

**CALOUNDRA CITY PLAN 2004 – PLANNING SCHEME POLICIES AMENDMENTS
(Update 3B)**

INSTRUCTIONS FOR REPLACEMENT PAGES

Please follow the instructions provided below in order to correctly replace the amended sections of the Caloundra City Plan 2004.

INSTRUCTIONS

Caloundra City Plan 2004:

1. *Remove* existing 'Table of Amendments'; *Insert* new 'Table of Amendments'

VOLUME 1

Part 2

2. *Remove* existing pages 2-2 to 2-3; *Insert* new pages 2-2 to 2-3
3. *Remove* existing Map DEO 1.1 (page 2-4); *Insert* new Map DEO 1.1 (page 2-4)

Part 3

4. *Remove* existing pages 3-18 to 3-22; *Insert* new pages 3-18 to 3-22

Part 4

5. *Remove* existing Map CEB1 (page 4-15); *Insert* new Map CEB1 (page 4-15)
6. *Remove* existing Map MPP1 (page 4-43); *Insert* new Map MPP1 (page 4-43)
7. *Remove* existing pages 4-76 to 4-79; *Insert* new pages 4-76 to 4-79

Part 5

8. *Remove* existing pages 5-14 to 5-17; *Insert* new pages 5-14 to 5-17

VOLUME 2

Part 6

9. *Remove* existing pages 6-10 to 6-11; *Insert* new pages 6-10 to 6-11
10. *Remove* existing pages 6-20 to 6-21; *Insert* new pages 6-20 to 6-21
11. *Remove* existing pages 6-40 to 6-46a; *Insert* new pages 6-40 to 6-46a
12. *Remove* existing pages 6-53 to 6-62; *Insert* new pages 6-53 to 6-62
13. *Remove* existing pages 6-66 to 6-69; *Insert* new pages 6-66 to 6-69
14. *Remove* existing pages 6-72 to 6-77; *Insert* new pages 6-72 to 6-77
15. *Remove* existing Map CEB3 (page 6-78); *Insert* new Map CEB3 (page 6-78)
16. *Remove* existing pages 6-81 to 6-82; *Insert* new pages 6-81 to 6-82
17. *Remove* existing pages 6-88 to 6-89; *Insert* new pages 6-88 to 6-89
18. *Remove* existing pages 6-100 to 6-107; *Insert* new pages 6-100 to 6-107
19. *Remove* existing pages 6-112 to 6-113; *Insert* new pages 6-112 to 6-113
20. *Remove* existing pages 6-118 to 6-119; *Insert* new pages 6-118 to 6-119
21. *Remove* existing pages 6-125 to 6-127; *Insert* new pages 6-125 to 6-127
22. *Remove* existing pages 6-131 to 6-134; *Insert* new pages 6-131 to 6-134
23. *Remove* existing pages 6-138 to 6-139; *Insert* new pages 6-138 to 6-139
24. *Remove* existing pages 6-143 to 6-144; *Insert* new pages 6-143 to 6-144
25. *Remove* existing pages 6-148 to 6-149; *Insert* new pages 6-148 to 6-149
26. *Remove* existing Map MPP3 (page 6-152); *Insert* new Map MPP3 (page 6-152)
27. *Remove* existing pages 6-155 to 6-156; *Insert* new pages 6-155 to 6-156

Part 7

28. *Remove* existing page 7-13; *Insert* new page 7-13

29. *Remove existing pages 7-27 to 7-28; Insert new pages 7-27 to 7-28*

Part 9

30. *Remove existing pages 9-36 to 9-53; Insert new pages 9-36 to 9-53*

Part 11

31. *Insert new pages 11-41a to 11-41d*

32. *Insert new Map CEB4 (page 11-41e)*

33. *Insert new pages 11-41f to 11-41g*

34. *Remove existing pages 11-50 to 11-52; Insert new pages 11-50 to 11-52d*

35. *Remove existing page 11-87; Insert new pages 11-87 to 11-87o*

36. *Remove existing pages 11-119 to 11-126; Insert new pages 11-119 to 11-126f*

Subscribers are reminded that the commencement date of the amendments is 23 December 2009.

If you have any queries or comments regarding the amendments, please contact Strategic Planning Branch on telephone number (07) 5441 8028.

2.2 Desired Environmental Outcome No. 1 – Economic Development

2.2.1 DEO No. 1

Caloundra City has a diverse, dynamic and sustainable economy founded on-

(1) A hierarchy of multi-purpose and special-purpose business centres, where:

- (a) Development occurs in accordance with Caloundra City's Business Centre hierarchy, where:
 - (i) Caloundra is the regional business centre;
 - (ii) Kawana Town Centre is the sub-regional business centre;
 - (iii) Kawana Shoppingworld and environs is the specialist retail centre; and
 - (iv) Beerwah, Maleny, Currimundi and Pelican Waters are district business centres.
- (b) Development within a business centre incorporates a high standard of architectural design, consistent with the identified role, setting and preferred character of the business centre in which it is located.
- (c) The development of business centres in Caloundra City does not significantly adversely affect the capacity of the Maroochydore Key Regional Centre to fulfil its role as the pre-eminent centre for business, commercial and community uses in the Sunshine Coast urban area.

(2) Emerging and refurbished business and industry areas, where:

- (a) The Caloundra regional business and industry park is developed as a modern, high quality, master planned industrial estate serving the needs of Caloundra City and the southern Sunshine Coast region.
- (b) Allocated industry areas at Caloundra West, Kawana Waters, Moffat Beach, Beerwah and Landsborough are protected and further developed to meet changing industry and technology trends.
- (c) The existing and future operation of Caloundra Aerodrome and any future aerodrome sites identified in the Planning Scheme are protected from incompatible development.

(3) A range of tourism attractions, facilities and accommodation types, where:

- (a) Tourist attractions and facilities are appropriately located, themed and designed to be compatible with their setting and location.
- (b) A range of tourist accommodation types is developed, compatible with their setting and location.

(4) The sustainable use of natural economic resources and rural enterprises (which combines production with processing), where:

- (a) Resource areas for extractive industries identified in the Planning Scheme and approved extractive industries are protected for ongoing sustainable use by:
 - (i) preventing encroachment or alienation of extractive resources;
 - (ii) maintaining buffers between extractive resources and haul routes and incompatible development; and
 - (iii) ensuring adverse impacts from extractive industries are mitigated to acceptable levels and existing or committed land uses are not prejudiced.

- (b) On-site processing and value adding to rural produce occurs in conjunction with rural activities where compatible with its setting and location and where adverse environmental impacts are avoided.
- (c) State Forests (excluding designated State Forest Reserves) are protected as multi-purpose forestry resources.
- (d) Good quality agricultural land remains available for productive use, contributes to the City's scenic amenity and is protected from incompatible development.
- (e) Natural economic resources used in development are sustainably managed.

(5) *A creative and diverse arts and culture industry where arts and cultural development is an important part of local economic activity, particularly in hinterland townships, and is encouraged and promoted through the design of business centres and public spaces.*

(6) *The limitation of negative impacts of development, where:*

- (a) Development is of a type, location, scale and intensity that is compatible with maintenance of the range and standard of services and facilities presently enjoyed by the community or planned for it in the future.
- (b) Home-based businesses are established, located and designed, compatible with their setting and location.
- (c) Ecologically sustainable approaches to the efficient use of energy, water and waste recycling are implemented.

2.2.2 DEO No.1 Maps

- (1) **Map DEO 1.1 (Business Centres and Other Economic Elements)** and **Map DEO 1.2 (Natural Economic Resources)** graphically represent elements of DEO No.1.

(c) subordinate to the main activity on the same site.

“**BCA**” means the *Building Code of Australia 1996*.

“**biodiversity**” means biological diversity including the “variety of all life forms” – the different plants, animals, fungi, seaweed and all micro-organisms, the genes they contain and the ecosystem they form.

“**building height**” means the height above ground level measured vertically to the top of the building at all points on the site over which the building is to be erected. The measurement shall include rooftop structures and projections such as architectural features, lift shafts and motor rooms, air conditioning and other mechanical plant, satellite dishes and advertising devices other than any non-load bearing aerial or antenna attached to a building and plumbing ventilation pipes.

“**business and commercial use class**” means a defined use being adult product shop, art and craft centre, function room, funeral parlour, garden centre, hotel, market, medical centre, nightclub, office, restaurant, shop, shopping complex, showroom and veterinary surgery (refer [Figure 3.2 – Business and Commercial Use Class](#)).

“**business centre precinct class**” means a precinct being the Regional Business Centre Precinct, District Business Centre Precinct, Specialist Retail Area Precinct or Local Business Centre Precinct.

“**Caloundra City’s Habitat Network**” means land included in one or more of the following categories on [Map 7.7 \(Habitat Areas\)](#) or [Map 7.8 \(Habitat Corridors and Links\)](#) of Section 7.10 (Habitat and Biodiversity Code):

- (a) vegetation; or
- (b) core habitat areas; or
- (c) broad mosaic areas; or
- (d) major corridors; or
- (e) environmental link; or
- (f) special remnant vegetation.

“**commencement day**” means the day notified in the Gazette as the commencement day for the Planning Scheme.

