of Sector D of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) , to be serviced by the road transport infrastructure to which the infrastructure contribution relates.
<i>1.5 Road transport infrastructure for Sector E of the Maroochydore Central Precinct (Master Plan Unit)</i>			
1.5.1	Road transport infrastructure from Point 15 to Point 16 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a District Collector including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector E1 or E2 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.5.2	Road transport infrastructure from Point 15 to Point 26 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector E1 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.5.3	Road transport infrastructure from Point 15 to Point 25 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sector D or E2 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
<i>1.6 Road transport infrastructure for Sector F of the Maroochydore Central Precinct (Master Plan Unit)</i>			
1.6.1	Road transport infrastructure adjoining a Sub-sector of Sector F of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector including signalised and other intersection works.	Before the commencement of a use for development, in the relevant Sub-sector of Sector F of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) , to be serviced by the road transport infrastructure to which the infrastructure contribution relates.
1.6.2	Road transport infrastructure from Point 3A to Point 5A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and District Collector including signalised and other intersection works.	Before the commencement of a use for development, in Sub-sectors F1, F2 or F3 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
1.6.3	Road transport infrastructure from Point 3 to Point 3A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector including signalised and other intersection works.	Before the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.6.4	Road transport infrastructure from Point 44 to Point 45 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector (under investigation) including signalised and other intersection works.	Before the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) , if the infrastructure contribution from Point 3 to Point 3A on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) is unable to be reasonably provided.
1.7 Road transport infrastructure for Sector G of the Maroochydore Central Precinct (Master Plan Unit)			
1.7.1	Road transport infrastructure from Point 23 to Point 29 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit) after the annual average week day traffic exceeds 18,000 vehicles per day on: <ul style="list-style-type: none"> (a) any section of Maud Street; and (b) any section of the Distributor Road between Point 22 and Point 23 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network).
1.7.2	Road transport infrastructure from Point 15 to Point 25 to Point 37 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work for a District Collector and a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors D2, D4 or D5 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) , where the Distributor Road and District Collector from Point 29 to Point 16 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) has been provided.
1.8 Widening Dalton Drive			
1.8.1	Road transport infrastructure from Point 18 to Point 21 to Point 22 to Point 23 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of work for a Controlled Distributor Road and a Distributor Road including the widening of the existing road to 4 lanes and signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit), where the annual average week day traffic exceeds 18,000 vehicles

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
			per day on any section of Dalton Drive from Point 18 to Point 23 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .
1.9 Public parking facilities			
1.9.1	Road transport infrastructure being the public parking facility in Sub-sector C1 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of 0.5 hectares of land and work for an at grade sealed public parking facility.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C3 or C4 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
1.9.2	Road transport infrastructure for a public parking facility in Sub-sector F3 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) .	Infrastructure contribution comprising the provision of 0.5 hectares of land and work for an at grade sealed public parking facility.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure) .
2. BICYCLE AND PEDESTRIAN INFRASTRUCTURE			
2.1 Bicycle and pedestrian infrastructure within the road transport infrastructure			
2.1.1	Bicycle and pedestrian infrastructure within the road transport infrastructure to be provided.	Infrastructure contribution comprising the provision of work for pedestrian paths and on road bicycle lanes within the road transport infrastructure.	Before the time for the provision of the road transport infrastructure within which the part of the bicycle and pedestrian infrastructure network is to be provided.
2.2 Bicycle and pedestrian infrastructure within the urban open space infrastructure			
2.2.1	Bicycle and pedestrian infrastructure within the urban open space infrastructure to be provided.	Infrastructure contribution comprising the provision of work for shared bicycle and pedestrian paths within the urban open space infrastructure.	Before the time for the provision of the urban open space infrastructure within which the part of the bicycle and pedestrian infrastructure network is to be provided.
2.3 Bicycle and pedestrian bridges, underpasses and overpasses			
2.3.1	Bicycle and pedestrian infrastructure being bicycle and pedestrian bridges, underpasses, overpasses in the Maroochydore Central Precinct (Master Plan Unit) as indicatively identified on Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) .	Infrastructure contribution comprising the provision of work for bicycle and pedestrian bridges, underpasses and overpasses in the Maroochydore Central Precinct (Master Plan Unit).	For that part of the bicycle and pedestrian infrastructure network within:- (a) the road transport infrastructure, the same time as the provision of the road transport infrastructure; or (b) the urban open space infrastructure, the time specified by the Council in an approval.
2.4 Public pedestrian promenade along Maud Canal			
2.4.1	Bicycle and pedestrian infrastructure for a public pedestrian promenade along Maud Canal as indicatively identified on Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network) .	Infrastructure contribution comprising the provision of work for a public pedestrian promenade along Maud Canal.	For the part of the public pedestrian promenade within:- (a) the road transport infrastructure, the same time as the provision of the road transport infrastructure; or

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	Network).		(b) the urban open space infrastructure, the time specified by the Council in an approval.
3. STORMWATER INFRASTRUCTURE			
3.1 Development of waterway, waterway buffer and water recirculation system			
3.1.1	Stormwater infrastructure being a waterway and waterway corridor as indicatively identified on Map 5.13 (Maroochydore PAC Structure Plan Area Stormwater Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work in the Maroochydore Central Precinct (Master Plan Unit) of an area of no less than 4.2 hectares for a waterway and a waterway buffer.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
3.2 Operation and maintenance of waterway, waterway buffer and water recirculation system			
3.2.1	Stormwater infrastructure being the operation and maintenance of the waterway, waterway corridor and water recirculation system as indicatively identified on Map 5.13 (Maroochydore PAC Structure Plan Area Stormwater Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the operation and maintenance of the waterway and water recirculation system.	For a period of 5 years starting from the date the Council gives a notice stating the infrastructure contribution in item 3.1.1 has been completed.
4. URBAN OPEN SPACE INFRASTRUCTURE			
4.1 Regional recreation park including civic plaza			
4.1.1	Urban open space infrastructure being the regional recreation park at Point 1 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network) .	Infrastructure contribution comprising the provision of the following:- (a) land in the Maroochydore Central Precinct (Master Plan Unit) for a regional recreation park, including a civic plaza; (b) work for the embellishment of the regional recreation park including a civic plaza in accordance with Table DC5.4.2 Desired Standards of Service for Recreation Parks (including formal parks and gardens, play and picnic parks, plazas and other hard urban areas) in <i>Maroochy Shire Council Planning Scheme Policy No. DC5 Public Parks Infrastructure</i> .	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).
4.2 Regional recreation park including transit plaza			
4.2.1	Urban open space infrastructure being the regional recreation park at Point 2 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network) .	Infrastructure contribution comprising the provision of the following:- (a) land in the Maroochydore Central Precinct (Master Plan Unit) for a regional recreation park, including a transit plaza; (b) work for the embellishment of the regional recreation park.	Before the commencement of a use for development, in Sub-sector B1 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure) .
4.3 Public amphitheatre			
4.3.1	Urban open space infrastructure being the public amphitheatre at Point 3 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network) .	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a public amphitheatre.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	Infrastructure Network).		Plan Unit).
4.3.2	Urban open space infrastructure being the public amphitheatre at Point 3 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).	Infrastructure contribution comprising the provision of work for the embellishment of the public amphitheatre.	Before the commencement of a use for development, in Sub-sector C4, C5 or B2 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).
4.4 District recreation park			
4.4.1	Urban open space infrastructure being the district recreation park at Point 4 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a district recreation park, excluding the land area of the waterway buffer.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).
4.4.2	Urban open space infrastructure being the district recreation park at Point 4 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).	Infrastructure contribution comprising the provision of work for the following:- (a) embellishment of the district recreation park; (b) access to the district recreation park from the road transport infrastructure between Point 23 and Point 46 on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network).	Before the commencement of a use for development, in Sector E of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).
4.5 Local recreation park			
4.5.1	Urban open space infrastructure being the local recreation park at Point 5 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a local recreation park.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
4.5.2	Urban open space infrastructure being the local recreation park at Point 5 on Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).	Infrastructure contribution comprising the provision of work for the embellishment of the local recreation park.	Before the commencement of a use for development, in Sub-sectors D2, D4 or D5 of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).
5. COMMUNITY FACILITIES INFRASTRUCTURE			
5.1 Regional community facilities			
5.1.1	Community facilities infrastructure being the regional community facilities at Point 1 and Point 2 on Map 5.15 (Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network).	Infrastructure contribution comprising the provision of land within the Maroochydore Central Precinct (Master Plan Unit) for regional community facilities.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
6. TELECOMMUNICATIONS INFRASTRUCTURE			

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
<i>6.1 Telecommunications infrastructure</i>			
6.1.1	Telecommunications infrastructure as indicatively identified on Map 5.17 (Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network) .	Infrastructure contribution comprising the provision of land and work in the Maroochydore Central Precinct (Master Plan Unit) for telecommunications infrastructure to service development.	Before the following: (a) the approval of a plan of subdivision or the commencement of a use for development; in the Maroochydore Central Precinct (Master Plan Unit), which is to be serviced by the telecommunications infrastructure to which the infrastructure contribution relates; or (b) a later time specified by the Council in an approval.
7. WATER SUPPLY INFRASTRUCTURE			
<i>7.1 Augmentation of the Harbour Hill Reservoir</i>			
7.1.1	Water supply infrastructure being the augmentation of the Harbour Hill Reservoir at Point 1 on Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the two staged augmentation of the Harbour Hill Reservoir to provide the following:- (a) in the first stage, a storage capacity of 10 megalitres; (b) in the second stage, an additional storage capacity of 6 megalitres.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in the Maroochydore Central Precinct (Master Plan Unit) which is to be serviced by the water supply infrastructure to provide a water service to the development in accordance with the desired standards of service of the relevant distributor-retailer.
<i>7.2 Connection to existing water supply infrastructure</i>			
7.2.1	Water supply infrastructure being water mains from Point 1 to Point 2 to Point 3 to Point 4 to Point 5 to Point 6 to Point 7 on Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the following:- (a) a 450mm water main from Point 1 to Point 2 to Point 3 to Point 4 to Point 5; (b) a 300mm water main from Point 5 to Point 6 to Point 7; (c) pipes, valves and connections and temporary power supply and all other works necessary to operate the water mains.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8. SEWER INFRASTRUCTURE			
<i>8.1 Connection to existing sewer infrastructure</i>			
8.1.1	Sewer infrastructure being a gravity sewer main from Point 1 to Point 2 on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision of an easement of a width of 6 metres.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.1.2	Sewer infrastructure being a gravity sewer main from Point 1 to Point 2 on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the following:- (a) a 900mm gravity sewer main; (b) pipes, valves and connections	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).

MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
		and temporary power supply and all other works necessary to operate the gravity sewer main.	
8.2 Sewer pump station			
8.2.1	Sewer infrastructure being a sewer pump station at Point 2 as indicatively identified on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision land in the Maroochydore Central Precinct (Master Plan Unit) of an area of 900m ² for the construction of sewer infrastructure at Point 2 including access to the road infrastructure network.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.2.2	Sewer infrastructure being a sewer pump station at Point 2 on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the following:- (a) a 530 litres/second sewer pump station; (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pump station.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.3 Sewer pressure main			
8.3.1	Sewer infrastructure being a sewer pressure main from Point 2 to Point 3 on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision of work for the following:- (a) a 600mm sewer pressure main; (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pressure main.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.3.2	Sewer infrastructure being a sewer pressure main from Point 3 to Point 4 to Point 5 on Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network) .	Infrastructure contribution comprising the provision of the following:- (a) a 600mm sewer pressure main from Point 3 to Point 4 to Point 5; (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pressure main.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).

Map 5.5 Maroochydore PAC Master Planned Area Height of Buildings and Structures

Map 5.6 Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes

Map 5.7 Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit)
Sequence of Development and Infrastructure

Map 5.8

Maroochydore PAC Master Planned Area Road Transport Infrastructure Network

Map 5.9 Maroochydore PAC Master Planned Area Public Transport Network



Map 5.10 Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network

Map 5.11 Maroochydore PAC Master Planned Area Water Supply Infrastructure Network



Map 5.12 Maroochydore PAC Master Planned Area Sewer Infrastructure Network

Map 5.13 Maroochydore PAC Master Planned Area Stormwater Infrastructure Network



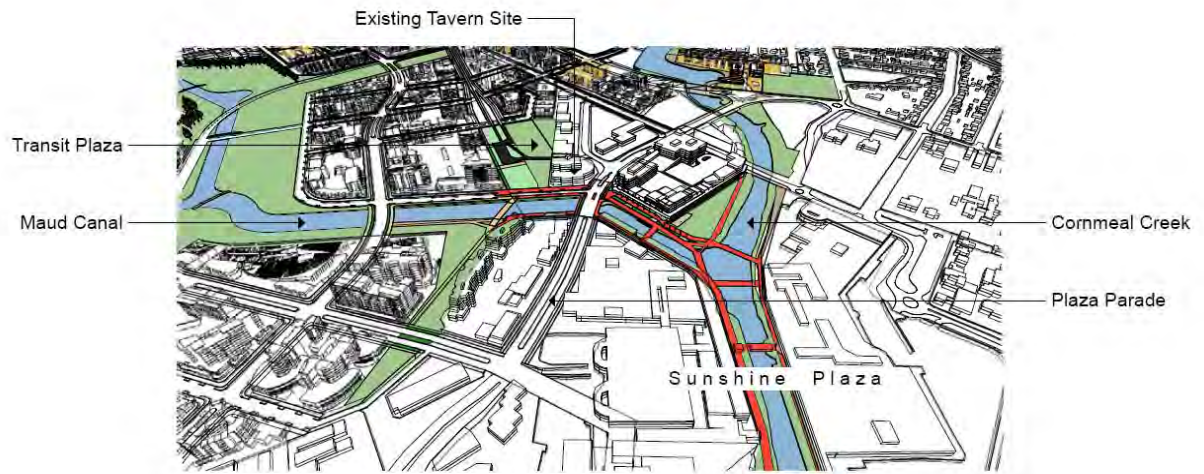
Map 5.14 Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network

Map 5.15 Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network

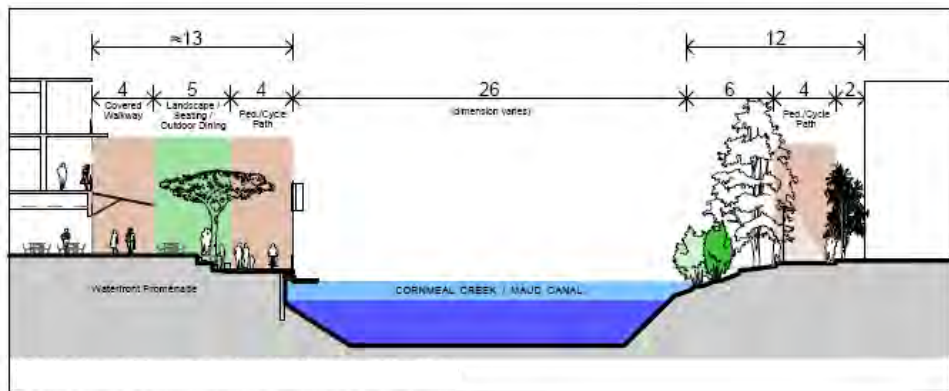
Map 5.16 Maroochydore PAC Master Planned Area Electricity Infrastructure Network