“**community precinct class**” means the Community Purpose Precinct.

“**community use class**” means a defined use being cemetery, child care centre, place of worship, community centre, educational establishment, emergency service and hospital (refer [Figure 3.5 – Community, Sport and Recreation and Other Use Classes](#)).

“**contaminant**” has the meaning given in the *Environmental Protection Act 1994*.

“**Council**” means the Council of the City of Caloundra.

“**dwelling unit**” means any building or part of a building comprising a self contained unit designed, adapted or used for the exclusive use of one household.

“**emerging community precinct class**” means the Emerging Community Precinct.

“**environmental flow objective**” has the meaning given in the *Water Act 2000*.

“**environmental harm**” has the meaning given in the *Environmental Protection Act 1994*.

“**environmental nuisance**” has the meaning given in the *Environmental Protection Act 1994*.

“**frontage**” means any boundary line, or part thereof, of a lot which coincides with the alignment of a road.

“gross floor area (GFA)” means the sum of floor areas (inclusive of all walls, columns and balconies, whether roofed or not) of all storeys of all buildings located on a site, excluding the area:

- (a) used for building services (including lift shafts, fire isolated stairs, refuse chutes and mechanical or emergency plant rooms);
- (b) used for a ground floor public lobby;
- (c) used for a public mall in a shopping complex;
- (d) at or below ground level, or below a constructed roof level not greater than one metre above ground level (measured to the underside of the slab), associated with the parking, loading and manoeuvring of motor vehicles;
- (e) used for a private unenclosed balcony;
- (f) used for an accessible open deck;
- (g) used for an unenclosed area not greater than 2.5 metres in width over which the building cantilevers; and
- (h) used for a public toilet.

“ground level” means in the case of a site where:

- (a) the level of the site has not been altered, the level of the site; or
- (b) the level of the site has been lawfully altered, the as-constructed finished surface level of the site; or
- (c) the level of the site has been unlawfully altered, the level of the site as if the site had not been unlawfully altered.

“ground storey” means the storey which has its floor level closest to the ground level at the time when construction of the building was completed (measured at the middle of the front wall of the building).

“habitable room” has the meaning given in the *Building Code of Australia 1996*.

“habitat” means the natural home or environment of a biological species. A habitat may be general, i.e. air, water, land, vegetation, the Regional Landscape or rocks or soil, or specific, i.e. a Regional Ecosystem type or a waterway or wetland, or krasnozem soil.

“home office” means any part of a Detached House used for office activities conducted in association with a Detached House. The term does not include a Home-based Business as defined in section 3.2.1 (Use Definitions).

“industrial use class” means a defined use being car wash, extractive industry, industry – general, industry – high impact, industry – local service, landscape supplies, outdoor sales or hire yard, salvage yard, service station, storage yard, vehicle depot, vehicle repair centre and warehouse (refer [Figure 3.3 – Industrial Use Class](#)).

“industry precinct class” means a precinct being the Core Industry Precinct or Low Impact Industry Precinct.

“landscaping” means the treatment of premises for the purpose of protecting or enhancing the environmental values, appearance, comfort and use of public or communal land including:

- (a) the planting of trees, shrubs or grass, together with the provision of any irrigation works;
- (b) the laying out of lawns, gardens, hedges, courtyards and similar open or semi-open spaces;
- (c) the formation of banks, terraces, lakes and gardens;
- (d) the provision of paving or edging for decorative or aesthetic purposes;
- (e) the erection of screen or decorative fences and walls, pergolas, trellises and similar outdoor structures;
- (f) the installation of lighting, interpretive signage, fountains, pools and outdoor furniture;
- (g) the placement of statues, sculptures and other art for decorative purposes; and

(h) the use of existing vegetation, water-bodies, landforms and decorative structures.

“local government road” means:

- (a) a road under the *Local Government Act 1993*; and
- (b) a mall, square, court or other public place under the Council’s control which is specified in a planning scheme policy to be a local government road.

“not-for-profit organisation” means a bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office (ATO) as a charitable/non-profit organisation or with the Office of Fair Trading under either the *Associations Incorporation Act* or *Collections Act*.

“open space precinct class” means a precinct being the Open Space – Conservation and Waterways Precinct, Open Space – Park and Reserve Precinct or Open Space – Sport and Recreation Precinct.

“other use class” means a defined use being camping ground, car park, local utility, major utility, marina and telecommunication tower (refer [Figure 3.5 – Community, Sport and Recreation and Other Use Classes](#)).

“plan of development” means:

- (a) any plan (including any map, diagram, section, detail, schedule and drawing shown, endorsed on or attached to the plan which may limit, condition or otherwise describe the development) referred to in a development approval, which shows the development approved on the site; and
- (b) any plan approved by the Governor in Council or the Council as part of the amendment of the Superseded Planning Scheme or other Planning Scheme that was in force in the local government area of the Council and its predecessors.

“plot ratio” means the ratio of the gross floor area of all buildings on a site to the total area of the site.

“principal street” means the street that serves as the principal thoroughfare for traffic.

“probable solution” means a criterion that provides a guide for achieving a specific outcome in whole or in part, but does not establish compliance with a code.

“QRDG” means the document titled *Queensland Residential Design Guidelines*.

“QUDM” means the document titled *Queensland Urban Drainage Manual*.

“Queensland Streets” means the document titled *Queensland Streets: Design Guidelines for Subdivisional Streets*.

“residential precinct class” means a precinct being the Mixed Use Residential Precinct, Multi Unit Residential Precinct, Low Density Residential Precinct or Township Residential Precinct.

“residential use class” means a defined use being accommodation building, bed and breakfast, caravan and relocatable home park, caretaker’s residence, detached house, display dwelling, duplex dwelling, home based business, motel, multiple dwelling and retirement community (refer [Figure 3.1 – Residential Use Class](#)).

“road” means a local government road or a State-controlled road.

“rural planning area” means a planning area being the Maleny Plateau Planning Area, Mary River – Conondale Planning Area, Mooloolah Valley Planning Area, Pumicestone Planning Area or Stanley River – Peachester Planning Area.

“rural precinct class” means a precinct being the Rural Precinct or Rural Residential Settlement Precinct.

“rural use class” means a defined use being agriculture, animal husbandry – high impact, animal husbandry – low impact, animal keeping, aquaculture, native forest harvesting, rural holiday accommodation, rural produce stall, rural service industry and stable (refer [Figure 3.4 – Rural Use Class](#)).

“SBR alternative provision” means a provision identified or stated in this Planning Scheme to be an alternative to a provision of Part 11 or Part 12 of the Queensland Development Code.

“setback” means the distance between the boundary of a lot and the outermost projection (excluding any roof overhang or sunhood) of a building or other structure.

“significant vegetation” means vegetation supporting an ecosystem of local, regional or state significance as defined by application of the Common Conservation Classification System. The term includes vegetation identified on a Planning Area Overlay Map as being subject to the Habitat and Biodiversity Overlay.

“site” means land over which development is to be carried out (including the whole or part of one lot or more than one lot where each of those lots is contiguous with the other or another).

“site cover” means the proportion of the area of the site covered by buildings compared to the total area of the site. The proportion shall be determined by projecting onto a horizontal plane the outer limits of the building, other than:

- (a) any gazebo or similar structure included in a landscaped open space area;
- (b) any roof overhang or sunhood; and
- (c) that part of a private, unenclosed balcony to a depth of 3 metres which has transparent or open vertical balustrading.

“site density” means the number of dwelling units per square metre or per hectare of the site.

“specific outcome” means a statement specified as a specific outcome in a code.

“sport and recreation use class” means a defined use being indoor sport, recreation and entertainment, outdoor sport, recreation and entertainment and park (refer [Figure 3.5 – Community, Sport and Recreation and Other Use Classes](#)).

“standard cattle unit” has the meaning given in the *Environmental Protection Regulation 1998*.

“standard pig unit” has the meaning given in the *Environmental Protection Regulation 1998*.

“State-controlled road” means a State-controlled road under the *Transport Infrastructure Act 1994*.

“storey” means a vertical dimension within a building which is situated between one floor level and the floor level next above it, or if there is no floor above it, the ceiling or roof above. The term includes a space for the storage of goods or for the accommodation of vehicles.

“total use area” means the area comprising the total gross floor area of all buildings on the site and any other part of the site which is to be developed.

“waste” has the meaning given in the *Environmental Protection Act 1994* and includes those matters specified in a planning scheme policy.

“watercourse” has the meaning given in the *Water Act 2000*.

“waterway” means any element of a watercourse (including the bed and banks). The term includes waterways identified on a Planning Area Overlay Map as being subject to the Natural Waterways and Wetlands Overlay.

“wetland” means an area of permanent, periodic or intermittent inundation whether natural or artificial, static or slow flowing and fresh, brackish or saline (including areas of marine water the depth of which at low tide does not exceed 6 metres). The term includes:

- (a) a wetland identified on a Planning Area Overlay Map as being subject to the Natural Waterways and Wetlands Overlay; and
- (b) artificial wetlands created by human endeavour, whether directly or indirectly, such as stormwater quality improvement devices, old sand extraction devices and detention basins.