Map 5.17 Maroochydore PAC Master Planned Area Telecommunications Infrastructure

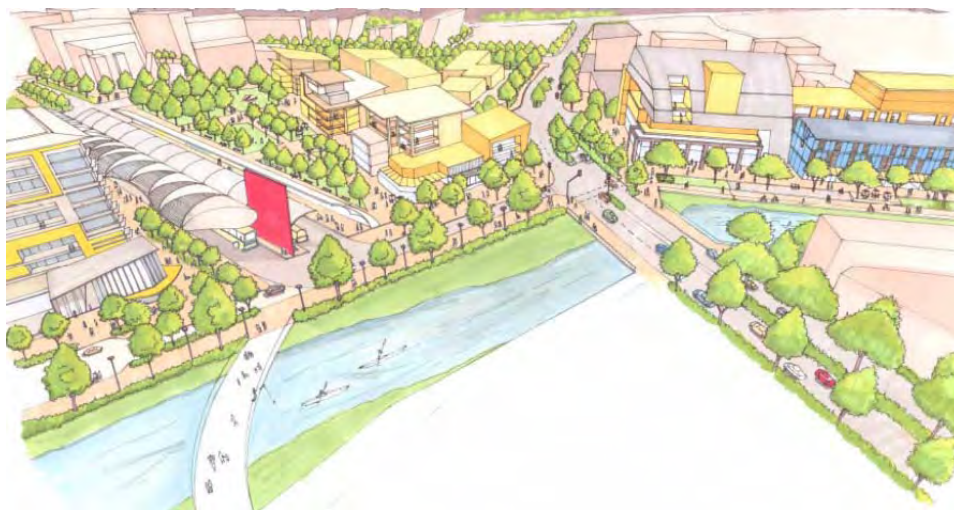
Figure 5.1 Maroochydore PAC Master Planned Area Public Pedestrian Promenade Location and Design



A. Public Pedestrian Promenade Location



B. Public Pedestrian Promenade Indicative Section



C. Public Pedestrian Promenade Indicative Concept Design

APPENDICES
Maroochy Plan 2000
List of Planning Scheme Policies

General

1	Preparation of Cultural Heritage Impact Reports...	5
2	Ecological Assessment.....	10
3	Rehabilitation Plans.....	13
4	Preparation of Geotechnical Reports.....	16
5	Operational Works.....	19
6	Transport Traffic and Parking.....	123
7	Acoustic Environmental Assessment.....	187
8	Outdoor Dining Area Applications.....	197
9	Reconfiguring Lots.....	199
10	Preparation of Waste Management Plans.....	219
11	Development in The Sippy Downs Town Centre..	233
12	Biodiversity.....	234a
13	Bushfire Management Plan.....	234e
14	Erosion & Sediment Control.....	234g
15	Maroochyore Principal Activity Centre Structure Plan.....	234ai

For Development Contributions

DC 1	Water Supply & Sewerage Infrastructure.....	237
DC 2	Provision of Bikeways and Bicycle Facilities.....	263
DC 3	Roads Infrastructure.....	281
DC 4	Stormwater Quality.....	299
DC 5	Public Parks Infrastructure.....	315
DC 6	Land for Community Facilities.....	345
DC A	Administration.....	357

MAROOCHY PLAN MAPS APPENDICES

TITLE	REFERENCE NUMBER	RELEVANT SCHEME REFERENCE
Road Hierarchy	Map 1	Planning Scheme Policy No. 6
Biodiversity Desired Environmental Outcomes	Map 1	Planning Scheme Policy No. 12
Biodiversity Critical and Irreplaceable Values	Map 2	Planning Scheme Policy No. 12
Water Supply Trunk Infrastructure	Figure 1	Planning Scheme Policy DC 1
Sewerage Trunk Infrastructure	Figure 2	Planning Scheme Policy DC 1
Water Supply Zonal Headworks Areas	Figure 3	Planning Scheme Policy DC 1
Sewerage Sub-Catchment Headworks Areas	Figure 4	Planning Scheme Policy DC 1
Bikeways DC2 - South	Figure 1	Planning Scheme Policy DC 2
Bikeways DC2 – North	Figure 2	Planning Scheme Policy DC 2
Bikeways DC2 - Hinterland	Figure 3	Planning Scheme Policy DC 2
Trunk Road Infrastructure	Map 1	Planning Scheme Policy DC 3
Stormwater Quality Improvement Infrastructure Treatment Styles	Figure 4.2.1	Planning Scheme Policy DC 4
Public Parks Infrastructure	Figure 1	Planning Scheme Policy DC 5
Land for Community Facilities	Figure 1	Planning Scheme Policy DC 6

PLANNING SCHEME POLICY NO.15

Maroochydore Principal Activity Centre Structure Plan

Contents

1	Introduction	234ak
1.1	Purpose	234ak
1.2	Application of Policy.....	234ak
1.3	Relationship to Maroochydore PAC Structure Plan	234ak
1.4	Definitions.....	234ak
2	Road Transport Infrastructure Network Outcomes	234al
2.1	Preliminary.....	234al
2.2	Standards for Road Transport Infrastructure Network Outcomes	234al
3	Public Transport Infrastructure Network Outcomes.....	234at
3.1	Preliminary.....	234at
3.2	Standards for Public Transport Infrastructure Network Outcomes.....	234at
4	Bicycle and Pedestrian Infrastructure Network Outcomes	234av
4.1	Preliminary.....	234av
4.2	Standards for Bicycle and Pedestrian Infrastructure Network Outcomes.....	234av
5	Stormwater Management Infrastructure Network Outcomes	234ax
5.1	Preliminary.....	234ax
5.2	Standards for Stormwater Management Infrastructure Network Outcomes	234ax
6	Climate Change Adaptation Outcomes.....	234az
6.1	Preliminary.....	234az
6.2	Standards for Climate Change Adaption Outcomes	234az
6.3	Guidance for Climate Change Adaption Outcomes.....	234ba
7	Urban Open Space Infrastructure and Community Facilities Infrastructure Network Outcomes	234bb
7.1	Preliminary.....	234bb
7.2	Standards for Urban Open Space Infrastructure Network Outcomes	234bb
7.3	Standards for Community Facilities Infrastructure Network Outcomes.....	234bl
8	Telecommunications Infrastructure Network Outcomes.....	234bn
8.1	Preliminary.....	234bn
8.2	General Advice for Telecommunications Infrastructure Network Outcomes.....	234bn
9	Information Requirements.....	234bn
9.1	Preliminary.....	234bn
9.2	Requirements.....	234bn
10	Guidelines and Advice about Satisfying Master Plan Requirements.....	234bt
10.1	Preliminary.....	234bt
10.2	Overview of Master Planning Process.....	234bt
10.3	Guidelines for the Preparation of a Master Plan.....	234bt
	10.3.1 Master Plan Drafting Guidelines.....	234bu
	10.3.2 Preferred Table of Contents for a Master Plan.....	234bu

Tables

Table 9.2	Compliance Assessment Requirements
Table 10.1	Master Plan Preferred Table of Contents

Figures

Figure 2.1(a)	Typical Cross Section – 4 Lane Sub Arterial Distributor Road
Figure 2.1(b)	Typical Cross Section – 2 Lane Sub Arterial Distributor Road
Figure 2.1(c)	Typical Cross Section – 2 Lane Sub Arterial Main Street
Figure 2.2	Typical Cross Section – Main Street Boulevard
Figure 2.3	Typical Cross Section – Main Street Collector
Figure 2.4	Typical Cross Section – District Collector
Figure 2.5	Typical Cross Section – Rail Corridor Collector
Figure 2.6	Typical Cross Section - Plaza
Figure 6.1	Rise in Mean Sea Level
Figure 7.1	Urban Open Space and Community Facilities Infrastructure Concept Plan for Maroochydore Central Precinct (Master Plan Unit)
Figure 7.2	Indicative Civic Plaza Concept Design
Figure 7.3	Indicative Transit Plaza Concept Design
Figure 7.4	Indicative Public Amphitheatre Concept Design
Figure 7.5	Indicative District Recreation Park Concept Design
Figure 7.6	Indicative Local Recreation Park Concept Design
Figure 7.7	Indicative Cornmeal Creek Plaza Concept Design

Appendices

Appendix A	Maroochydore Central Precinct (Master Plan Unit) Road and Street Design Characteristics
-------------------	-----------------------------------------------------------------------------------------

1 Introduction

1.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) state standards identified in the Maroochydore Structure Plan Area Code;
- (b) provide guidelines and advice about satisfying assessment criteria in the Maroochydore PAC Structure Plan; and
- (c) state the additional information which the Council may request in respect of an application for a development application in a Master Plan Unit.

1.2 Application of Policy

- (1) This planning scheme policy applies to the following:-
 - (a) an application for a master plan in a Master Plan Unit;
 - (b) an application for compliance assessment;
 - (c) a development application for assessable development in the Master Planned Area.
- (2) The provisions of the Maroochydore PAC Structure Plan Planning Scheme Policy prevail over the provisions of any other planning scheme policy to the extent of any inconsistency.

1.3 Relationship to Maroochydore PAC Structure Plan

This planning scheme policy is to be read in conjunction with the Maroochydore PAC Structure Plan.

1.4 Definitions

- (1) In this planning scheme policy:-

‘Active frontage’ means a part of a building which forms a close relationship with the street and contains a visually permeable facade such as a shop front, retail store, cafe, outdoor dining, personal service and other high pedestrian generating use at street level.
- (2) Other terms used in this planning scheme policy that are also used in the Maroochydore PAC Structure Plan have the meaning given in the Maroochydore PAC Structure Plan.

2 Road Transport Infrastructure Network Outcomes

2.1 Preliminary

This section applies to the road transport infrastructure outcomes in Specific Outcomes O9 to O11 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (road transport infrastructure outcomes).

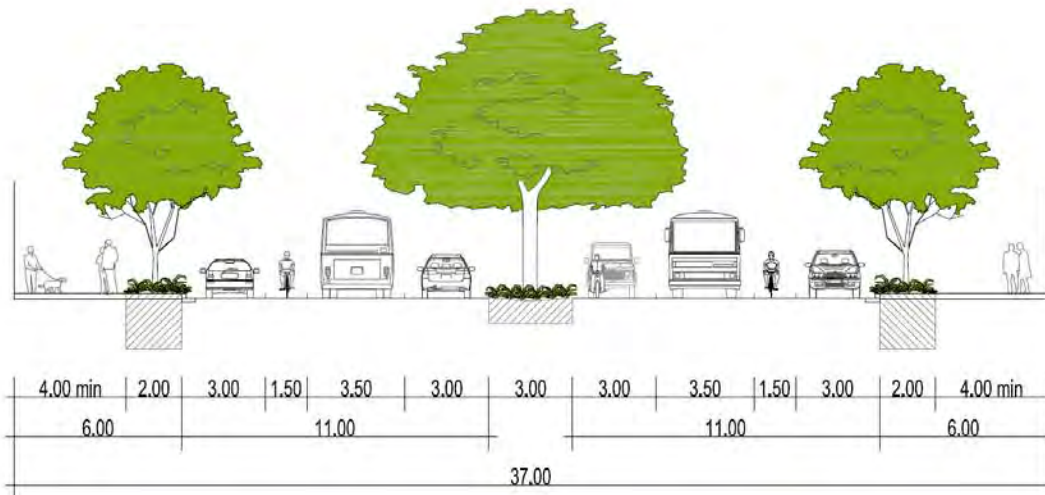
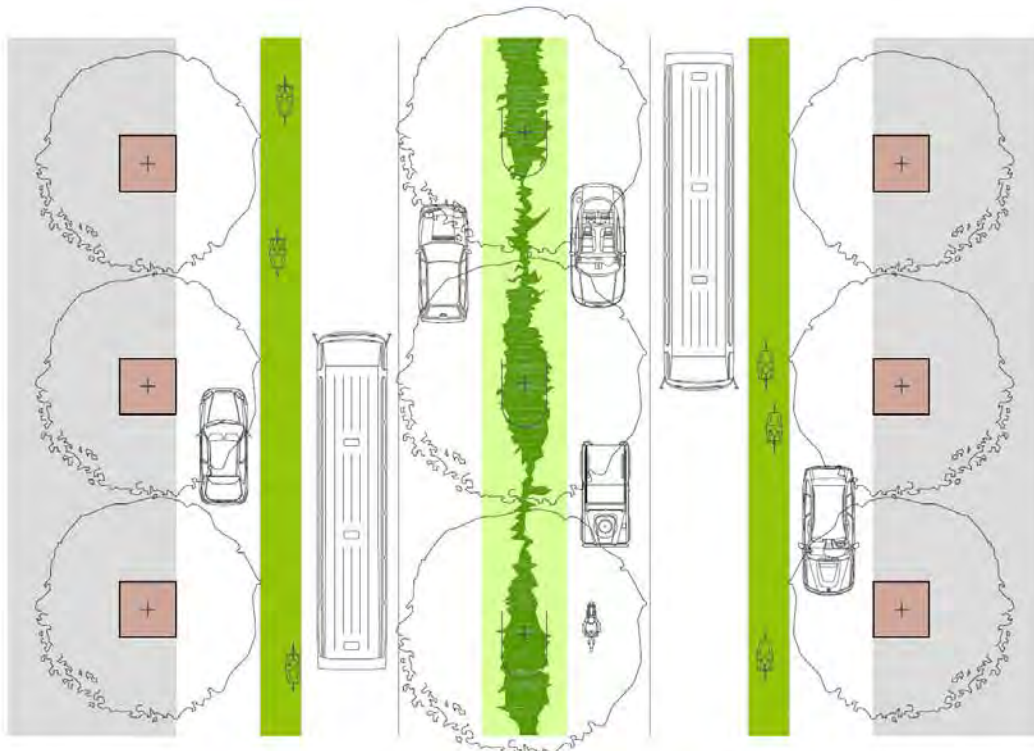
2.2 Standards for Road Transport Infrastructure Network Outcomes

For the purposes of Specific Outcome O9(b) in Section 2.5.26 of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the road transport infrastructure network:-

- (a) Development provides for a road in the Maroochydore Central Precinct (Master Plan Unit) to have a configuration and operational characteristics in accordance with the:-
 - (i) the typical cross sections specified on **Figures 2.1 to 2.6** for roads the reference points of which are specified on **Map 5.8 Maroochydore PAC Master Planned Area Road Transport Infrastructure Network**; and
 - (ii) the design characteristics for roads specified in **Appendix A (Maroochydore Central Precinct Road (Master Plan Unit) and Street Design Characteristics)**.
- (b) Development provides for a road in another part of the Master Planned Area to have a configuration and operational characteristics in accordance with *Planning Scheme Policy No. 6 – Transport, Traffic and Parking* and *Planning Scheme Policy No. 5 – Operational Works*.
- (c) Development provides for roads which comply with the following:-
 - (i) cross sections and reserve widths vary to suit intersections, public transport priority treatments, turning lanes, bus stops, pedestrian crossing treatments, sewer pit requirements, lighting and other requirements;
 - (ii) bus priority is provided at major

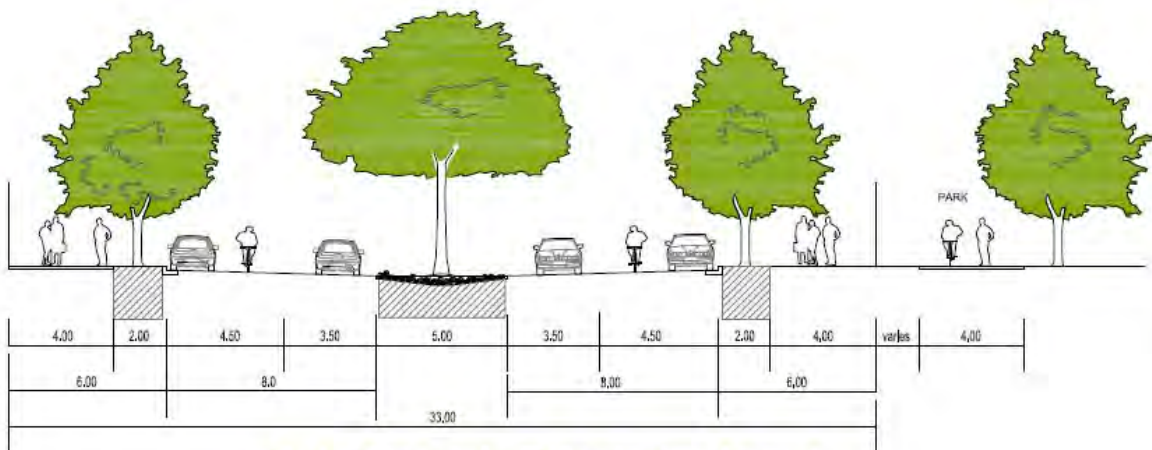
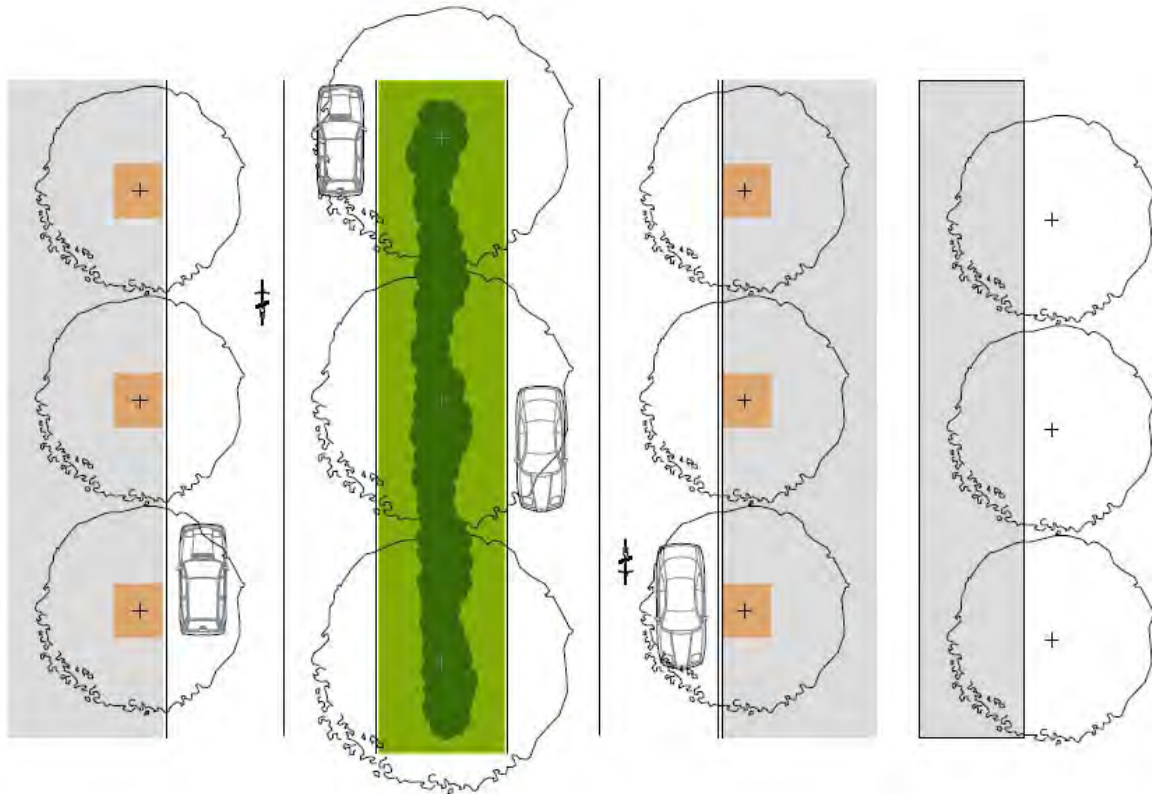
- intersections;
- (iii) verge areas are paved and landscaped in accordance with the applicable typical cross sections;
- (iv) where medians are provided, street lighting is accommodated within the medium;
- (v) where provided, on road cycle lanes are incorporated into the road shoulder and continued through intersections with right turn cycle lanes provided along with advance storage boxes at controlled intersections;
- (vi) where parking lanes are incorporated, the kerb is built out into the parking lanes to create landscaped kerb build-outs at regular intervals without impinging on cycle lanes;
- (vii) driveways are constructed as part of the development road works for lots with a kerb build-out on their frontage;
- (viii) priority channelised intersections are provided where possible with the use of roundabouts minimised on higher order roads;
- (ix) legible, directional and informational signage is supplied as necessary;
- (x) landscaping and stormwater treatment on verge areas and medians does not inhibit direct pedestrian access to on-site parking or pedestrian movement across streets;
- (xi) landscaping includes appropriate root barrier protection to kerbs and adjacent services;
- (xii) medians contain pedestrian refuge areas;
- (xiii) pedestrian refuge areas allow for functioning of stormwater treatments (i.e. median swales) where applicable;
- (xiv) additional landscaping consistent with the sub-tropical landscape character desired for the Maroochydore Principal Activity Centre.

Figure 2.1(a) Typical Cross Section – 4 Lane Sub Arterial Distributor Road



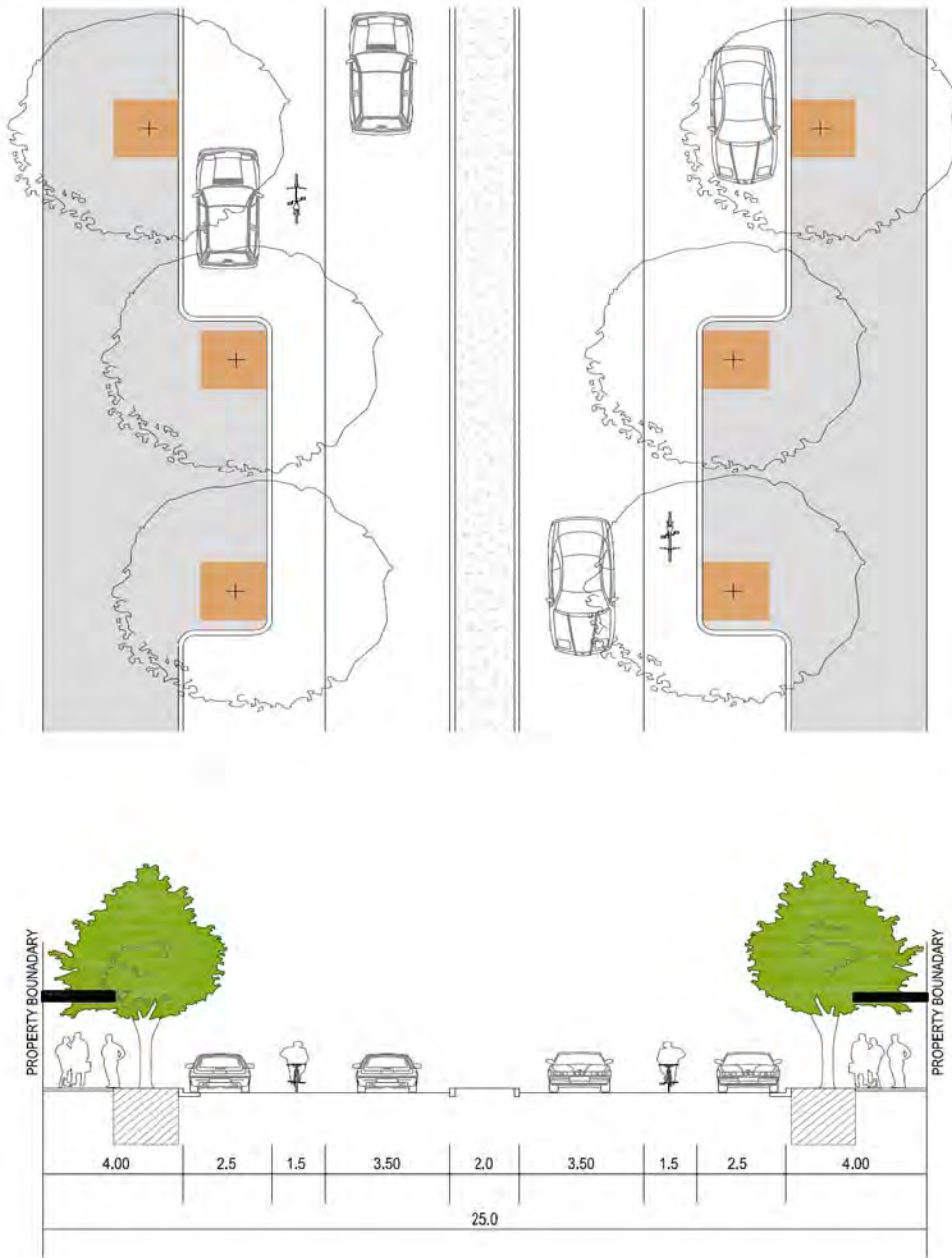
Sub-Arterial - Distributor Road
(25-15-26-28-29)

Figure 2.1(b) Typical Cross Section – 2 Lane Sub Arterial Distributor Road



Sub-Arterial- Distributor Road
(23-46-24)

Figure 2.1(c) Typical Cross Section – 2 Lane Sub Arterial Main Street



Sub-Arterial- Main Street
(7-29)
(29-9)