SPECIALIST RETAIL AREA PRECINCT (MATERIAL CHANGE OF USE)

1. For self-assessable development only the acceptable solutions of applicable codes apply¹.
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 code assessable.
3. Development for a “detached house” identified in a development assessment table as self-assessable that does not comply with a SBR alternative provision identified in the Detached House Code is decided under section 20 of the *Standard Building Regulation 1993*.
4. Development identified in a development assessment table as self-assessable or code assessable that exceeds the height limits specified in a Planning Area Code applicable to the site is impact assessable.

Defined Use	Assessment Category	Applicable Codes
All other defined uses in the Sport and Recreation Use Class	Impact Assessable	
OTHER USE CLASS		
Local Utility	Exempt	
All other defined uses in the Other Use Class	Impact Assessable	
UNDEFINED USES		
Any use not defined in Part 3 – Interpretation	Impact Assessable	

Table 4.2.2(c) Industry Precinct Class Development Assessment Table

LOW IMPACT INDUSTRY PRECINCT (MATERIAL CHANGE OF USE)		
<p>1. For self-assessable development only the acceptable solutions of applicable codes apply¹.</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 code assessable.</p> <p>3. Development for a “detached house” identified in a development assessment table as self-assessable that does not comply with a SBR alternative provision identified in the Detached House Code is decided under section 20 of the <i>Standard Building Regulation 1993</i>.</p> <p>4. Development identified in a development assessment table as self-assessable or code assessable that exceeds the height limits specified in a Planning Area Code applicable to the site is impact assessable.</p>		
Defined Use	Assessment Category	Applicable Codes
RESIDENTIAL USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.
Caretaker’s Residence	Code Assessable	Caretaker’s Residence Code Parking and Access Code Filling and Excavation Code
All other defined uses in the Residential Use Class	Impact Assessable	
BUSINESS AND COMMERCIAL USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.
Art and Craft Centre where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) in an existing building	Self-assessable	Industry Code Parking and Access Code
Art and Craft Centre where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) not in an existing building	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Art and Craft Centre not otherwise specified	Impact Assessable	
Office where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) located above the ground storey; and (c) in an existing building.	Self-assessable	Industry Code Parking and Access Code
Office where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) located above the ground storey; and (c) not in an existing building.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Office not otherwise specified	Impact Assessable	
Restaurant where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) having a gross floor area not exceeding 100m ² ; and (c) not involving a licensed restaurant, a drive through outlet, or fast food outlet.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Restaurant not otherwise specified	Impact Assessable	

¹ Under section 3.1.10 of the *Integrated Planning Act 1997* self-assessable development must comply with applicable codes.

LOW IMPACT INDUSTRY PRECINCT (MATERIAL CHANGE OF USE)

1. For self-assessable development only the acceptable solutions of applicable codes apply¹.
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 code assessable.
3. Development for a “detached house” identified in a development assessment table as self-assessable that does not comply with a SBR alternative provision identified in the Detached House Code is decided under section 20 of the *Standard Building Regulation 1993*.
4. Development identified in a development assessment table as self-assessable or code assessable that exceeds the height limits specified in a Planning Area Code applicable to the site is impact assessable.

Defined Use	Assessment Category	Applicable Codes	
Shop where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) involving the retail sale of convenience goods from premises not exceeding 100m ² gross floor area.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Shop not otherwise specified	Impact Assessable		
Veterinary Surgery	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
All other defined uses in the Business and Commercial Use Class	Impact Assessable		
INDUSTRIAL USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.	
Industry – General where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Industry – General not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Industry – Local Service where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Industry – Local Service not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Outdoor Sales or Hire Yard	Code Assessable	Industry Code Civil Works Code Design for Safety Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
Vehicle Repair Centre where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Vehicle Repair Centre not otherwise specified.	Code Assessable	Industry Code Civil Works Code Design for Safety Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
Warehouse where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Warehouse not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
All other defined uses in the Industrial Use Class	Impact Assessable		
RURAL USE CLASS			
All defined uses in the Rural Use Class	Impact Assessable		

LOW IMPACT INDUSTRY PRECINCT (MATERIAL CHANGE OF USE)

1. For self-assessable development only the acceptable solutions of applicable codes apply¹.
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 code assessable.
3. Development for a “detached house” identified in a development assessment table as self-assessable that does not comply with a SBR alternative provision identified in the Detached House Code is decided under section 20 of the *Standard Building Regulation 1993*.
4. Development identified in a development assessment table as self-assessable or code assessable that exceeds the height limits specified in a Planning Area Code applicable to the site is impact assessable.

Defined Use	Assessment Category	Applicable Codes	
COMMUNITY USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.	
Emergency Service	Code Assessable	Community Uses Code Climate and Energy Code Civil Works Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
All other defined uses in the Community Use Class	Impact Assessable		
SPORT AND RECREATION USE CLASS			
Indoor Sport, Recreation and Entertainment where: (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEB1); and (b) in an existing building; and (c) involving one of the following activities: (i) dance studio; (ii) gymnasium; (iii) health and fitness centre; (iv) indoor sport; (v) martial arts; or (vi) performing arts studio.	Code Assessable	Sport and Recreation Code Nuisance Code	Parking and Access Code
Indoor Sport, Recreation and Entertainment not otherwise specified	Impact Assessable		
Park	Exempt		
All other defined uses in the Sport and Recreation Use Class	Impact Assessable		
OTHER USE CLASS			
Local Utility	Exempt		
All other defined uses in the Other Use Class	Impact Assessable		
UNDEFINED USES			
Any use not defined in Part 3 – Interpretation	Impact Assessable		

¹ Under section 3.1.10 of the *Integrated Planning Act 1997* self-assessable development must comply with applicable codes.

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CORE INDUSTRY PRECINCT (MATERIAL CHANGE OF USE)

1. For self-assessable development only the acceptable solutions of applicable codes apply¹.
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3. Development for a “detached house” identified in a development assessment table as self-assessable that does not comply with a SBR alternative provision identified in the Detached House Code is decided under section 20 of the *Standard Building Regulation 1993*.
4. Development identified in a development assessment table as self-assessable or code assessable that exceeds the height limits specified in a Planning Area Code applicable to the site is impact assessable.

Defined Use	Assessment Category	Applicable Codes	
RESIDENTIAL USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.	
Caretaker’s Residence	Code Assessable	Caretaker’s Residence Code Filling and Excavation Code	Parking and Access Code
All other defined uses in the Residential Use Class	Impact Assessable		
BUSINESS and COMMERCIAL USE CLASS			
All defined uses in the Business and Commercial Use Class	Impact Assessable		
INDUSTRIAL USE CLASS		For code assessable development, the relevant Planning Area Code and the Precincts and Other Elements Code apply in addition to any applicable code identified opposite the particular use set out below under the heading “Defined Use”.	
Industry – General where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Industry – General not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Industry – Local Service where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Industry – Local Service not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Landscape Supplies	Code Assessable	Industry Code Civil Works Code Design for Safety Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
Storage Yard	Code Assessable	Industry Code Civil Works Code Design for Safety Code Landscaping Code	Nuisance Code Stormwater Management Code Parking and Access Code Filling and Excavation Code
Vehicle Depot	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Vehicle Repair Centre where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Vehicle Repair Centre not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
Warehouse where in an existing building.	Self-assessable	Industry Code	Parking and Access Code
Warehouse not otherwise specified.	Code Assessable	Industry Code Civil Works Code Climate and Energy Code Design for Safety Code Filling and Excavation Code	Landscaping Code Nuisance Code Stormwater Management Code Parking and Access Code
All other defined uses in the Industrial Use Class	Impact Assessable		
RURAL USE CLASS			
All defined uses in the Rural Use Class	Impact Assessable		

¹ Under section 3.1.10 of the *Integrated Planning Act 1997* self-assessable development must comply with applicable codes.

- Landscape Supplies
- Outdoor Sales or Hire Yard
- Salvage Yard
- Storage Yard
- Vehicle Depot
- Vehicle Repair Centre

All uses included in the Rural Use Class (refer [Figure 3.4](#)).

The following uses included in the Community, Sport and Recreation, and Other Use Classes (refer [Figure 3.5](#)):

- Camping Ground
- Cemetery
- Hospital
- Marina
- Outdoor Sport, Recreation and Entertainment

- (12) Development in the Local Business Centre Precinct does not exceed the height specified for the site as indicated in the relevant Planning Area Code or, in the case of a telecommunication tower, the height specified for the site in the Telecommunication Tower Code.

5.2.6 Overall Outcomes for the Industry Precinct Class

- (1) The overall outcomes for the **Core Industry Precinct** are as follows:
- (a) The precinct provides for industrial uses and limited business and commercial uses; and
 - (b) Development in the precinct provides all urban services.
- (2) The overall outcomes for the **Low Impact Industry Precinct** are as follows:
- (a) The precinct provides for industrial uses (other than high impact industry uses) and, where located in the Moffat Beach Business Park, limited business and commercial uses which are allied and compatible with industrial uses; and
 - (b) Development in the precinct provides all urban services.

5.2.7 Specific Outcomes for the Industry Precinct Class

- (1) The uses listed in Table 5.2.7(a) are located in the **Core Industry Precinct**:

Table 5.2.7(a) Consistent Uses in the Core Industry Precinct

The following uses included in the Residential Use Class (refer [Figure 3.1](#)):

- Caretaker's Residence

The following uses included in the Industrial Use Class (refer [Figure 3.3](#)):

- Industry – General
- Industry – Local Service
- Landscape Supplies
- Storage Yard
- Vehicle Depot
- Vehicle Repair Centre
- Warehouse

The following uses included in the Community, Sport and Recreation, and Other Use Classes (refer [Figure 3.5](#)):

- Emergency Service
- Local Utility
- Park

- (2) The uses listed in Table 5.2.7 (b) are not located in the **Core Industry Precinct**:

Table 5.2.7(b) Inconsistent Uses in the Core Industry Precinct

The following uses included in the Residential Use Class (refer [Figure 3.1](#)):

- Accommodation Building
- Bed and Breakfast
- Caravan and Relocatable Home Park
- Detached House
- Duplex Dwelling
- Home Based Business
- Motel
- Multiple Dwelling
- Retirement Community

The following uses included in the Business and Commercial Use Class (refer [Figure 3.2](#)):

- Adult Product Shop
- Art and Craft Centre
- Function Room

- Hotel
- Market
- Medical Centre
- Office
- Shop
- Shopping Complex
- Showroom
- Veterinary Surgery

The following uses included in the Industrial Use Class (refer [Figure 3.3](#)):

- Extractive Industry
- Salvage Yard

All uses included in the Rural Use Class (refer [Figure 3.4](#)).

The following uses included in the Community, Sport and Recreation, and Other Use Classes (refer [Figure 3.5](#)):

- Camping Ground
- Car Park
- Cemetery
- Community Centre
- Educational Establishment
- Hospital
- Outdoor Sport, Recreation and Entertainment

(3) Development in the Core Industry Precinct does not exceed the height specified for the site as indicated on the relevant Planning Area Code or, in the case of a telecommunication tower, the height specified for the site in the Telecommunication Tower Code.

(4) The uses listed in Table 5.2.7(c) are located in the **Low Impact Industry Precinct**:

Table 5.2.7(c) Consistent Uses in the Low Impact Industry Precinct

The following uses included in the Residential Use Class (refer [Figure 3.1](#)):

- Caretaker's Residence

The following uses included in the Business and Commercial Use Class (refer [Figure 3.2](#)):

- Where proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEBI):
 - Art and Craft Centre
 - Office, where located above the ground storey
 - Restaurant (excluding a licensed restaurant, a drive through food outlet or fast food outlet) having a gross floor area not exceeding 100m²
 - Shop, where involving the retail sale of convenience goods (from premises not exceeding 100m² gross floor area)
- Veterinary Surgery

The following uses included in the Industrial Use Class (refer [Figure 3.3](#)):

- Industry – General
- Industry – Local Service
- Outdoor Sales or Hire Yard
- Vehicle Repair Centre
- Warehouse

The following uses included in the Community, Sport and Recreation, and Other Use Classes (refer [Figure 3.5](#)):

- Emergency Service
- Indoor Sport, Recreation and Entertainment where:
 - (a) proposed in Area A on the Caloundra Eastern Beaches Planning Area Precinct Map

- (b) in an existing building; and
- (c) involving one of the following activities:
 - dance studio
 - gymnasium
 - health and fitness centre
 - indoor sport
 - martial arts
 - performing arts studio
- Local Utility
- Park

(5) The uses listed in Table 5.2.7(d) are not located in the **Low Impact Industry Precinct**:

Table 5.2.7(d) Inconsistent Uses in the Low Impact Industry Precinct

The following uses included in the Residential Use Class (refer [Figure 3.1](#)):

- Accommodation Building
- Bed and Breakfast
- Caravan and Relocatable Home Park
- Detached House
- Duplex Dwelling
- Home Based Business
- Motel
- Multiple Dwelling
- Retirement Community

The following uses included in the Business and Commercial Use Class (refer [Figure 3.2](#)):

- Adult Product Shop
- Hotel
- Market
- Medical Centre
- Office, not otherwise specified as a consistent use in Table 5.2.7(c)
- Shop, not otherwise specified as consistent use in Table 5.2.7(c)
- Shopping Complex
- Showroom

The following uses included in the Industrial Use Class (refer [Figure 3.3](#)):

- Extractive Industry
- Industry – High Impact
- Salvage Yard

All uses included in the Rural Use Class (refer [Figure 3.4](#)).

The following uses included in the Community, Sport and Recreation, and Other Use Classes (refer [Figure 3.5](#)):

- Camping Ground
- Car Park
- Cemetery
- Community Centre
- Educational Establishment
- Hospital
- Marina
- Outdoor Sport, Recreation and Entertainment

(6) Development in the Low Impact Industry Precinct does not exceed the height specified for the site as indicated in the relevant Planning Area Code or, in the case of a telecommunication tower, the height specified for the site in the Telecommunication Tower Code.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity	
O15 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ¹ .	<p>S15.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code.</p> <p>S15.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>

(2) Specific Outcomes for Development in Sub-precinct 1 (Business Centre Core) and Sub-precinct 2 (Tourist Hub)

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Pedestrian Shelter	
O16 Cantilevered awnings or other forms of pedestrian weather protection are provided in areas of pedestrian activity and are designed to: <ul style="list-style-type: none"> (a) complement the nature of existing awnings; (b) contribute to the creation of an attractive and coherent streetscape; and (c) protect important views of Pumicestone Passage from north-south aligned streets. 	<p>S16.1 Cantilevered awnings or other forms of pedestrian weather protection are provided for the full length of those road frontages specified on Map CCP6a, with:</p> <ul style="list-style-type: none"> (a) cantilevered shelter devices extending a minimum of 2.5 metres from the building line and designed to complement the nature of existing awnings in the locality; and (b) free-standing shelter devices being a minimum of 2.5 metres wide and designed to integrate with other building structures on the site. <p>S16.2 For those sites identified on Map CCP6b as requiring a minimum front boundary setback of 4 metres, awnings are designed and sited to maintain unobstructed views between Bulcock Street and the waterfront.</p>
Boulevards	
O17 Streetscape works and on-site landscaping contribute to the upgrading of nominated roads into attractive boulevards.	S17.1 Development on a site fronting roads identified on Map CCP6a as boulevards incorporates streetscape works and landscaping which: <ul style="list-style-type: none"> (a) is compatible with and enhances adjoining streetscape elements including landscaping on adjoining sites and any footpath treatments; (b) screens any service areas, parking areas, loading bays and the like within the site; (c) provides or maintains appropriate levels of privacy for users of the site and adjacent land; and (d) where applicable, is in accordance with the Caloundra Regional Business Centre

(a) _____
¹ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	Urban Design Planning Scheme Policy.
	<p>Note:</p> <p>The Council may request the submission of a Streetscape Plan demonstrating how the Specific Outcome will be achieved.</p>
Development on Key Sites	
<p>O18 Development on nominated Key Sites:</p> <ul style="list-style-type: none"> (a) demonstrates outstanding architectural and landscape design; (b) responds to the particular site's importance as an entrance statement to the Tourist Hub; and (c) reflects and optimises opportunities provided by the site's prominent location and attributes. 	<p>S18.1 Key Sites identified on Map CCP6a are developed in accordance with:</p> <ul style="list-style-type: none"> (a) the Specific Intent Statements provided in Table 6.6 (Specific Intent for Key Sites) of this Code; and (b) the Caloundra Regional Business Centre Urban Design Planning Scheme Policy. <div style="background-color: #e0e0e0; padding: 5px;"> <p>Note:</p> <p>The Council may request the submission of a Site Master Plan for development on Key Sites.</p> </div>

(3) Specific Outcomes for Development in Sub-precinct 2 (Tourist Hub)

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Active Street Frontages	
<p>O19 In the Tourist Hub (Sub-precinct 2 of the Regional Business Centre Precinct), active street frontages are provided along nominated parts of Bulcock Street, Minchinton Street, Otranto Avenue and The Esplanade Bulcock Beach to:</p> <ul style="list-style-type: none"> (a) provide a focus for activity within the Tourist Hub; and (b) enhance linkages between Bulcock Street and Bulcock Beach. 	<p>S19.1 Development incorporates an active street frontage on a site fronting those streets identified on Map CCP6a as requiring active street frontages.</p>
Public Facilities	
<p>O20 For the comfort of visitors to the Tourist Hub Sub-precinct, appropriate provision is made for public convenience facilities.</p>	<p>S20.1 Development in the Tourist Hub comprising non-residential uses with a gross floor area exceeding 2,000m² provides public toilet, change rooms and parent facilities at the ground storey with appropriate access, (including disabled access) and signage to facilitate use by the public.</p> <div style="background-color: #e0e0e0; padding: 5px;"> <p>Note:</p> <p>Such public facilities may be excluded from gross floor area calculations.</p> </div>