Figure 2.2 Typical Cross Section – Main Street Boulevard

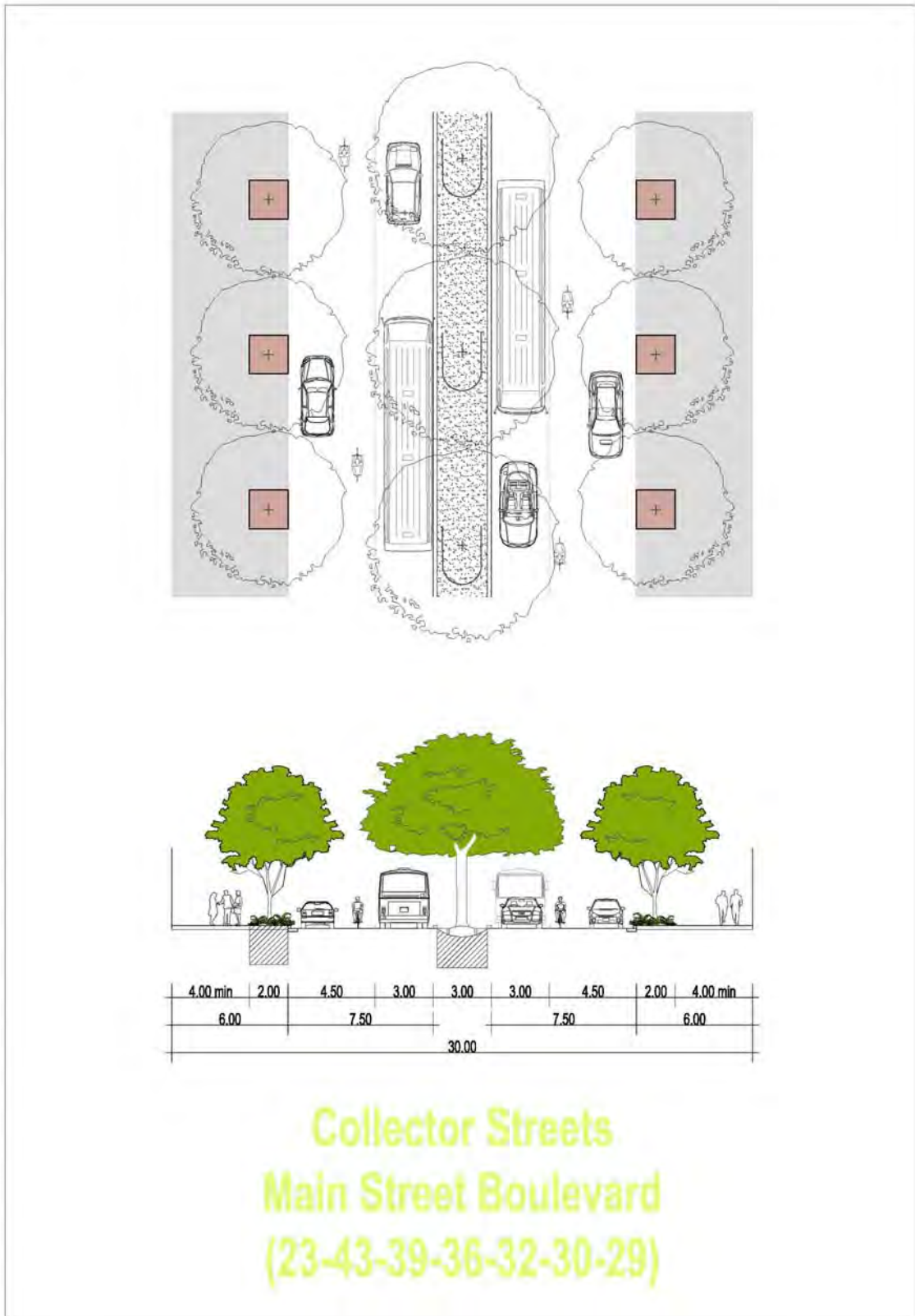


Figure 2.3 Typical Cross Section – Main Street Collector

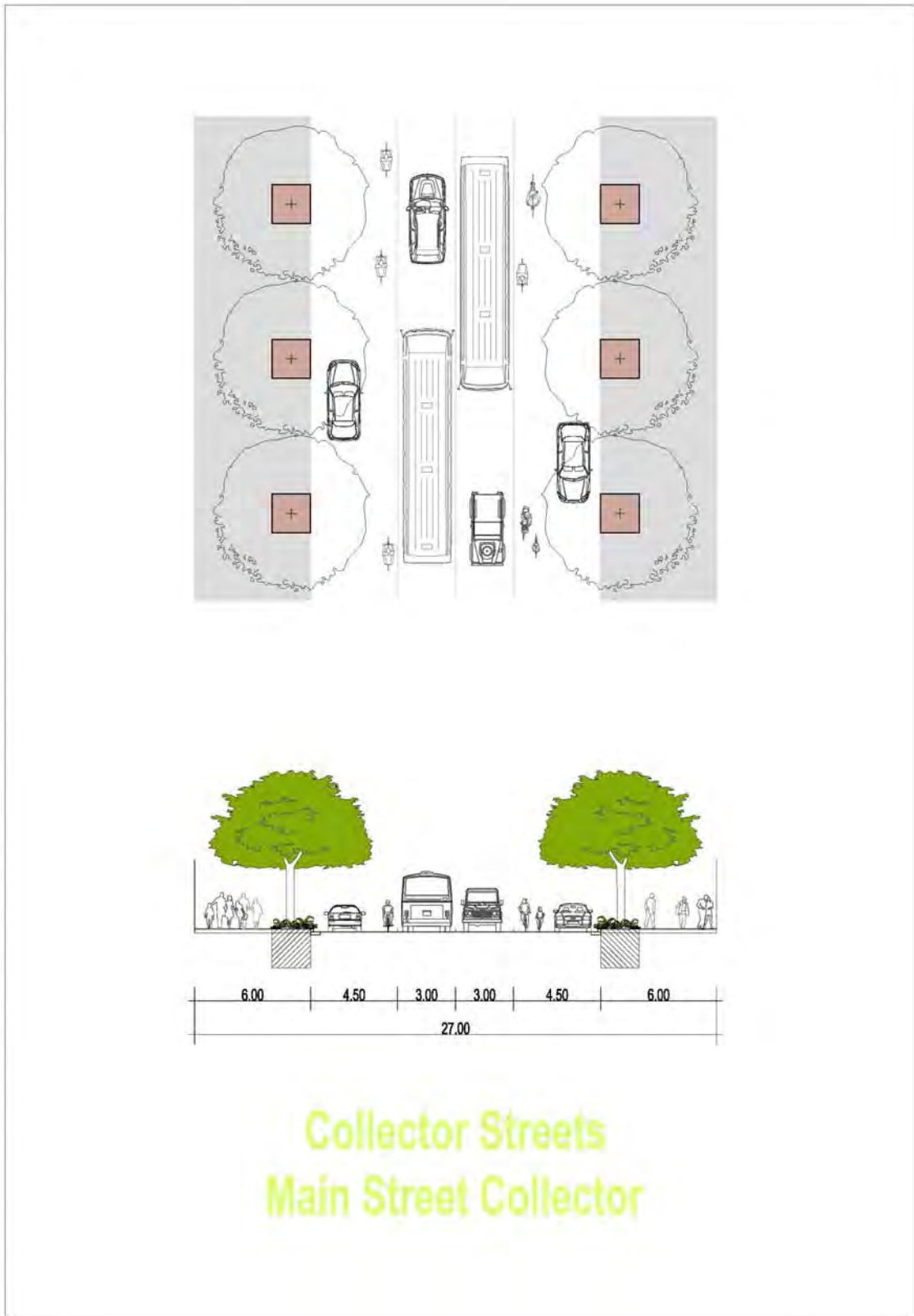


Figure 2.4 Typical Cross Section – District Collector

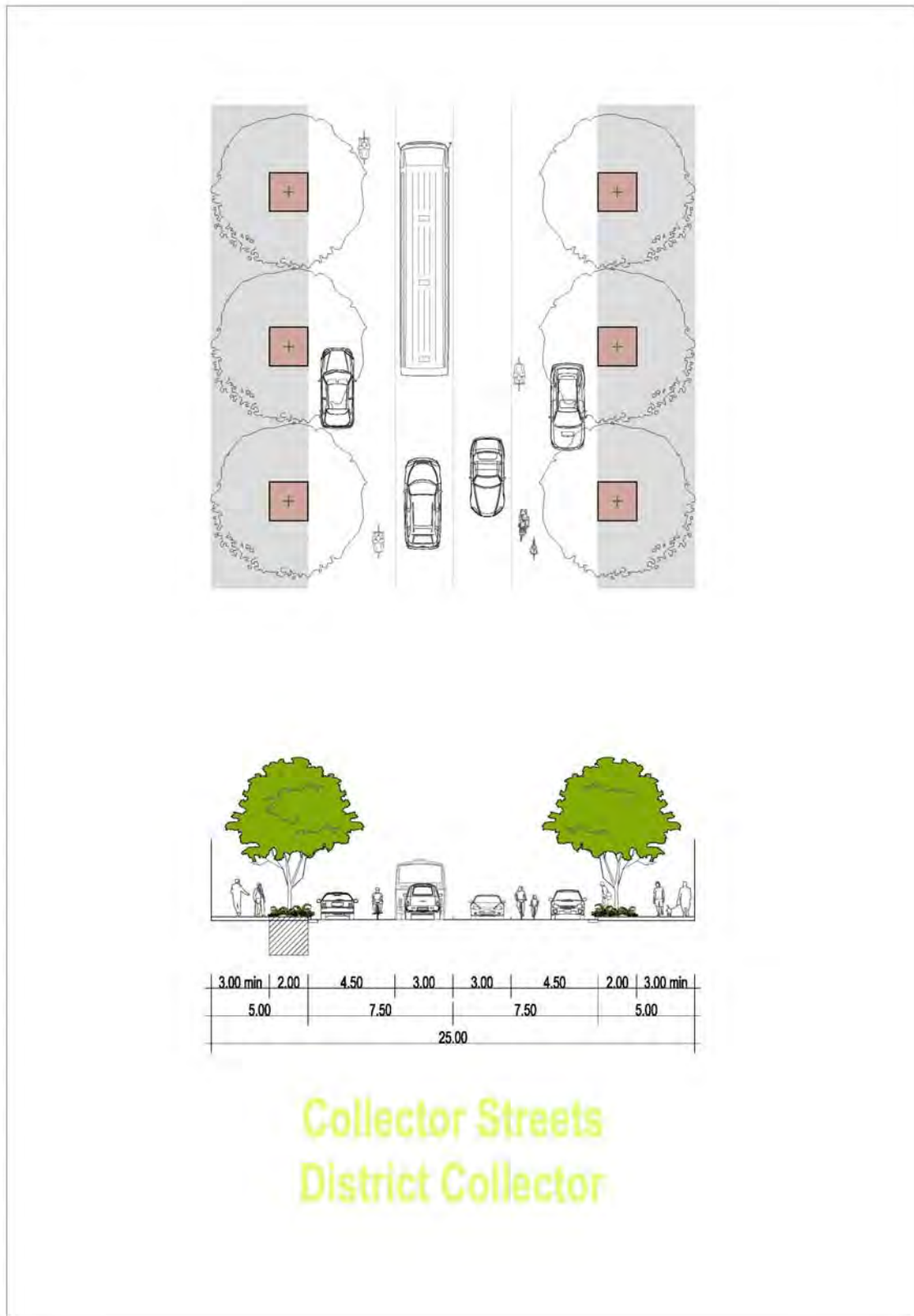
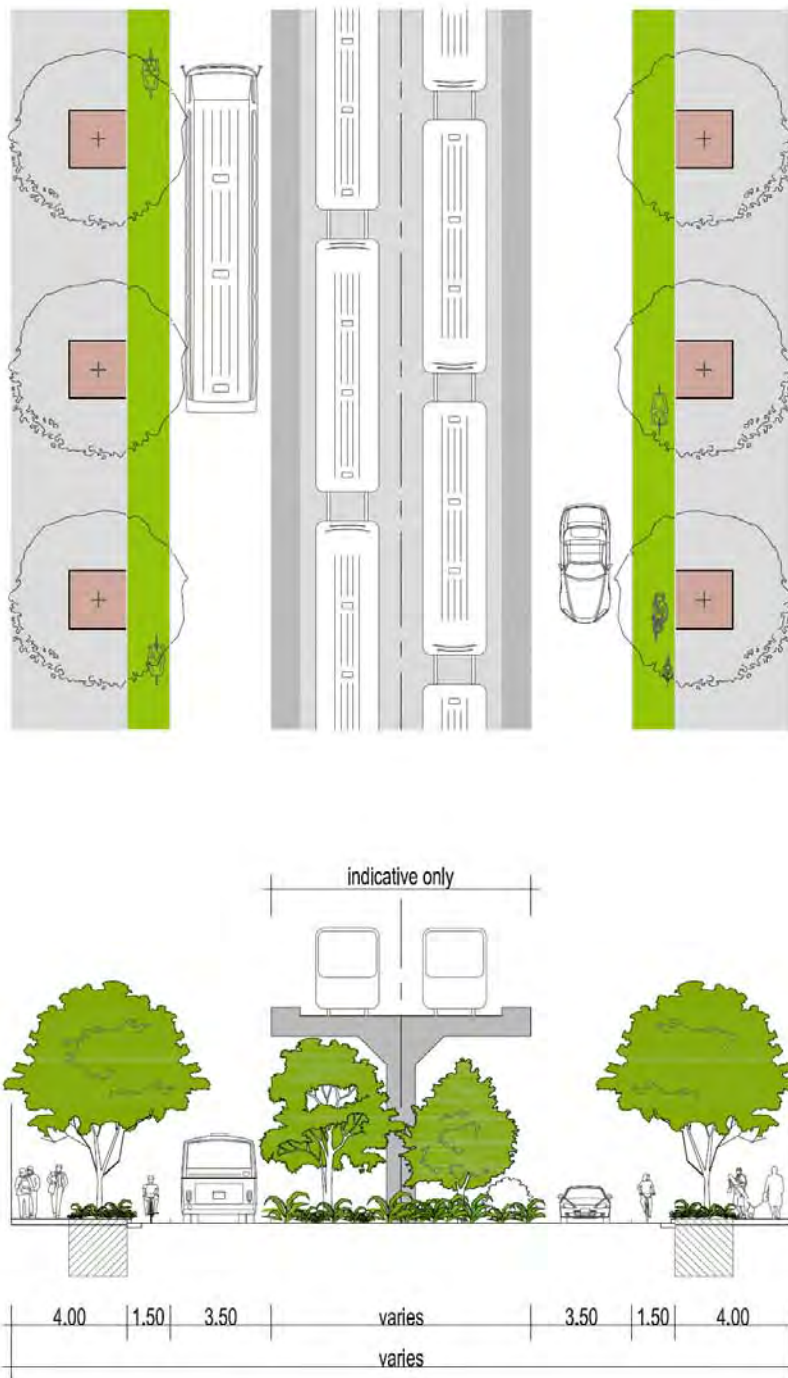
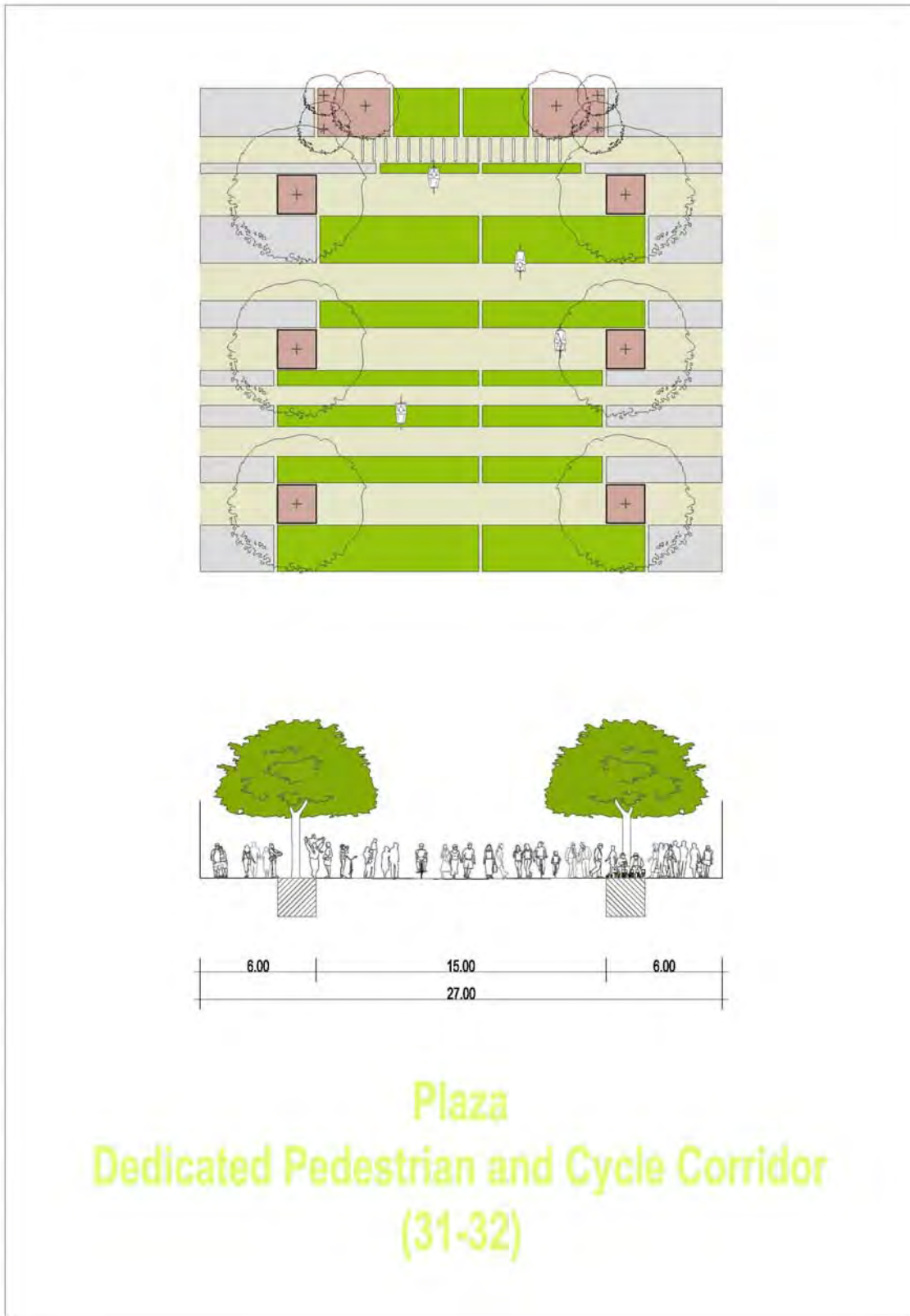


Figure 2.5 Typical Cross Section – Rail Corridor Collector



Collector Streets
 Rail Corridor Collector
 (42-40-35-33-6A)

Figure 2.6 Typical Cross Section – Plaza



3 Public Transport Infrastructure Network Outcomes

3.1 Preliminary

This section applies to the public transport infrastructure network outcomes in Specific Outcomes O12 to O14 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (**public transport infrastructure network outcomes**).

3.2 Standards for Public Transport Infrastructure Network Outcomes

For the purposes of Specific Outcome O12(b) in Section 2.5.26 of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the public transport infrastructure network:-

- (a) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for roads and streets to include a 4.5 metre wide kerbside shared lane to accommodate bus stops along local routes as specified in **Figures 2.1 to 2.6 in Section 2 (Road Transport Infrastructure Network Outcomes)** and **Appendix A (Maroochydore Central Precinct (Master Plan Unit) Road and Street Design Characteristics)**.

4 Bicycle and Pedestrian Infrastructure Network Outcomes

4.1 Preliminary

This section applies to the bicycle and pedestrian infrastructure network outcomes in Specific Outcomes O17 to O20 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (**bicycle and pedestrian infrastructure outcomes**).