- (h) Development in the Low Density Residential Precinct provides for low density housing that maintains a coastal village character and is primarily centred on Burgess Street and Ernest Street.
- (i) Development in the Low Density Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (j) Development in the Open Space – Park and Reserve and Open Space – Conservation and Waterways Precincts, maintains the environment, recreation, aesthetic and community values of Kings Beach foreshore.
- (k) Sites of cultural heritage significance including the Kings Beach bathing pavilion, sea pool and lighthouses are protected.
- (l) Important natural features including Caloundra Headland are protected to maintain and enhance significant ecological and conservation values and reinforce a sense of community identity.
- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Moreton Bay Marine Park.
- (n) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.2.6 Planning Area Specific Outcomes

(1) Specific Outcomes for Development in the Kings Beach Revitalisation Area Generally

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Height of Buildings	
<p>O1 The height of buildings or structures within the Kings Beach Revitalisation Area does not adversely impact upon the character of the area or the amenity of adjoining development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale. 	<p>S1.1 The height of a building or structure does not exceed the height specified on Map CCP3.</p> <p>OR</p> <p>Where not specified on Map CCP3, the height of a building or structure does not exceed 8.5 metres.</p> <p>S1.2 Where located on a Key Site (as identified on Map CCP6a), the height of a building or structure does not exceed the height specified in Table 6.8 (Development Provisions for Key Sites) of this Code.</p>
Minimum Lot Size	
<p>O2 Reconfiguring a lot within the Kings Beach Revitalisation Area:</p> <ul style="list-style-type: none"> (a) is consistent with the desired character of the area; and (b) ensures that the lot has an area and dimension capable of accommodating buildings, open space, vehicle access and parking. 	<p>S2.1 Land in the Kings Beach Revitalisation Area is retained in lots with a minimum width of 20 metres and a minimum lot size as specified on Map CCP4.</p>
Infrastructure	
<p>O3 The development does not adversely impact on existing or future infrastructure.</p>	<p>S3.1 No probable solution prescribed.</p>
Cultural Heritage and Character Areas	

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .

(2) Specific Outcomes for Development in the Multi Unit Residential Precinct

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Building Siting and Scale			
O10	Buildings: (a) are well spaced, with a slender rather than bulky appearance; (b) consider existing and potential development on adjacent sites to ensure there is no unreasonable loss of amenity to neighbours; and (c) are of a scale that is appropriate to the desired character of Kings Beach.	S10.1	In the Multi Unit Residential Precinct, the building complies with the minimum building setbacks specified in Table 6.7 (Multi Unit Residential Precinct Building Setbacks) .
		S10.2	The site cover of a building does not exceed the site cover specified on Map CCP4 .

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

6.3 Kawana Waters Planning Area Code

6.3.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Kawana Waters Planning Area Code.

The Planning Area is located in the north-eastern part of Caloundra City within the Mooloolah River catchment. The Planning Area includes the neighbourhoods of Buddina, Minyama, Warana, Bokarina and Wurtulla and the emerging neighbourhoods of Parrearra and Birtinya.

The Planning Area is approximately 2,100 hectares in area with boundaries generally defined by:

- *Mooloolah River in the north and west;*
- *Currimundi Lake in the south; and*
- *the Pacific Ocean in the east.*

The Planning Area is located on a low sand dune system and coastal floodplain. As a result, most of the Planning Area is relatively flat and close to sea level.

The landform and landscape of the Planning Area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake.

Linear strips of native vegetation remain in areas adjacent to the foreshore and along the waterways that fringe the Planning Area. A large and significant stand of Melaleuca forest remains in the western part of the Planning Area adjacent to the Mooloolah River.

Located in the southern part of the Planning Area, the Kathleen McArthur Conservation Park protects an area of remnant coastal heath and provides a vegetated backdrop to Currimundi Lake.

Most of the Planning Area is developed for residential housing or committed to development for residential housing. In existing developed areas, detached dwellings are the predominant housing form with duplex and unit accommodation also established in a number of locations.

A significant part of the Planning Area (west of Nicklin Way) is intended to be developed over the next 15 years as the final stage of the Kawana Waters master planned community.

The Planning Area also includes Kawana Shoppingworld and the strip commercial and showroom area that extends along a significant length of the Nicklin Way. A number of small local business centres that provide local services to residents are also located within the Planning Area.

Significant community facilities located here include Quad Park, Kawana Library and Community Centre, Bokarina and Buddina Primary Schools and the Kawana Waters High School. Major parks in the area include the Point Cartwright Lighthouse and Scenic Reserve, Jessica Park and La Balsa Park.

The principal roads in the Planning Area include Nicklin Way, Point Cartwright Drive and Oceanic Drive. Nicklin Way is one of Caloundra City's major north-south road connections and has a significant influence on the character and identity of the Planning Area.

6.3.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Kawana Waters Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Kawana Waters Planning Area Code are the following:

- (a) The Planning Area provides a major beachside residential community, supported by a comprehensive range of business, community and recreational activities.
- (b) A new town centre and business village is developed in the Birtinya area, in response to development west of Nicklin Way. This sub-regional business centre provides for a diverse mix of activities and is ultimately Caloundra City's second largest business centre after the Caloundra regional business centre.
- (c) Development in the existing urban area to the north and east of Nicklin Way provides for predominantly low density residential uses, characterised by low-rise detached houses (up to 8.5 metres in height) on conventional sized lots.
- (d) Development in the Multi Unit Residential Precinct provides for a higher density mix of residential accommodation in the form of accommodation buildings, multiple dwellings and (except in certain areas) duplexes. This development is consolidated.
- (e) Development in the Mixed Use Residential Precinct at Minyama (bounded by Nicklin Way, Point Cartwright Drive and Orana Street) provides for high quality mixed use development which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this Precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active street frontages are provided at the ground storey to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and tourist accommodation above the ground storey, with accommodation provided in a series of slimline towers.
- (f) The Mixed Use Residential Precinct and Multi Unit Residential Precinct at Buddina (in the development areas shown on Map KWP4 – Buddina Development Nodes) provides for the creation of a new urban village linking Kawana Shoppingworld to Kawana Surf Club by pedestrian way and providing active frontages which encourage movement and interaction between private development and the adjacent foreshore areas.

Development at this location provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. In response to the fragmented nature of existing land holdings, higher density residential development is sited within large, integrated development nodes.

- (g) Development in the Multi Unit Residential and Mixed Use Residential Precinct:
 - (i) respects the coastal setting;
 - (ii) is compatible with the height and scale of surrounding residential development;
 - (iii) incorporates high quality architectural design and landscaping; and
 - (iv) is sited and designed to respond to the coastal climate and to maximise energy efficiency, incorporating light weight construction, expressive roof forms (incorporating pitches, gables, skillions or other features), wide eaves, sunhoods and large balconies.
- (h) Development in the Low Density Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (i) Kawana Shoppingworld and associated commercial and shopping development which extends west along the Nicklin Way:
 - (i) maintains and reinforces its role as a specialist retail area;
 - (ii) provides for improved and expanded commercial, business and community functions; and
 - (iii) is not extended beyond the boundaries of the Specialist Retail Area Precinct.
- (j) The Specialist Retail Area Precinct provides for improved and expanded comparison shopping functions predominantly in the form of showrooms and bulky goods retailing. Such development does not extend beyond the boundaries of the Precinct.

- (k) Allocated nodes along Nicklin Way and at Buddina included in the Local Business Centre Precinct provide for the local shopping and convenience needs of residents. Improvement and expansion of these functions occurs, however such development does not extend beyond the boundaries of the Local Business Centre Precinct.
- (l) Development in the Specialist Retail Area and Local Business Centre Precincts provides for a high standard of architectural and landscape design to achieve an attractive and comfortable meeting environment conducive to community interaction. Associated car parking and servicing areas are designed and located to be unobtrusive from the street.
- (m) Industrial development is contained in the Core Industry Precinct and is progressively developed as a modern industrial estate. Development in this Precinct maintains a high standard of building and landscaping design and an attractive waterfront address to Parrearra Lake.
- (n) The transport network is progressively upgraded to meet the needs of the Kawana Waters community and to reduce pressure on Nicklin Way. Key components of this network comprise:
 - (i) the Nicklin Way – Sunshine Motorway Link, providing a new north – south road link in the western part of the Planning Area to improve access between the Sunshine Motorway and several points along Nicklin Way;
 - (ii) the Multi Modal Transport Corridor (MMTC) linking Caloundra Road with the Sunshine Motorway; and
 - (iii) the CAMCOS Public Transport Corridor, linking Maroochydore and Caloundra with Kawana Waters.
- (o) Development in the Planning Area does not compromise the future provision and operation of the above transport corridors and Nicklin Way.
- (p) Development in the Planning Area does not adversely impact upon open space and conservation areas including:
 - (i) Kathleen McArthur Conservation Park;
 - (ii) Point Cartwright Recreation and Scenic Reserve;
 - (iii) foreshore esplanade;
 - (iv) parkland adjacent to Currimundi Lake and the Mooloolah River; and
 - (v) Melaleuca forest located in the western part of the Planning Area.
- (q) Development in the Planning area implements best practice environmental management to achieve a high standard of water quality entering the Mooloolah River and Currimundi Lake catchments.
- (r) Development in the Planning Area contributes to the provision of an integrated urban stormwater solution for the Mooloolah River and Currimundi Lake.
- (s) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.3.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of a building or structure: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; 	SI.1*	Unless otherwise specified on Map KWP3 , the height of a building or structure does not exceed 8.5 metres above ground level.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
(b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale.	OR In the case of a detached house located in a development area shown on Map KWP4 (Buddina Development Nodes), building height does not exceed 8.5 metres above ground level.
Minimum Lot Size	
O2 Reconfiguring a lot maintains the prevailing low density residential character of the Planning Area and maintains a minimum lot size of 1,500m ² on Minyama Island.	S2.1 Land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m ² , with the exception of Minyama Island. <i>Note:</i> Section 9.9 (Reconfiguring a Lot Code) sets out requirements for reconfiguring a lot.
Infrastructure	
O3 The development does not adversely impact on existing or future infrastructure.	S3.1 No probable solution prescribed.
Cultural Heritage and Character Areas	
O4 Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1 No probable solution prescribed.
Flood Management	
O5 Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1 No probable solution prescribed.
O6 Development does not materially increase flood levels on other land ² .	S6.1 No probable solution prescribed.
O7 Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1 No probable solution prescribed.
O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code . S8.2 Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity	
O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained,	S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
rehabilitated and linked ³ .	S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Development in the Multi Unit Residential Precinct	
<p>O10 Development in the Multi Unit Residential Precinct at:</p> <ul style="list-style-type: none"> (a) Minyama, bounded by Longwood Street, Kensington Drive and St Vincents Court; (b) Buddina, in Tumut Street and the southern section of Bermagui Crescent (Area C on Map KWP4); (c) Warana, north of Kawana Island Boulevard and centred on Melody Court; and (d) Wurtulla, centred on Peregrine Drive and Regatta Boulevard; <p>is:</p> <ul style="list-style-type: none"> (a) compatible with the predominantly low density housing character of these localities; (b) designed to exhibit a high standard of architectural design; (c) designed and laid out so that building form has the appearance of one or more individual buildings on the site, each of a detached house scale; (d) designed so that buildings have living rooms and dwelling unit entries orientated to road frontages; and (e) set in densely landscaped grounds. 	S10.1 No probable solution prescribed.
<p>O11 Development in the Multi Unit Residential Precinct at Wurtulla, centred on Regatta Boulevard:</p> <ul style="list-style-type: none"> (a) provides acoustic and visual buffering to Nicklin Way; (b) provides safe and efficient access; and (c) does not adversely affect the functioning of Nicklin Way. 	<p>S11.1 Mounding and vegetated buffers are provided along the Nicklin Way frontage.</p> <p>S11.2 An access driveway is provided on the Regatta Boulevard frontage for each development site, located as far as practical from the road alignment of Nicklin Way.</p> <p>S11.3 An access driveway may be provided on the Nicklin Way frontage to each lot, located at least 40 metres from the intersection with Regatta Boulevard to minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.</p>
<p>O12 Development in the Multi Unit Residential Precinct in Iluka Avenue and Lowanna Drive, Buddina (Area D on Map KWP4):</p> <ul style="list-style-type: none"> (a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on Map KWP4 (Buddina Development Nodes); (b) occurs on large, integrated development sites through the co-ordinated 	<p>S12.1 Development in Area D on Map KWP4:</p> <ul style="list-style-type: none"> (a) amalgamates lots to create a minimum development site of 3000m² generally in accordance with the development nodes identified on Map KWP 4; (b) ensures that the amalgamated lots do not isolate excluded lots; (c) ensures that each development site includes a frontage to both Pacific Boulevard and Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each