4.2 Standards for Bicycle and Pedestrian Infrastructure Network Outcomes

For the purposes of Specific Outcome O17(b) in Section 2.5.26 of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the bicycle and pedestrian infrastructure network:-

- (a) Development provides for the bicycle and pedestrian infrastructure network to be designed and constructed in accordance with the **AUSTROADS Guide to Road Design** Parts 2,3,4,4A,6A & 6B and **AUSTROADS Guide to Traffic Management** Parts 3,4,6,7,8,10,11 & 12, **Planning Scheme Policy No.6 – Transport, Traffic and Parking, Queensland Streets** Section 4.0, and **Department of Main Roads Standards** except as modified by this planning scheme policy.
- (b) Development provides for pathways to be constructed of reinforced concrete and in accordance with the Council's standard drawings unless otherwise approved by the Council.
- (c) Development provides for pathways to be joined to the kerb and channel via a kerb ramp when located on a road verge.
- (d) Development provides for pram and wheelchair crossings to be provided at all kerbs including facilities for sight impaired people in accordance with the **AUSTROADS Guide to Road Design** Parts 2,3,4,4A,6A & 6B and **AUSTROADS Guide to Traffic Management** Parts 3,4,6,7,8,10,11 & 12.
- (e) Development provides for potential conflict points or junctions to be widened in high use areas in accordance with the recommended widths in the **AUSTROADS Guide to Traffic Engineering Practice** Part 14 Figure 6.19.
- (f) Development provides for pathways to be constructed above the flow of a Q10 flood event.
- (g) Development provides for the lighting of pathways in accordance with the **AS1583.1 Road Lighting – Pedestrian Area** (Category P lighting) to ensure visibility, safety and security.
- (h) Development provides supporting facilities for cyclists and pedestrians along pathways including the following:-
 - (i) shade structures and seating;
 - (ii) bicycle parking facilities, designed in accordance with **AUSTROADS Guide to Traffic Management** Part 11;
 - (iii) drinking fountains;
 - (iv) public toilets.
- (i) Development provides for a fence, bollard or grab rail along a pathway to be in accordance with the **AUSTROADS Guide to Road Design** Part 6A Section 10.
- (j) Development provides for trees to be used to provide summer shade to a pathway.
- (k) Development provides for on road bicycle lanes in accordance with the applicable typical road and street cross sections.
- (l) Development provides for on road bicycle lanes to be constructed in accordance with the **AUSTROADS Guide to Road Design**, Parts 3, 4 & 4A, **AUSTROADS Guide to Traffic Management** Parts 6 & 10, **MUTCD** Part 9 and **Queensland Streets**.
- (m) Development provides for on road bicycle lanes at intersections to be in accordance with the **AUSTROADS Guide to Road Design**, Parts 3, 4 & 4A, **AUSTROADS Guide to Traffic Management** Parts 6 & 10 and **MUTCD** Part 9 with consideration to the movement patterns of cyclists, in particular the movement stages of midblock, transition approach, storage, through and departure.
- (n) Development provides for green on road bicycle lanes to be installed at sections which are frequently crossed by motor vehicles and where safety is a concern particularly at left turn slip lanes in order to reduce the chance of conflict between motor vehicles and cyclists, enhance the visibility and recognition of bicycle lanes, improve cyclists' safety in high conflict areas and increase the skid resistance of the pavement in a critical area for cyclists.

- (o) Development provides adequate bicycle parking, shower cubicles and lockers to meet the needs of users and to encourage bicycle use as an alternative to private vehicle trip.
- (p) Development provides bicycle parking facilities that comply the Schedule 1 of the **Transport, Traffic and Parking Code**, other than for:-
 - (i) a commercial use, which is to be at the rate of 1 bicycle parking space per 100m² of gross floor area; and
 - (ii) a multiple dwelling unit, where resident parking spaces will be Class 1 only.
- (q) Development for an office, shop or shopping complex also provides the following for employees:-
 - (i) a minimum of 5 bicycle parking spaces;
 - (ii) 1 locker per 2 bicycle parking spaces;
 - (iii) 1 shower cubicle with ancillary change rooms per ten bicycle spaces or part thereof, with a minimum of 1 shower, with provision for both females and males.
- (r) Development provides for bike parking facilities which are:-
 - (i) to be located at public transport stops and other strategic locations;
 - (ii) in the form of parking rails, racks, u-bars or other similar devices;
 - (iii) arranged as angled parking, in parallel or end-to-end;
 - (iv) located where possible under cover, adjacent to building entrances and within site of an activity area where passive surveillance is available.

5 Stormwater Management Infrastructure Network Outcomes

5.1 Preliminary

This section applies to stormwater management infrastructure network outcomes in Specific Outcomes O33 to O42 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (stormwater management infrastructure network outcomes).

5.2 Standards for Stormwater Management Infrastructure Network Outcomes

(1) For the purposes of Specific Outcome O33(b)(i) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for rainwater capture and harvesting:-

- (a) Development provides for the following on-site rainwater capture and harvesting:-
 - (i) all building roof drainage is directed to a rainwater storage device;
 - (ii) collection systems are screened to exclude leaf litter and insects;
 - (iii) 1st flush devices are provided;
 - (iv) the overflow from a roofwater tank is diverted to a stormwater tank;
 - (v) storage is provided in tanks either buried under landscaped areas or car parks or integrated into the design of the building;
 - (vi) harvested rainwater or roofwater is pumped throughout the building for non-potable uses and limited garden irrigation;
 - (vii) a roofwater storage which is used for non-potable uses is connected to a reticulated water supply main for top up when the available supply is less than or equal to 10%.

(2) For the purposes of Specific Outcome O33(b)(ii) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the use of water for garden and

landscape irrigation:-

- (a) Development provides for harvested rainwater or stormwater or a recycled water supply (third pipe) system to be used for garden watering and landscape irrigation.
 - (b) Development does not provide for drinking water to be used for garden watering and landscape irrigation.
 - (c) Development provides signage displayed in appropriate private and public areas advising that drinking water is prohibited for use for garden watering and landscape irrigation.
- (3) For the purposes of Specific Outcome O33(b)(iii) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for stormwater capture, storage and reuse:-
- (a) Development provides a stormwater harvesting system for external irrigation which:-
 - (i) satisfies the relevant state and national water quality standards for the intended use;
 - (ii) is screened to exclude rubbish and leaf litter;
 - (iii) uses a combination of open ponds and infiltration systems or storage tanks either buried under landscaped areas or car parking areas or integrated into the design of the building; and
 - (iv) includes a high flow bypass to allow high volumes of intense or extended rainfall to bypass the storage facility and a bio-retention area.
- (4) For the purposes of Specific Outcome O33(b)(iv) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for stormwater pollutant management:-
- (a) Development provides for the treatment of stormwater runoff through a combination of on-site treatment, roadside swales, vegetated buffers, biofiltration and extended detention areas.

- (b) Development provides for the following:-
 - (i) a portion of runoff from both roofs and the site to be captured and stored for use;
 - (ii) excess runoff from roofs and the site to be treated before discharge to the road corridor conveyance;
 - (iii) conveyance within the road corridor is via a combination of kerb and channel flow, street tree bioretention pods, bioretention swales and pipe drainage;
 - (iv) events up to the Q100 storm event are conveyed within the road corridor.
- (c) Development provides for stormwater quality treatment devices to be designed in accordance with the **Healthy Waterways Partnership's Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.**
- (d) Development of a site which adjoins a buffer to a waterway or wetland ensures that the water quality objectives are met prior to the water entering the buffer.
- (e) Development complies with the water quality objectives in the approved Integrated Water Management Plan on the basis that due to the tidal nature of the waterways within the Master Planned Area, on site stormwater quality design objectives are not required to be met for Frequent Flow Management and Waterway Stability Management as set out in the **South East Queensland Regional Plan 2009-2031 Implementation Guideline No. 7: Water Sensitive Urban Design**

6 Climate Change Adaptation Outcomes

6.1 Preliminary

This section applies to the following climate change adaptation outcomes:-

- (a) Acceptable Solution S22.1 in **Section 2.5.3** of the Maroochydore Structure Plan Area Code; and
- (b) Specific Outcome O39 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code.

6.2 Standards for Climate Change Adaption Outcomes

For the purposes of Acceptable Solution S22.1 in **Section 2.5.3** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for minimum floor levels and climate change adaption:-

- (a) Development is designed in accordance with the following hydrologic parameters:-
 - (i) a 30% increase in the design rainfall intensities of Australian Rainfall and Runoff 1987 for all Average Recurrence Intervals (ARIs)¹;
 - (ii) for locations dominated by storm tide inundation, increases in mean sea level, over time of 819 mm above current design standards on the basis of **Figure 6.1 (Rise in Mean Sea Level)**²;
 - (iii) the stormwater inundation levels and flood events as specified in a Flood Search Certificate given by the Council;
 - (iv) the estimated mean sea level rise of 819 mm is to be added to the current design standards relating to sea level and storm tide inundation where the dominant flood level is from storm tide inundation.
- (b) Development provides infrastructure which is designed to include the 30% increase in design rainfall intensity and the estimated mean sea level rise.

(c) Development provides the following minimum floor levels:-

- (i) 2.5m AHD plus an allowance for mean sea level rise of 819 mm to provide protection from a storm tide;
- (ii) for development which is:-

(A) an emergency service or hospital, a floor level which is a minimum of 1000mm above the 100 year ARI storm tide or freshwater flood level taking into account the projected increases in design rainfall intensities and mean sea level; or

(B) a residential, commercial and industrial building, a floor level which is a minimum of 400mm above the 100 year ARI storm tide or freshwater flood level taking into account the projected increases in design rainfall intensities and mean sea level;

- (iii) for a Drainage Deficiency Area specified on **Regulatory Map 1.5** the minimum floor level specified by the Council;
- (iv) an opening to a basement carpark has a minimum floor level equal to the 100 Year ARI storm tide or freshwater flood level.

(d) Development is designed on the basis that the current flood immunity of the existing road transport infrastructure network and the capacity of the existing stormwater infrastructure network will decrease over time as mean sea levels rise and rainfall intensities increase.

(e) Development provides pedestrian pathways beyond the road reserve at the adjacent building ground floor levels within the areas of the primary and secondary active frontages to maintain a functioning community, critical pedestrian linkages to support local commercial activities and to facilitate the safe and convenient movement of residents.

¹ This increase in design rainfall intensities is not to be used for sizing water harvesting infrastructure.

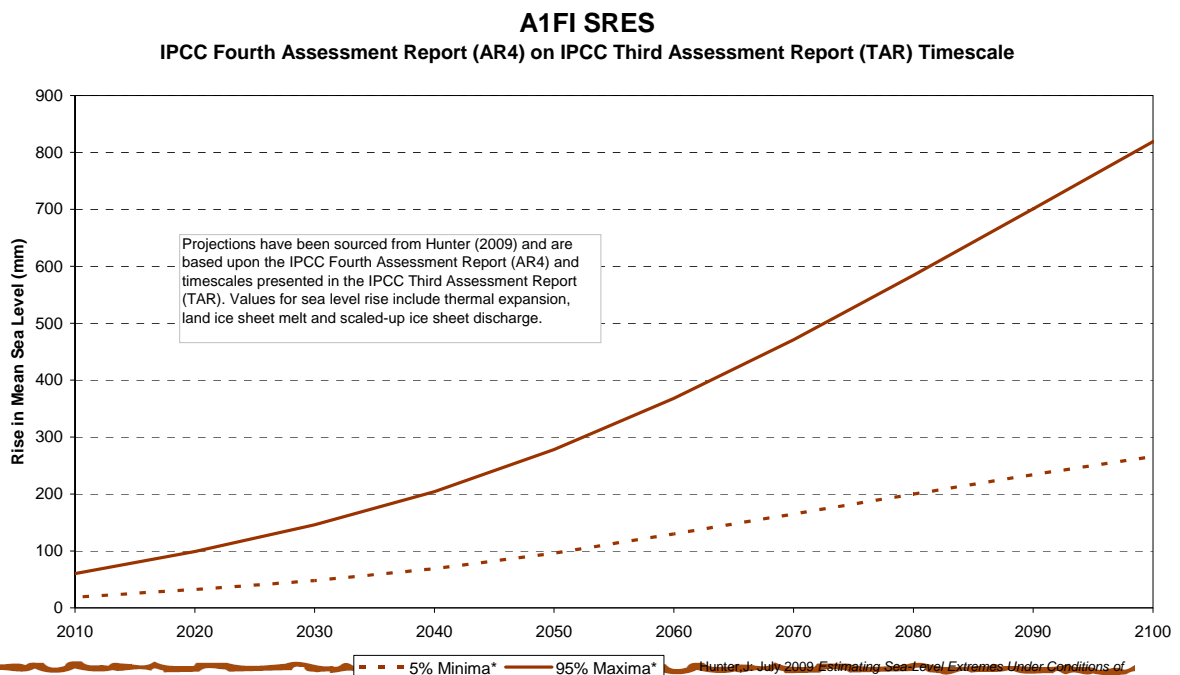
² Estimates for mean sea level rise have been sourced from Hunter (2009) *Estimating Sea Level Extremes under Conditions of Uncertain Sea Level Rise* Antarctic Climate and Ecosystems Cooperative Research Centre. They are based upon the IPCC 4th Assessment Report (AR4) and timescales presented in the IPCC 3rd Assessment Report (TAR). Values for Sea Level Rise include thermal expansion, land ice sheet melt and scaled up ice sheet discharge. Projections are based upon the 95th percentile of the A1FI Emission Scenario.

- (f) Development in respect to the Maud Canal is to comply with the following:-
 - (i) Maud Canal is to be a tidal waterway which extends downstream from Dalton Drive through the Maroochydore Central Parkland Sub-Precinct of the Maroochydore Central Precinct (Master Plan Unit) connecting to the existing Maud Street Drain and the main branch of Cornmeal Creek at the Sunshine Plaza confluence;
 - (ii) Maud Canal is to have a formalised vertical edge treatment for both sides of its entire length;
 - (iii) that part of Maud Canal from Dalton Drive to the Maud Street Drain is to be no less than 25m in width and that part from Maud Street Drain to the Cornmeal Creek confluence is to be no less than 40m in width;
 - (iv) the level of the bed of Maud Canal is to be at a minimum elevation of -2.0m AHD with at least one tidal barrage to be located within the reach from Dalton Drive to the Maud Street Drain to maintain a minimum water level of 0.0m AHD;
 - (v) a recirculation system is to draw inflow from downstream of the confluence with the Maud Street Drain and discharge it at the head of the Maud Canal immediately downstream of Dalton Drive;
 - (vi) the urban open space area adjacent to the Maud Canal between Dalton Drive and the Maud Street Drain is to provide the following levels of flood immunity (inclusive of the provision for climate change specified in this section):-
 - (A) 5 Year ARI within the formal waterway;
 - (B) 10 Year ARI within the lower pathways adjacent to the formal waterway;
 - (C) 20 Year ARI for the recreational areas above the lower pathways;
 - (D) 100 Year ARI for the formal open space areas;
 - (vii) a waterway crossing of the Maud Canal is not to increase the anticipated flood levels (inclusive of the provision for climate change specified in this section) beyond the limits of the Parkland Sub-Precinct in the Maroochydore Central Precinct (Master Plan Unit).

6.3 Guidance for Climate Change Adaption Outcomes

- (1) Section 6.2 provides advice for satisfying Specific Outcome 039 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code.

Figure 6.1 Rise in Mean Sea Level



7 Urban Open Space Infrastructure and Community Facilities Infrastructure Network Outcomes

7.1 Preliminary

This section applies to the following outcomes:-

- (a) the urban open space infrastructure outcomes in Specific Outcomes O43 to O52 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (**the urban open space infrastructure outcomes**);
- (b) the community facilities infrastructure outcomes in Specific Outcomes O53 to O56 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (**the community facilities infrastructure outcomes**).