(b) _____
guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> (c) amalgamation of existing lots; (d) complements the focal mixed use development in Area F on KWP4; (e) maximises site area and minimises site cover to maintain residential amenity; (f) is designed to exhibit a high standard of architectural design; and (g) promotes pedestrian priority along Pacific Boulevard. 	<ul style="list-style-type: none"> frontage; (d) provides for primary vehicle access to be from a street other than Pacific Boulevard; and (e) includes underground carparking with basements not protruding more than one metre above ground level at the Pacific Boulevard frontage of the site.
Development in the Mixed Use Residential Precinct at Minyama (Point Cartwright Drive)	
<p>O13 Development in the Mixed Use Residential Precinct at Minyama (bounded by Nicklin Way, Point Cartwright Drive and Orana Street):</p> <ul style="list-style-type: none"> (a) is designed to exhibit a high standard of architectural design and minimises building bulk; (b) complements the amenity of adjoining uses fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way; (c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; (d) incorporates public access adjacent to Kawana Waters Canal; (e) maintains public views to Kawana Waters Canal, particularly from Nicklin Way. (f) provides an integrated development for the whole of the Mixed Use Residential Precinct. 	<p>S13.1 No probable solution prescribed.</p> <p>S13.2 Development seeking bonus building height as provided for on Map KWP3 complies with the following:</p> <ul style="list-style-type: none"> (a) towers are provided above podium level, with a maximum site cover of 20% for any individual tower; (b) variations in design between towers is provided, including bulk and facade articulation; (c) the maximum wall length of any tower does not exceed 25 metres; (d) building height does not exceed 8.5 metres above ground level within 20 metres of the Orana Street frontage of the site; (e) car parking is provided below ground level in a basement structure(s); (f) continuous public access is provided along Kawana Waters Canal; (g) buildings are sited and designed to achieve visual permeability through the site to maintain views to Kawana Waters Canal from Nicklin Way; (h) underground electricity supply is provided for the full frontage of the site; (i) vehicle access points along Nicklin Way have a minimum spacing of 60 metres; (j) any loading docks and service areas are located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal; and (k) active street frontages are provided to Nicklin Way, Point Cartwright Drive and Kawana Waters Canal for at least 75% of their frontage length.
Development in the Mixed Use Residential Precinct at Bermagui Crescent, Buddina (Area E on Map KWP4)	
<p>O14 Development in the Mixed Use Residential Precinct at Bermagui Crescent, Buddina (Area E on Map KWP4):</p> <ul style="list-style-type: none"> (a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on Map KWP4 (Buddina Development Nodes); (b) occurs on large, integrated development sites through the co-ordinated amalgamation 	<p>S14.1 Development in Area E on Map KWP4 seeking bonus building height:</p> <ul style="list-style-type: none"> (a) amalgamates lots to create a minimum development site of 3,400m² generally in accordance with the development nodes identified on Map KWP4; (b) ensures that the amalgamated lots do not isolate excluded lots; (c) ensures that each development site includes a frontage to Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>of existing lots;</p> <ul style="list-style-type: none"> (c) creates a focal mixed use development for Buddina; (d) improves pedestrian connectivity between Kawana Shoppingworld and the foreshore; (e) maximises site area and minimises site cover to achieve good quality urban design; (f) is designed to exhibit a high standard of architectural design; and (g) provides active and attractive street frontages to primary streets and pedestrian connections. 	<p>frontage;</p> <ul style="list-style-type: none"> (d) dedicates to the Council a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue/Lowanna Drive at the intersection with Weema Street for a pedestrian way; (e) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way identified in (d) above; (f) provides active street frontages along the full length of the pedestrian way and Iluka Avenue/Lowanna Drive frontages; (g) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way and the Iluka Avenue/Lowanna Drive frontages; (h) provides for primary vehicle access to be via Iluka Avenue/Lowanna Drive; and (i) includes underground carparking.
Development in the Mixed Use Residential Precinct at Pacific Boulevard, Buddina (Area F on Map KWP4)	
<p>O15 Development in the Mixed Use Residential Precinct at Pacific Boulevard, Buddina (Area F on Map KWP4):</p> <ul style="list-style-type: none"> (a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on Map KWP4 (Buddina Development Nodes); (b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (c) creates a focal mixed use development for Buddina; (d) improves pedestrian connectivity to the foreshore; (e) maximises site area and minimises site cover to achieve good quality urban design; (f) is designed to exhibit a high standard of architectural design; (g) provides active and attractive street frontages to primary streets and pedestrian connections; and (h) promotes pedestrian priority along Pacific Boulevard. 	<p>S15.1 Development in Area F on Map KWP4:</p> <ul style="list-style-type: none"> (a) amalgamates lots to create a minimum development site of 3000m² generally in accordance with the development nodes identified on Map KWP4; (b) ensures that the amalgamated lots do not isolate excluded lots; (c) ensures that each development site includes a frontage to both Pacific Boulevard and Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each frontage; (d) provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard; (e) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the extension of a pedestrian way along Weema Street; (f) provides active street frontages along the full length of Weema Street and Pacific Boulevard; (g) provides cantilevered awnings or other forms of weather protection along the full length of Weema Street and Pacific Boulevard; (h) provides primary vehicle access from Iluka Street/Lowanna Drive; and (i) includes underground carparking with basements not protruding more than one metre above ground level at the Pacific Boulevard frontage of the site.
Development in the Specialist Retail Area Precinct	
<p>O16 Development in the Specialist Retail Area Precinct at the corner of Nicklin Way and Point Cartwright Drive, Buddina (Area A on Map KWPI):</p>	<p>S16.1 Development seeking bonus building height as provided for on Map KWP3 complies with the following:</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> (a) is designed to exhibit a high standard of architectural design and minimises building bulk; (b) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive; (c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements; (d) enhances pedestrian connectivity to surrounding areas including the foreshore; and (e) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas. 	<ul style="list-style-type: none"> (a) buildings are identified on a Master Plan or approved plan of development; (b) provides or facilitates safe and convenient vehicular and pedestrian movements across Point Cartwright Drive; (c) demonstrates high quality architectural design providing an attractive street front address; (d) provides high quality landscaping, pedestrian facilities, shade and public art; (e) variations in design between buildings is provided, including bulk and façade articulation; (f) any new loading docks and service areas are located and screened so as to be visually unobtrusive from adjoining roads and public spaces; and (g) except as provided for in (l) and (m) below, the following minimum front boundary setbacks are achieved for all buildings on the site: <ul style="list-style-type: none"> (i) 7 metres for that part of a building up to 13.5m in height; and (ii) 10 metres for that part of a building exceeding 13.5m in height; (h) pedestrian connectivity is enhanced between the Kawana Shoppingworld site and the foreshore to the east; (i) adverse overshadowing impacts to adjoining properties or public spaces is avoided; (j) underground electricity supply is provided for the full frontage of the site; (k) site development occurs on a site exceeding 5,000 square metres in Area; (l) above ground car parking structures are setback a minimum of 30 metres from all property boundaries of the site; and (m) for that part of the Kawana Shoppingworld site north of the Point Cartwright Drive roundabout, an active street frontage (up to a maximum of 2 storeys in height) is built to the front boundary with continuous pedestrian shelter provided over the footpath; (n) for that part of a building exceeding 13.5 metres above ground level, usage is confined to indoor sport, recreation and entertainment (being cinemas) use and residential uses.
<p>017 Development in the Specialist Retail Area Precinct does not detract from the intended functioning of other business centres within Caloundra City or the Maroochydore Key Regional Centre.</p>	<p>S17.1 The plot ratio of development in the Specialist Retail Area Precinct does not exceed:</p> <ul style="list-style-type: none"> (a) 1.9:1 in Area A on Map KWPI; and (b) 1.1:1 in all other areas.
<p>018 Development in the Specialist Retail Area Precinct provides:</p> <ul style="list-style-type: none"> (a) an attractive streetfront address and achieves a high level of visual amenity; and (b) a high level of comfort and convenience to 	<p>S18.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Buildings demonstrating an exceptional level of urban design, visual amenity and extensive</i></p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	pedestrians.		<i>landscaping treatments to satisfy the specific outcome may provide at grade car parking areas in front of buildings setback from the Nicklin Way and Point Cartwright Drive streetfronts.</i>
O19	Development in the Specialist Retail Area Precinct provides functional and integrated car parking and vehicular access.	S19.1	Shared car parking and access arrangements are provided between sites.
O20	Development in the Specialist Retail Area Precinct does not have any undue adverse impacts on existing or likely future surrounding land uses.	S20.1	No probable solution prescribed.
O21	Development in the Specialist Retail Area Precinct in Bermagui Crescent, Buddina (Area G on Map KWP4): <ul style="list-style-type: none"> (a) integrates development with Kawana Shoppingworld; (b) improves connections between Kawana Shoppingworld, Area E on Map KWP4 and the foreshore; (c) maximises site area to achieve good quality urban design; (d) is designed to exhibit a high standard of architectural design; and (e) provides active and attractive street frontages to pedestrian connections. 	S21.1	Development in Area G on Map KWP4 : <ul style="list-style-type: none"> (a) amalgamates lots to create a minimum development site of 2500m² and a minimum frontage of 30 metres; (b) ensures that the amalgamated lots do not isolate excluded lots; (c) dedicates to the Council a 10 metre strip of land in a central location to link the eastern boundary of Kawana Shoppingworld to Bermagui Crescent for a pedestrian way; (d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way; (e) provides active street frontages to the pedestrian way; (f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way; (g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; and (h) includes underground carparking.
Development in the Local Business Centre Precinct			
O22	Development in the Local Business Centre Precinct does not detract from the intended functioning of other business centres within Caloundra City.	S22.1	The plot ratio of development in the Local Business Centre Precinct does not exceed 1.1:1.
O23	Development in the Local Business Centre Precinct provides: <ul style="list-style-type: none"> (a) an attractive streetfront address and achieves a high level of visual amenity; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access. 	S23.1	A building is built to the front boundary with associated parking and servicing areas provided to the rear of the site.
		S23.2	Continuous pedestrian cover over the footpath is provided.
		S23.3	Integrated parking and access arrangements are provided between sites.
O24	Development in the Local Business Centre Precinct does not have any undue adverse impacts on existing or likely future surrounding land uses.	S24.1	No probable solution prescribed.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Development in the Core Industry Precinct	
<p>O25 Where land included in the Core Industry Precinct backs onto Parrearra Lake, development:</p> <ul style="list-style-type: none"> (a) provides an attractive address to this waterway; and (b) does not adversely impact on the amenity of existing or likely future surrounding land uses. 	<p>S25.1 Buildings that have an interface to Parrearra Lake:</p> <ul style="list-style-type: none"> (a) are designed to provide a visually appealing and articulated elevation to the lake frontage; and (b) incorporate high quality finishes and utilise a variety of materials (such as brick, painted concrete or masonry and glass). <p>S25.2 The building design and layout locates potential noise sources away from the lake frontage.</p> <p>S25.3 Major openings in buildings and all areas where work may be conducted outside the building are located away from the lake frontage.</p> <p>S25.4 The site is landscaped to present attractively to the lake, with fencing and landscaping used to screen industrial activities from view.</p> <p>S25.5 Industry – low impact, industry – local service and warehouse uses are established on the northern side of Technology Drive and Premier Court.</p>
<p>O26 Development in the Core Industry Precinct ensures that there is no pollutant runoff to adjacent waterways.</p>	<p>S26.1 Oil and silt arresters are installed on stormwater drainage outlets.</p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Sugarbag Road)			
O10	Reconfiguring a Lot in the Rural Residential Settlement Precinct at Sugarbag Road, Little Mountain: (a) is designed to respond to site characteristics, providing for rural residential living in a bushland setting; (b) protects the bushland character of Sugarbag Road; and (c) maintains significant view corridors.	S10.1	Development seeking bonus density as provided for on Map CSP3 meets the following criteria: (a) complies with an approved Community Title Subdivision which identifies building envelopes; (b) maximises the amount of constrained land and environmentally significant areas in common property; (c) achieves minimal site disturbance or