7.2 Standards for Urban Open Space Infrastructure Network Outcomes

- (2) For the purposes of Specific Outcome O43(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for urban open space infrastructure generally:-
 - (a) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the urban open space areas identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on **Map 5.14**

(Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network) to be developed generally in accordance with the concepts depicted on **Figure 7.1 (Urban Open Space and Community Facilities Infrastructure Concept Plan for Maroochydore Central Precinct [Master Plan Unit])**.

- (b) Development ensures that the urban open space areas:-
 - (i) provide for active and passive recreation and social and cultural activities that are connected by bicycle and pedestrian infrastructure (including pedestrian through block linkages);
 - (ii) provide visual connectivity between public realm open space areas, major streets, waterways and civic buildings;
 - (iii) provide for well vegetated, shaded and usable open space areas that reflect local climatic conditions, promote outdoor use and support biodiversity values; and
 - (iv) provide for an accessible and diverse range of activities.
- (c) Except where additional standards are specified in this planning scheme policy, development provides for embellishment of urban open space areas in accordance with the desired standard of service specified in **Planning Scheme Policy DC5 (Public Parks Infrastructure)**.

Figure 7.1 Urban Open Space and Community Facilities Infrastructure Concept Plan for Maroochydore Central Precinct (Master Plan Unit)



(3) For the purposes of Specific Outcome O43(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the Civic Plaza:-

- (a) Development provides for the Civic Plaza to function as the cultural and civic heart of the Maroochydore Principal Activity Centre providing a vibrant and active community gathering space and celebration area that offers access and views to the water and supports the functions of surrounding uses.
- (b) Development provides for the Civic Plaza to have a high level of visual interest and to be integrated with the adjoining community facilities such as the proposed regional library and local community centre to address and activate the civic plaza.
- (c) Development provides for the Civic Plaza to accommodate outdoor activity and utilise material and vegetation which supports the expected function and level of activity expected of the plaza.
- (d) Development provides for the Civic Plaza to have a highly urbanised form incorporating outdoor seating, shade, public art, plantings, lighting and other infrastructure which supports and promotes its use as an area having a high level of pedestrian amenity.
- (e) Development provides for the Civic Plaza to be well connected by pathways or board walks with sufficient shade and shelter, providing ease of access for pedestrians and cyclists to other urban plazas and public open space areas and associated uses within the Maroochydore Principal Activity Centre.
- (f) Development provides for the Civic Plaza to be developed in accordance with the concept design illustrated on **Figure 7.2 (Indicative Civic Plaza Concept Design)** or an alternative comparable concept design that satisfies the design objectives (a) to (e) above for the Civic Plaza.

Figure 7.2 Indicative Civic Plaza Concept Design



Figure 7.2 Indicative Civic Plaza Concept Design



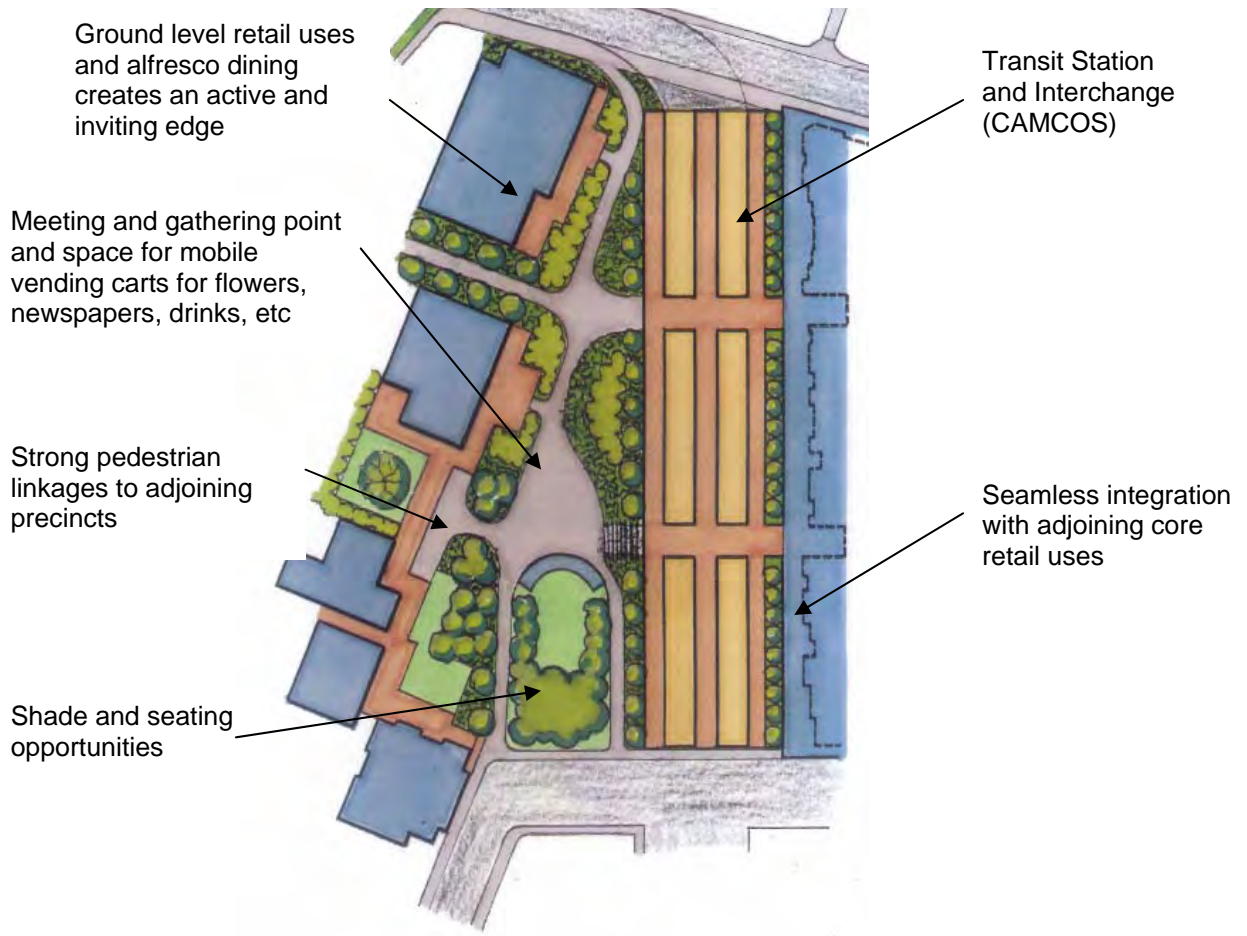
(4) For the purposes of Specific Outcome O43(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the Transit Plaza:-

- (a) Development provides for the Transit Plaza to function as an arrival point and gathering space for locals, workers and visitors to the Maroochydore Principal Activity Centre.
- (b) Development provides for the Transit Plaza to be co-located with the transit station and interchange (CAMCOS) and integrated with the Civic Plaza through strong bicycle and pedestrian links and appropriate urban design treatments.
- (c) Development provides for the Transit Plaza to be designed to benefit from the surrounding commercial and retail uses and to incorporate adequate lighting and other elements to make the space feel safe and active during evening hours.
- (d) Development provides for the Transit Plaza to incorporate CPTED principles for the late night activity expected of a transit centre.
- (e) Development provides for the Transit Plaza to be a meeting place which incorporates sufficient seating and themed landscaping with mature trees for shading.
- (f) Development provides for the Transit Plaza to achieve the following

architectural and urban design outcomes:-

- (i) to create an arrival and circulation space that connects the major modes of transportation on site;
- (ii) to provide travelers with opportunities for shelter from weather while keeping the area light and spacious;
- (iii) to allow for ground-level retail opportunities to adjoin the Transit Plaza to further enhance the vitality of the space;
- (iv) to provide visibility of pedestrian activities;
- (v) to define public space, including pedestrian corridors, plazas or areas to facilitate pedestrian traffic;
- (vi) to encourage pedestrian access to structures and uses along public streets, footpaths and plazas;
- (vii) to maintain sky exposure through transparency and minimal structures;
- (viii) to provide safe pedestrian access, streetscapes and amenities;
- (ix) to create active and inviting edges by providing opportunities for street-level retail and outdoor dining activities;
- (x) to provide ample seating with benches, tables and chairs, movable seating and seating walls and complementary site furnishings such as bollards, rubbish bins and banners;
- (xi) to provide shade with building canopies and awnings, shade trees and shade structures;
- (xii) to provide space for retail vendors and carts for food, flowers, newspapers, arts and crafts and coffee and drinks;
- (xiii) to provide public art such as sculptures, paving design, fountains, interactive art and wall art;
- (xiv) to provide interest in the pedestrian environment and respond to the sub tropical climate through building materials;
- (xv) to provide access points for various public transportation modes;
- (xvi) to provide a wireless access point for computer internet access within the public space;
- (xvii) to provide infrastructure for performances and events;
- (xviii) to create visual interest and focal points with fountains and moving water;
- (xix) to work with adjacent off-site businesses to promote activity around the site.
- (g) Development provides for the Transit Plaza to be developed in accordance with the concept design illustrated on **Figure 7.3 (Indicative Transit Plaza Concept Design)** or an alternative comparable concept design that satisfies the design objectives (a) to (f) above for the Transit Plaza.

Figure 7.3 Indicative Transit Plaza Concept Design



(3) For the purposes of Specific Outcome O43(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the Public Amphitheatre:-

- (a) Development provides for the Public Amphitheatre to function as an open public gathering space suitable for hosting a variety of outdoor events such as drama, musical events, ceremonies and outdoor cinema or a social recreation space.
- (b) Development provides for the Public Amphitheatre to complement the adjoining Regional Arts Centre and have a relationship with the Maud Canal.
- (c) Development provides for the Public Amphitheatre to:-
 - (i) be integrated with the adjoining Regional Arts Centre;

- (ii) be flexible so that it can cater for a variety of informal outdoor events;
- (iii) comprise a mixture of hard and soft surfaces, including a stage floor;
- (iv) provide a comfortable and usable space, having regard to local climatic conditions, acoustics and amenity concerns;
- (v) be connected by bicycle and pedestrian infrastructure to other parts of the Maroochydore Principle Activity Centre;
- (vi) provide access for service equipment;
- (vii) provide power outlets (3 phase power) and lighting;
- (viii) minimise the effect of noise on sensitive receiving

- environments;
- (ix) be suitable for day and night usage; and
 - (x) incorporate CPTED principles.
- (d) Development provides for the Public

Amphitheatre to be developed in accordance with the concept design illustrated on **Figure 7.4 (Indicative Public Amphitheatre Concept Design)** or an alternative comparable concept design that satisfies the design objectives (a) to (c) above for the Public Amphitheatre.

Figure 7.4 Indicative Public Amphitheatre Concept Design

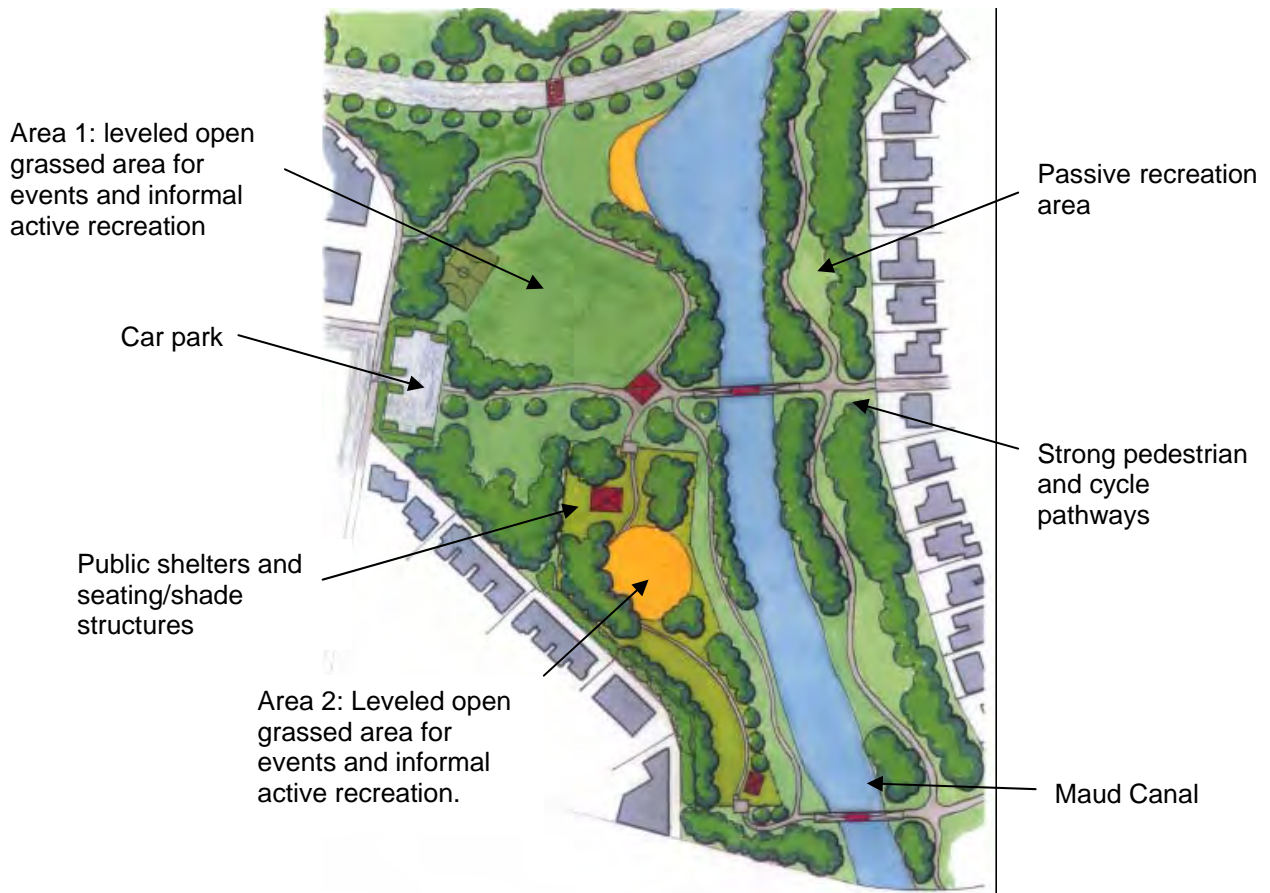


(4) For the purposes of Specific Outcome 043(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the District Recreational Park:-

- (a) Development provides for the District Recreation Park to operate as a public park which services the local and wider community, enhances public access and provides an attraction for residents and visitors in the area.
- (b) Development provides for the District Recreation Park to be multi-functional providing sufficient open space for active recreational, social and cultural uses.
- (c) Development provides for the District Recreation Park to incorporate community events and gathering places together with formal gardens, natural vegetation and informal recreation and community gardens with play equipment geared towards a diverse range of users and including some youth and active infrastructure such as a half size basketball court, fitness equipment and skate elements.
- (d) Development provides for the District Recreation Park to be substantially landscaped and provide a high level of amenity with the provision of shading with mature trees, preferably native and the retention of existing mature species where possible.

- (e) Development provides for the District Recreation Park to incorporate bicycle and pedestrian infrastructure that links Dalton Drive to Maud Street and provides appropriate crossings of the Maud Canal.
- (f) Development provides for the District Recreation Park to include two unconstrained leveled open grassed areas having minimum dimensions of 100 metres by 40 metres which are appropriately landscaped with large trees.
- (g) Development provides the following embellishments for the District Recreation Park in addition to those specified for a District Recreation Park in **Table DC5.4.2 Desired Standards of Service Recreation Parks:-**
 - (i) trees to shade picnic areas and seats, play areas, pathways and key focal or nodal points;
 - (ii) shade shelters;
 - (iii) a café or kiosk;
 - (iv) picnic tables, shelters, bench seating and BBAs;
 - (v) taps and water bubblers;
 - (vi) play and fitness equipment for all ages;
 - (vii) bicycle racks and end of trip facilities;
 - (viii) public toilets;
 - (ix) public art;
 - (x) car parking spaces to service the District Recreation Park;
 - (xi) recycled water for irrigation;
 - (xii) identification and interpretative signage;
 - (xiii) external road access;
 - (xiv) vehicle access road for emergency services;
 - (xv) lighting and security lighting;
 - (xvi) a fenced dog park;
 - (xvii) landscaped gardens;
 - (xviii) a bus set down point;
 - (xix) 3 phase power points;
 - (xx) dedicated kick and play space;
 - (xxi) community gardens;
 - (xxii) water access in the form of canoe and kayak launching points.
- (h) Development provides for the District Recreation Park to be developed in accordance with the concept design illustrated on **Figure 7.5 (Indicative District Recreation Park Concept Design)** or an alternative comparable concept design that satisfies the design objectives (a) to (g) above for the District Recreation Park.

Figure 7.5 Indicative District Recreation Park Concept Design



(5) For the purposes of Specific Outcome O43(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the Local Recreational Park:-

(a) Development provides the following embellishments for the Local Recreation Park in addition to those specified for a Local Recreation Park in **Table DC5.4.2 Desired Standards of Service Recreation Parks:-**

- (i) earthworks (grading, leveling & grassing);
- (ii) tree planting;
- (iii) identification and interpretative signage;
- (iv) bicycle and pedestrian paths;

(c) .

- (v) vehicle barriers/bollards
- (vi) flat mown play areas;
- (vii) fitness equipment;
- (viii) adventure play areas;
- (ix) bench seating;
- (x) picnic table/shelters;
- (xi) landscape/gardens;
- (xii) rubbish bins;
- (xiii) drainage;
- (xiv) fencing.

(b) Development provides for the Local Recreation Park to be developed in accordance with the concept design illustrated on **Figure 7.6 (Indicative Local Recreation Park Concept Plan)** or an alternative comparable concept design

Figure 7.6 Indicative Local Recreation Park Concept Design

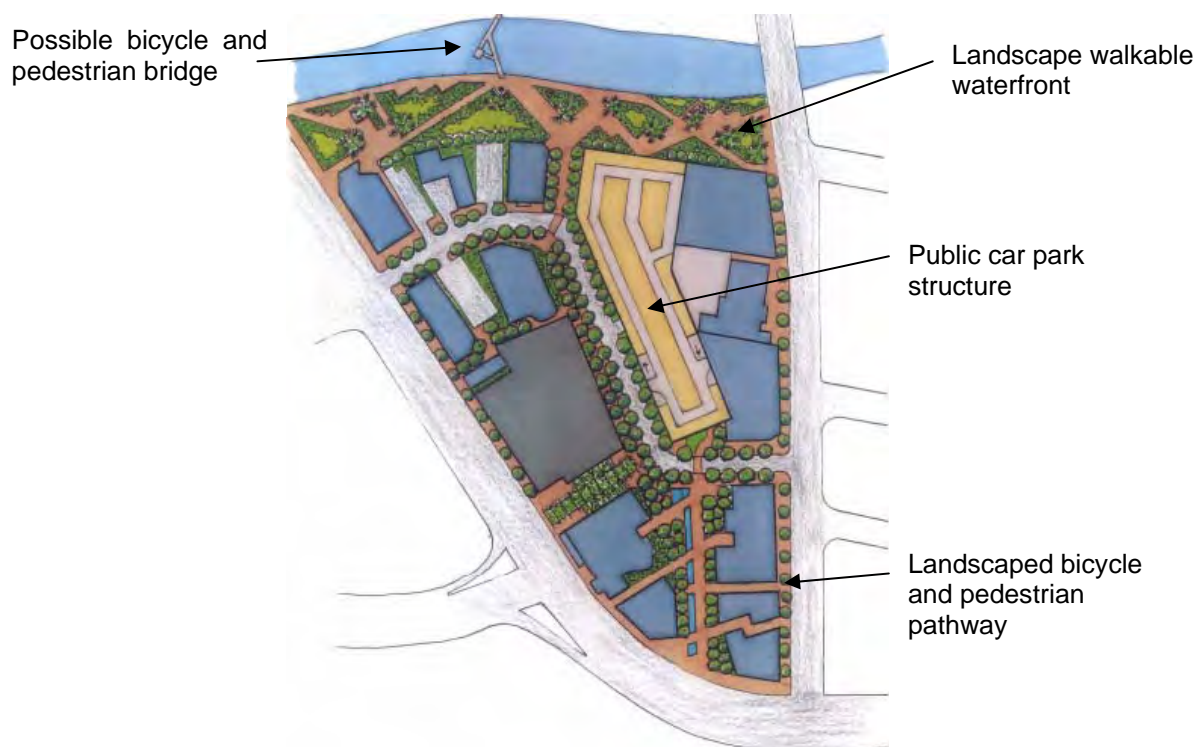


(6) For the purposes of Specific Outcome 043(b) in **Section 2.5.26** of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for the design and development of the Cornmeal Creek Plaza:-

- (a) Development provides for the Cornmeal Creek Plaza to provide visual and physical connection between Cornmeal Creek and Cotton Tree Park.
- (b) Development provides for the Cornmeal Creek Plaza to provide a community meeting space and provide an aesthetic contribution to the surrounding area.
- (c) Development provides for the built form surrounding the Cornmeal Creek Plaza to appropriately frame and integrate with the Plaza creating a human scale.
- (d) Development provides for the Cornmeal Creek Plaza to incorporate a car parking station.
- (e) Development provides for the Cornmeal Creek Plaza to incorporate a series of landscaped pedestrian and cycle pathways linking the Cornmeal Creek Plaza to Horton Parade and to the Maroochydore Central Precinct (Master Plan Unit).
- (f) Development provides for the Cornmeal Creek Plaza to be

developed in accordance with the concept design illustrated on **Figure 7.7 (Indicative Cornmeal Creek Plaza Concept Design)** or an alternative comparable concept design that satisfies the design objectives (a) to (e) above for the Cornmeal Creek Plaza.

Figure 7.7 Indicative Cornmeal Creek Plaza Concept Design



7.3 Standards for Community Facilities Infrastructure Network Outcomes

(1) For the purposes of Specific Outcome O53(b) in Section 2.5.26 of the Maroochydore Structure Plan Area Code the following are the standards identified in the code for community facilities infrastructure:-

(a) Development provides land for the provision of community facilities within the Maroochydore Central Precinct (Master Plan Unit) comprising the following:-

- (i) A minimum of 2,500m² for a multi-storey regional community facility providing for:-
 - (A) a regional library;
 - (B) local community centre;
 - (C) meeting spaces; and
 - (D) administration space;
- (ii) a minimum of 15,000m for a regional community facility

for the purposes of a regional arts centre providing for:-

- (A) a major theatre of 1,260 PAX capacity;
 - (B) a small theatre of 350 PAX capacity;
 - (C) exhibition hall of 2,200m² GFA;
 - (D) art gallery of 550m² display space and 450m² storage space;
 - (E) 1,500 car parking spaces; and
 - (F) cafes.
- (b) Development provides for the proposed community facilities within the Maroochydore Central Precinct to be located, designed and constructed to play an important role in the development of the town centre heart.
- (c) Development provides for community facilities that are designed to:-

- (i) be iconic structures befitting their end use;
- (ii) utilise sub-tropical design;
- (iii) create a sense of place;
- (iv) ensure that the spaces around the structures contribute to the greater community environment and public space;
- (v) incorporate suitable pedestrian and user amenity features;
- (vi) integrate community arts;
- (vii) increase accessibility;
- (viii) where appropriate be multifunctional; and
- (ix) consider whole of life costs.

8 Telecommunications Infrastructure Network Outcomes

8.1 Preliminary

This section applies to telecommunications infrastructure network outcomes in Specific Outcomes O60 and O61 in **Section 2.5.26** of the Maroochydore Structure Plan Area Code (telecommunication infrastructure outcomes).

8.2 General Advice for Telecommunications Infrastructure Network Outcomes

The following is general advice about satisfying telecommunications infrastructure network outcomes:-

- (a) Development provides for 'Fibre to the Premises (FttP)' to be provided throughout the Master Planned Area which facilitates the provision of the following telecommunications capabilities to each lot:-
 - (i) optical fibre termination;
 - (ii) free to air television;
 - (iii) pay television;
 - (iv) voice, data and video access via the internet;
 - (v) internet protocol systems and integration.
- (b) Developers are encouraged to investigate opportunities for wholesale providers of cable services

and sewerage network operators to co-locate services within the gravity sewer network.

- (c) Additional information and documentation of relevant telecommunications infrastructure specifications and building arrangements can be obtained from the Council and the relevant telecommunications services authority.

9 Information Requirements

9.1 Preliminary

This section does not form part of this planning scheme policy and is included for information only.

9.2 Requirements

- (1) **Table 9.2 (Compliance Assessment Requirements)** specifies the documents which a master plan application or development application may require to be prepared and submitted for compliance assessment by the Council.
- (2) **Table 9.2** also specifies the anticipated timing of compliance assessment.
- (3) The Council may also require other supporting information in addition to that specified in **Table 9.2** depending on the nature of the master plan application or development application and the technical issues involved.
- (4) Supporting information and compliance assessment documents should be prepared by a competent person with a relevant disciplinary background.

Table 9.2 Compliance Assessment Documents

Column 1 Description of the Compliance Assessment Document	Column 2 Anticipated Timing of Compliance Assessment	Column 2 Purpose of Document	Column 3 Matters Against Which the Document is to be Assessed
Energy Management Plan	Subsequent to the approval of a District Strategy Master Plan and prior to the lodgement of a development application and a master plan application.	To demonstrate that development in the applicable master plan unit will contribute to the achievement of a target of zero net carbon emissions by 2020 for the Master Planned Area.	<p><u>Scope and Objectives</u></p> <ul style="list-style-type: none"> o Determine the scope of the Energy Management Plan and identify inclusions/exclusions in specific terms. o Identify clear and measurable objectives for how development in the Master Plan Unit is to achieve zero net carbon emissions by 2020 taking account of construction and post occupancy development phases. o Specify objectives for energy, waste, water, transport and materials components. <p><u>Data Collection and Management</u></p> <ul style="list-style-type: none"> o Identify methods for collecting and documenting carbon emission and abatement data over time, including scope of information, type and level of detail and metrics. o Identify methods for tracking carbon emission and abatement data giving consideration to accessibility, ease of use, maintenance and regular reporting that profiles carbon reduction performance. o Establish baseline and relevant carbon footprint benchmarks for comparable development based on industry average and best practice urban development examples. <p><u>Strategy and Action Plan</u></p> <ul style="list-style-type: none"> o Calculate, monitor and forecast the carbon footprint of development in the Master Plan Unit for construction and post occupancy and explain calculation methods based on known or proxy data. Highlight any significant gaps, assumptions and limitations. o Document the strategies and actions to be implemented to meet measurable objectives for the target of zero net carbon emissions by 2020. o For each carbon reduction or abatement strategy or action, define priorities, roles and responsibilities, timeframes, resources and funding requirements. o Document a communications plan to be implemented to raise awareness of carbon reduction strategies and actions. o Document other methods for building capacity through training, procedures, technologies, knowledge and information management systems and community education to assist in the success of carbon reduction and abatement strategies and actions. <p><u>Monitoring and Reporting</u></p> <ul style="list-style-type: none"> o Identify methods for analysing and monitoring carbon emissions data over time to determine trends and gain a better understanding of factors that affect performance. Identify steps to improve performance. o Document an audit strategy to review performance data based on benchmarks and targets and report findings to key stakeholders.

<p>Affordable Living Plan</p>	<p>Subsequent to the approval of a District Strategy Master Plan and prior to the lodgement of a development application and a master plan application.</p>	<p>To demonstrate that development in the applicable master plan unit will provide affordable living options for a full range of household types and make appropriate provision for a component of affordable housing and supported community housing.</p>	<p><u>General Requirements</u></p> <ul style="list-style-type: none"> o Demonstrate how the development proposes to meet the affordable living outcomes of the structure plan in relation to the following:- <ul style="list-style-type: none"> • Neighbourhood structure and design; • Provision of a variety of housing types and sizes which meet the needs of the emerging community; • Staging and release of land; • Provision of land for public and community housing; and • Sustainable design. o Outline and justify the proposed actions and measures to be implemented in order to meet the affordable living outcomes with specific reference to the following:- <ul style="list-style-type: none"> • The Sunshine Coast Housing Needs Assessment; • The Sunshine Coast Affordable Living Strategy (when completed); • Ongoing implementation and enforcement. o For each affordable living action, define priorities, role and responsibilities, timeframes, resources and funding requirements. <p><u>Monitoring and Reporting</u></p> <ul style="list-style-type: none"> o Outline proposed monitoring and reporting arrangements for the implementation of the Affordable Living Plan over time.
<p>Integrated Transport Plan</p>	<p>Subsequent to the approval of a District Strategy Master Plan and prior to the lodgement of a development application and a master plan application.</p>	<p>To demonstrate that development in the applicable master plan unit will:-</p> <ul style="list-style-type: none"> • Support transit oriented development; • Reduce reliance on the private car; • Promote walking and cycling; • Achieve a significant mode shift towards sustainable transport modes (public transport, walking and cycling); • Not create undesirable impacts on adjoining development; and • Appropriately manage carparking. 	<p><u>General Requirements</u></p> <ul style="list-style-type: none"> o Provide details of the proposed measures and actions to be implemented in order to promote sustainable transport within the development. Measures should include, but are not limited to, the following:- <ul style="list-style-type: none"> • Provision of public transport, cycle and pedestrian infrastructure and services prior to or in the early stages of development; • Neighbourhood design to promote/encourage sustainable transport modes including land use planning and configuration of transport networks to promote and achieve shorter travel times for active transport modes; • Travel demand management; • Provision of frequent public transport services; • Designing pedestrian and cycle paths and public transport stops/stations to maximise accessibility, safety, comfort and amenity for users; • Incorporation of high quality end of trip facilities for walking/cycling and public transport users; • Education and marketing to promote sustainable transport options within the community. o In preparing the Sustainable Transport Plan, consultation should be undertaken with Council, relevant State Government Departments, service providers and other

			<p>stakeholders as appropriate.</p> <ul style="list-style-type: none"> o In determining proposed measures and actions, consideration should be given to the following:- <ul style="list-style-type: none"> • Existing and proposed walking and cycling, public transport and road networks, including the TransLink Network Plan for the sub-region; • Proposed land uses/development to be undertaken within the master plan unit and existing and planned land uses/development in the remainder of the Master Planned Area and surrounding areas; • Specific requirements for school/education based travel, work based travel, and recreational use; • Specific requirements for different categories of users (e.g. the elderly); • Land use and sustainable transport integration; • Route planning to ensure integration of pedestrian and cycle networks and public transport networks; • Car parking requirements and locations, including incorporation of shared/consolidated parking facilities where appropriate; • Timing /staging of development and infrastructure/services. o Provide supporting information and documentation which supports the proposed approach. o Provide an Integrated Movement Network Plan that indicates how the proposed bicycle and pedestrian network achieves the planning requirements and how it is intended to integrate with the proposed road hierarchy and public transport network plans. o Provide a Public Transport Network Plan that indicates how the planning requirements for public transport are proposed to be achieved. The Public transport network plan needs to be undertaken in consultation with Translink Network Provider and Council. o Provide a Road Hierarchy Plan that indicates the proposed road hierarchy for the Master Plan Unit and how it integrates with the existing and planned road hierarchy for the Master Planned Area. o For each sustainable transport action, define priorities, role and responsibilities, timeframes, resources and funding requirements. <p><u>Monitoring and Reporting</u></p> <ul style="list-style-type: none"> o Outline proposed monitoring and reporting arrangements for the implementation of the Integrated Transport Plan over time.
<p>Integrated Water Cycle Management Plan</p>	<p>Subsequent to the approval of a District Strategy Master Plan and prior to the lodgement of a development application and a master plan application.</p>	<p>To demonstrate that development in the applicable master plan unit will incorporate an holistic approach to the management of water supply, wastewater and stormwater.</p>	<p><u>General Requirements</u></p> <ul style="list-style-type: none"> o Provide details in relation how the development is to aim to achieve an 80% reduction in potable water use including details of the suite of measures to be adopted. Measures may include a combination of recycled water rainwater and stormwater harvesting as well as water conservation and demand reduction measures.

			<ul style="list-style-type: none"> o Provide supporting information including detailed end use modelling and water balance analysis which supports the proposed approach and demonstrate over a 25yr time series, the reliability of any potable substitution that is sourced from rainwater and/or recycled effluent, including and documenting the effects of climate change and how these solutions increase the applicable Sunshine Coast water organisation's desired levels of service. o Outline and justify the proposed measures to be adopted having regard to:- <ul style="list-style-type: none"> • Proven technology; • Documented public health policy at all levels of government; • Operational realities; • Projected trends regarding fixture uptake rates; • Consideration of the likely social acceptance of various measures and means of encouragement; • Consideration of the provision of measures; • Sensitivity or likelihood of success of measures or groups of measures. o Provide details of proposed uses for recycled water, potable water, rainwater, and harvested stormwater. o Demonstrate how the Environmental Values and Water Quality Objectives listed under the <i>Environmental Protection (Water) Policy 1997</i> are to be protected or enhanced. <p><u>Water Supply and Sewerage Infrastructure</u></p> <ul style="list-style-type: none"> o Provide dimensions and conceptual layouts for water supply, sewerage, and recycled water networks for the master plan unit. o Provide supporting reports and tools (models, spreadsheets etc) demonstrating the attainment of the Desired Standards of Service requirements at all stages. <p><u>Stormwater Management and Flooding</u></p> <ul style="list-style-type: none"> o Describe the existing topography, vegetation, soil conditions, and groundwater conditions for the site and identify existing creeks, streams and drainage lines. o Identify the Probable Maximum Flood extent, 100 year ARI climate change flood extent and the 20 year ARI climate change flood extent for the site, in accordance with flood modelling parameters used in the most recent flood modelling held by Council. o Provide an overall Master Stormwater Plan for the master plan unit which:- <ul style="list-style-type: none"> • Identifies the overall drainage catchment having regard to the remainder of the Master Planned Area and surrounding areas; • Identifies existing and proposed drainage sub-catchments within the overall catchment; o Provides a conceptual layout for the overall stormwater network for the development including indicative layouts for conveyance, treatment and
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<ul style="list-style-type: none"> • storage infrastructure; • Identifies indicative numbers and locations of head of line and end of line treatment devices; and • Identifies a lawful point/s of discharge for each sub-catchment. <ul style="list-style-type: none"> ○ Outline and justify the proposed stormwater treatment and conveyance and storage methods proposed to be utilised within the development with specific reference to the following:- <ul style="list-style-type: none"> • the achievement of the outcomes identified in the Structure Plan and this policy in relation to stormwater management; • the intended outcomes for particular land use precincts including urban design outcomes; • the intended outcomes for other infrastructure networks and the need to co-locate infrastructure and services networks; • ongoing maintenance requirements including whole of life costs. ○ Identify and detail any significant earthworks proposed to be undertaken in relation to stormwater management. ○ Provide details of any proposed stormwater harvesting including catchment, proposed uses for the water, storage volumes, construction of storage devices, integration of storage devices into the development, water quality and treatment, pumping and distribution requirements. ○ Outline the proposed water quality monitoring and reporting program to be implemented to ensure the Environmental Values and Water Quality Objectives under the <i>Environmental Protection (Water) Policy 1997</i> are protected or enhanced. <p><u>Other Requirements</u></p> <p>Identify any specific requirements for lower level master plans and development applications in relation to water supply, sewerage, recycled water and stormwater infrastructure and/or management.</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10 Guidelines and Advice about Satisfying Master Plan Requirements

10.1 Preliminary

This section does not form part of this planning scheme policy and is included for information only.

10.2 Overview of Master Planning Process

- (1) **Section 2.3 (Master Planned Area Master Planning Process)** of the Maroochydore PAC Structure Plan sets out requirements for the preparation of master plans in a master plan unit.
- (2) The preparation of master plans is the primary (but not only) mechanism by which the outcomes specified for a master plan unit are intended to be achieved.
- (3) The master planning process provides a site planning framework that allows for more detailed planning of a master plan unit to progress in logical stages.
- (4) The requirement to prepare a master plan for land in a master plan unit is intended to ensure that development is carried out on an integrated basis, consistent with the intent of the Maroochydore PAC Structure Plan.
- (5) The Maroochydore PAC Structure Plan provides for two levels of master planning to occur, comprising the following:-
 - (a) a district strategy master plan.
 - (b) a local development master plan.
- (6) It is the intent of the master planning process to provide a structured planning and development framework with increased amounts of detail being provided at each master plan level. However, flexibility exists for the owner/master developer of a master plan unit to determine in conjunction with Council, the number of master plan levels actually required.
- (7) The preparation of a local development master plan for each sub-precinct within a master plan unit is therefore optional depending on the level of detail incorporated within the district strategy master plan.

- (8) Where more than one layer of master planning is to be undertaken, an application for a master plan may be lodged concurrently and in conjunction with a development application (i.e. for material change of use of premises or reconfiguring a lot). However, an application for a lower order master plan and a subsequent development application cannot be approved by the under the *Sustainable Planning Act 2009* until the required master plan specified in **Section 2.3** of the Maroochydore PAC Structure Plan has been made.

10.3 Guidelines for the Preparation of a Master Plan

- (1) In order to provide a consistent framework for the preparation of a master plan the Council has prepared drafting guidelines and a preferred table of contents.
- (2) The guidelines and preferred table of contents are intended to complement **Section 2.3** of the Maroochydore PAC Structure Plan that already identifies mandatory content and other master plan requirements.
- (3) The master plan guidelines and preferred table of contents set out a recommended drafting framework for the preparation of a master plan with a view to achieving the following outcomes:-
 - (a) general consistency of drafting approach across master plans for the whole of the Sunshine Coast Sub-region.
 - (b) consistency of drafting approach between master plans and *Maroochy Plan 2000* (or its successor) as the parent planning scheme under which the master plans are to be made.
 - (c) continuity of understanding about how master plans are intended to operate and be assessed pursuant to the Maroochydore PAC Structure Plan and Chapter 4, Part 3 of the *Sustainable Planning Act 2009*.
- (4) The key objective in preparing a master plan is to develop a local planning framework that is clear, logical and user friendly and which provides certainty of the development obligations and entitlements for the master plan unit the subject of the master plan.

- (5) A master plan should be prepared by a competent person with experience in preparing local planning instruments or local area structure plans, assisted by technical experts in other disciplines.

10.3.1 Master Plan Drafting Guidelines

The following key drafting guidelines should be used to inform the preparation of master plans:-

Structure

- (a) utilise the preferred master plan table of contents as the structure for the master plan;

Technical Rigour

- (b) rely upon the use and administrative definitions incorporated in the structure plan and planning scheme;
- (c) utilise existing models as incorporated in the planning scheme or standard planning scheme provisions for the structure and layout of supplementary development assessment tables and codes;
- (d) ensure that supplementary tables of development assessment clearly identify the types of development being regulated and the applicable codes;
- (e) minimise duplication of requirements addressed in the planning scheme and clearly identify how supplementary codes relate to existing planning scheme codes;

- (f) ensure that there is a strong link between the purpose, outcomes and solutions of supplementary codes, so that these codes actually achieve the outcomes sought in their purpose statements;
- (g) ensure that supplementary codes are sufficiently specific without being overburdened with technical detail;
- (h) ensure that supplementary codes properly reference State and Federal legislation where applicable; and
- (i) ensure that maps are appropriately referenced in the master plan and have sufficient detail and clarity to identify how particular provisions apply.

10.3.2 Preferred Table of Contents for a Master Plan

- (1) A master plan should be consistent with the Council’s structure for a master plan specified in **Table 10.1 (Master Plan Preferred Table of Contents)**.
- (2) To further aid the drafting of master plans, Council may prepare a master plan template to provide more detailed guidance about the content to be included in a master plan.
- (3) An applicant is encouraged to discuss the design and drafting of a master plan with Council prior to their preparation and lodgement to ensure that they are fit for purpose.

Table 10.1 Master Plan Preferred Table of Contents

Column 1 Section Number	Column 2 Section Heading
1.	Preliminary
1.1	Citation
1.2	Type Of Master Plan
1.3	Requirement For Master Plan
1.4	Land Subject To Master Plan (Master Plan Unit)
1.5	Role of Master Plan
1.6	Content of Master Plan
1.7	Information Supporting Master Plan
1.8	Public Notification of Master Plan
1.9	When Master Plan Took Effect
1.10	Summary of Development Entitlements And Obligations Under Master Plan
1.11	When Development Undertaken In Accordance With Master Plan Is To Be Complete
2.	Application of Master Plan
2.1	Introduction
2.1	Relationship of Master Plan To Act
2.2	Relationship of Master Plan To Maroochydore PAC Structure Plan

MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Section Number	Column 2 Section Heading
2.3	Relationship of Master Plan To Higher Order Master Plans
2.4	Relationship of Master Plan To Infrastructure Arrangement
3.	Master Plan Unit Development Intent and Tables of Development Assessment
3.1	Introduction
3.2	Description Of Master Plan Unit
3.3	Master Plan Unit Intent
3.4	Supplementary Tables Of Development Assessment
3.4.1	Supplementary Table Of Development Assessment for Material Change of Use
3.4.2	Supplementary Table Of Development for Development Other Than Material Change of Use
4.	Master Plan Code
4.1	Introduction
4.2	Variations From Maroochydore PAC Structure Plan Area Code
4.3	Supplementary Master Plan Unit Code
4.3.1	Overall Outcomes For Master Plan Unit
4.3.2	Specific Outcomes For Master Plan Unit
5.	Requirement for Lower Order Master Plans
5.1	Introduction
5.2	Additional Master Plans Required
6.	Requirement for Any Compliance Assessment Documents
6.1	Affordable Living Plan
6.2	Ecologically Sustainable Development Plan (including and Energy Management Plan)
6.3	Integrated Water Management Plan
6.4	Integrated Transport Plan
7.	Statement of Compliance with Applicable Planning and Other Instruments
7.1	Maroochydore PAC Structure Plan
7.2	Higher Order Master Plans
7.3	Infrastructure Arrangement
8.	Master Plan Maps
9.	Other

Appendices

Appendix A Maroochydore Central Precinct (Master Plan Unit) Road and Street Design
Characteristic

Sub Arterial Roads – Distributor Roads

- (a) Sub Arterial Roads are designed to accommodate the efficient movement of buses as they form the basis of the public transport system.
- (b) Sub Arterial Roads are fixed in their location and alignment.
- (c) Sub Arterial Roads intersections are to be under traffic signal control and are to incorporate right turn lanes on intersection approaches.
- (d) Direct vehicular access to Sub Arterial Roads to and from abutting properties or from additional local access streets is limited only to:-
 - (i) a local access street or a driveway to a major development which does not compromise the safe and efficient movement of pedestrians, bicycles or vehicles; and
 - (ii) left-in and left-out movements.

Collector Streets – Main Street Collectors

- (a) Collector Streets provide access to the local area and individual developments.
- (b) Collector Streets are generally fixed in their location to allow pedestrian and cycle permeability and maintain the appropriate scale for the street block pattern but may be varied slightly to suit individual development design.
- (c) Collector Street intersections are generally to be under traffic signal control particularly where pedestrian and cycle demand is high or where four-way intersections are proposed. Priority control may also be required for T intersections.
- (d) Additional local access streets may be required to facilitate consolidated service vehicle access. Consideration is to be given to the spacing of local access streets and driveways so that the on-street car parking and landscaping outcomes are not compromised along the length of the local access street.

Collector Streets – Rail Corridor Collector

- (a) The Rail Corridor Collector is a modified Collector Street to accommodate the possible provision of an elevated dedicated transit corridor (CAMCOS) centrally above the roadway.

- (b) The Rail Corridor Collector cross section width is to be dictated by the rail and station design requirements.
- (c) The Rail Corridor Collector provides the major access point to the transit station and interchange by local and regional bus services and taxi services travelling northbound.
- (d) The Rail Corridor Collector is designed to give priority to the operation of buses.
- (e) Other vehicles may be restricted along parts of the Rail Corridor Collector, particularly from points 45 to 42, and points 33 to 6A and 6 as specified on **Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)**.
- (f) That part of the Rail Corridor Collector which is beneath the dedicated transit corridor (CAMCOS) overhead structure may be used for car parking, bus layover and driver facilities, taxi ranks and the like.

Proposed Dedicated Pedestrian and Cycle Corridor (Plaza)

- (a) The proposed dedicated pedestrian and cycle corridor is designed:-
 - (i) to give continuity to the pedestrian and cycle network;
 - (ii) to incorporate frontages and other complementary activities that create a vibrant space;
 - (iii) to limit vehicular access to specific types of service vehicles associated with abutting land uses or activities along the corridor or other vehicles at particular times of day or by permit;
 - (iv) so that an off street parking area is not accessed from this corridor.

**Main Street
Boulevard**

- (a) The Main Street Boulevard is a Main Street Collector extending from Dalton Drive to Aerodrome Road through the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
- (b) The Main Street Boulevard is designed to:-
 - (i) carry trips which deliver people into the mixed use retail core area;
 - (ii) provide a balance between vehicle movement and the provision of a pedestrian friendly environment;
 - (iii) act as a key connection linking the mixed use retail core area in the Maroochydore Central Precinct (Master Plan Unit) to the existing mixed use retail core area in the Sunshine Plaza Precinct (Master Plan Unit), the transit station and interchange and the walkable waterfront.

This page is intentionally left blank.