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	clearing of significant vegetation; (d) ensures new home sites are screened from Sugarbag Road; and (e) retains major view corridors in public ownership.
Caloundra South Further Investigation Area	
<p>O11 Land identified for further investigation is not fragmented by reconfiguring a lot or alienated by land use activities which may compromise or pre-empt its potential long term use.</p> <p><i>Note:</i></p> <p><i>This area has been identified as containing land potentially suitable for urban development beyond the life of the Planning Scheme. Further investigation is to be undertaken by the Council to determine land suitability.</i></p>	<p>S11.1 Land identified on Map CSP3 as “Further Investigation Area” is not:</p> <p>(a) reconfigured to create additional lots; or (b) otherwise developed for a purpose which would compromise or pre-empt its potential long term use for urban development.</p>
Development in the Multi Unit Residential Precinct	
<p>O12 Development in the Multi Unit Residential Precinct situated between Burke and Earnshaw Streets and between Anning Avenue and The Esplanade is:</p> <p>(a) compatible with the predominantly detached housing character of this locality; and (b) designed to exhibit a high standard of architectural design.</p>	<p>S12.1 The layout and design of development ensures that:</p> <p>(a) building form has the appearance of one or more individual buildings on the site, each of a detached house scale; (b) the building steps down in height for that part of the building within 4 metres of a side boundary shared with a detached house on any adjacent site; (c) the building has living rooms and dwelling unit entries orientated to road frontages; and (d) the building is set in densely landscaped grounds.</p>
Development in the North Street Mixed Use Residential Precinct	
<p>O13 Development in the Mixed Use Residential Precinct located on the southern side of North Street:</p> <p>(a) provides for family orientated low rise residential development, including tourist accommodation and associated uses; (b) does not adversely affect the amenity of low density residential areas adjoining the southern boundary of the Precinct; and (c) does not adversely affect the traffic carrying function of Landsborough Parade.</p>	<p>S13.1 Development complies with Plan of Development No. 65.</p> <p>S13.2 Notwithstanding the height provision on Map CSP3, the height of a building or structure is limited to 2 storeys within 20 metres of the southern boundary of the Precinct.</p> <p>S13.3 Buildings are sited in densely landscaped grounds, with a dense landscaped buffer provided adjacent to the southern boundary of the Precinct.</p> <p>S13.4 All vehicular access to the Precinct is provided from North Street.</p>
Development in the Pelican Waters District Business Centre Precinct	
<p>O14 The District Business Centre Precinct provides for the establishment of a combined district level and neighbourhood level facility providing retail, commercial, entertainment and tourist uses.</p>	<p>S14.1 No probable solution prescribed.</p>
<p>O15 Development in the District Business Centre Precinct:</p> <p>(a) does not detract from the intended</p>	<p>S15.1 The plot ratio of development does not exceed 1.5:1.</p> <p>S15.2 Building design includes appropriate</p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	<p>functioning of other business centres within Caloundra City;</p> <p>(b) incorporates high quality architectural design and landscaping to take advantage of the waterfront location;</p> <p>(c) is of a human scale; and</p> <p>(d) provides comfortable and safe outdoor areas for year round use, focusing on the water and water-related uses.</p>		<p>relationships with the small boat mooring facility and canal.</p> <p>S15.3 Linked, shaded open-air facilities for shopping, eating and sitting are integrated throughout the District Business Centre Precinct and connected to waterfront activities.</p>
Development in the Golden Beach Local Business Centre Precinct			
O16	<p>Development in the Golden Beach Local Business Centre Precinct:</p> <p>(a) ensures that the Precinct functions as an attractive local centre serving the convenience needs of the local resident and tourist population; and</p> <p>(b) provides efficient and safe parking areas behind buildings.</p>	S16.1	The building is built to the Landsborough Parade road frontage and continuous pedestrian cover over the footpath is provided.
		S16.2	Urban design and landscape improvements at the ground storey complement the Golden Beach Streetscape Works.
		S16.3	Off-street parking is provided in shared parking areas behind the building.
		S16.4	Kerb crossovers and driveways (other than to provide access to a rear parking area) are removed to increase available on-street parking.
Development in the Pelican Waters Community Purpose Precinct (Sub-precinct PW4)			
O17	<p>Development in Sub-precinct PW4:</p> <p>(a) maintains significant vegetation on the site;</p> <p>(b) is visually and acoustically screened to nearby residential development; and</p> <p>(c) is not adversely affected by noise from future transport corridors.</p>	S17.1	The layout and design of development avoids the clearance or disturbance of significant vegetation, with a particular focus on significant vegetation in the northern part of Sub-precinct PW4.
		S17.2	Development within the Sub-precinct is screened from nearby residential development though the incorporation of appropriate landscaping and planting along the eastern boundary of the site.
		S17.3	<p>Development layout and operation, including building siting and design:</p> <p>(a) incorporates necessary measures to attenuate potential noise from the proposed CAMCOS Public Transport Corridor and Bells Creek Arterial Road; and</p> <p>(b) attenuates noise generated by activities within the site to nearby residential development.</p>
Development in the Core Industry Precinct (Caloundra Road)			
O18	<p>Development in the Caloundra Road Core Industry Precinct protects the amenity of nearby residents.</p>	S18.1	<p>The layout and design of industrial development adjoining or opposite land included in the Residential Precinct Class:</p> <p>(a) incorporates an attractive and sensitively designed building facade which is of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of the building;</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<ul style="list-style-type: none"> (c) provides 3 metre wide densely planted landscape buffer strips along the interface; (d) provides car parking and service areas to the side or rear of the building, integrated with other vehicle movement areas; and (e) incorporates noise attenuation measures.
<p>O19 Development in the Caloundra Road Core Industry Precinct provides an attractive and coherent streetscape presence along major roads.</p>	<p>S19.1 The design and layout of development fronting Caloundra Road:</p> <ul style="list-style-type: none"> (a) provides a high standard of presentation, with the building designed and finished to have a high quality, modern appearance, incorporating a combination of materials including brick, masonry, glass and colourbond steel roofing; and (b) provides for the building to be set in attractive landscaped grounds. <p>S19.2 The design and layout of development on sites backing onto the Nicklin Way provides for a densely planted landscaped buffer to this road frontage.</p> <p><i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
Development in the Core Industry Precinct (Caloundra Regional Business and Industry Park)	
<p>O20 Development in the Core Industry Precinct allocated to the Caloundra regional business and industry park:</p> <ul style="list-style-type: none"> (a) does not adversely impact on environmentally sensitive areas and the amenity of surrounding land uses; (b) does not adversely impact on the water quality of the Pumicestone Passage Catchment; (c) caters for a range of industrial uses; (d) is adequately serviced and provides for appropriate road connections and access, including by public transport and bicycle; and (e) is designed to maximise energy efficiency and exhibit a high standard of architectural and landscape design. 	<p>S20.1 Development on land identified on Map CSP3 as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> (a) incorporates best practice environmental management measures, including appropriate treatment and reuse of stormwater; (b) provides for the retention of significant vegetation; (c) retains Lamerough Creek and other waterways in their natural state (including rehabilitation works) and provides 50 metre wide buffers on either side of these waterways; (d) provides buffers to the adjoining Conservation Reserves, State Forest and land included in the Rural Residential Settlement Precinct to the east; (e) provides buffers to the nearby residences, stables and equestrian activities to the east of the Precinct fronting Pierce Avenue; (f) provides for a mix of industry uses with lot sizes ranging from 1,000m² to 50,000m², with the majority of lots exceeding 5,000m²; (g) provides safe and effective access, including appropriate upgrading of the Pierce Avenue-Racecourse Road intersection;

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(h) provides an alternative access to the Council's future landfill site to the south of the Precinct;</p> <p>(i) provides a road layout that enables connectivity to the future Multi Modal Transport Corridor and the cycle pathway to Caloundra and Landsborough;</p> <p>(j) is connected to reticulated sewerage;</p> <p>(k) provides adequate water supply;</p> <p>(l) provides a high standard of presentation, with buildings designed and finished to have a high quality, modern appearance, incorporating a combination of materials including brick, masonry, glass and colorbond steel sheeting;</p> <p>(m) provides for buildings to be sited and designed to maximise energy efficiency and be responsive to the local climate; and</p> <p>(n) provides for buildings to be set in attractive landscaped grounds.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
Pelican Waters Emerging Community Precinct	
Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW1)	
<p>O21 Sub-precinct PW1 provides for high amenity, predominantly low density residential development, but also includes an area of medium density residential development in the south-western corner adjacent to Nelson Street.</p>	<p>S21.1 Within the Sub-precinct, the ultimate population does not exceed 1640 persons, with the upper population limit in the Nelson Street medium density area not exceeding 250 persons.</p> <p>S21.2 Subdivision layout emphasises the provision of lakeside open space and pedestrian and cycle linkages, including an open space buffer adjacent to:</p> <p>(a) the proposed CAMCOS Public Transport Corridor and Bells Creek Arterial Road; and</p> <p>(b) the large area of open space to the north of the Sub-precinct.</p> <p>S21.3 The proposed open space area to the west of the proposed CAMCOS corridor/Bells Creek Arterial Road and north of its intersection with the western extension of Pelican Waters Boulevard, is dedicated as public open space following reconfiguring a lot in this Sub-precinct.</p> <p>S21.4 Additional areas of open space are preserved in their natural state, and dedicated as public open space to complement the adjoining Open Space</p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			– Conservation and Waterways Precinct to the north.
O22	Development in Sub-precinct PW1 is not adversely affected by proximity to the former land fill sites on Reserves R1000 and R1096.	S22.1	Prior to building work commencing on any part of Sub-precinct PW1, remedial works are undertaken to control the spread of substances and leachate from the former land fill sites.
Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW2)			
O23	Sub-precinct PW2 develops as a retail, commercial, entertainment and tourist node, supported by low density residential, multiple dwelling development and recreation activities. Associated open space and recreation uses focus on the water and water-related uses.	S23.1	Within Sub-precinct PW2, the ultimate population shall not exceed a total of 3,000 persons.
		S23.2	Where a tourist resort (comprising multiple dwellings, motel, hotel, and/or accommodation building) is provided, no more than 1,200 persons are accommodated.
		S23.3	Small boat mooring facilities and waterways are provided (subject to the issue of the necessary Marine Park approvals or any other Government Legislation).
		S23.4	Building design includes appropriate relationships with the small boat mooring facility and canal.
		S23.5	A pedestrian and bicycle network is provided linking all development with the waterfront and with waterfront activities.
		S23.6	The building is orientated to optimise sun control, breezes and views.
O24	The Pelican Waters community is serviced by appropriate community and public facilities to ensure the proper functioning of this urban area.	S24.1	An integrated community facility node is provided in Sub-precinct PW2 in the District Business Centre Precinct, incorporating the following facilities: (a) library; (b) child care centre; (c) medical centre; (d) community centre; (e) place of worship; (f) art gallery; (g) emergency services, including fire brigade station, police station and ambulance; and (h) such similar facilities.
Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW3)			
O25	Sub-precinct PW3 provides for high amenity, low density residential development.	S25.1	Within Sub-precinct PW3, the ultimate population does not exceed a total of 3,350 persons.
		S25.2	Subdivision layout and road patterns relate to the configuration of canals and lakes and allow for pedestrian and cycle linkages with waterfront open space.
		S25.3	Development provides for public pedestrian links between residential areas and public lakeside and esplanade open space areas including walkways and bike paths.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
		S25.4	Development provides for adequate landscape buffer areas between residential development and neighbourhood shopping facilities and major roads.
O26	<p>A buffer within the southern boundary of Sub-precinct PW3 of the Pelican Waters Emerging Community Precinct is retained:</p> <p>(a) for the preservation of significant vegetation extending along Bells Creek;</p> <p>(b) as a valuable environmental and recreational resource;</p> <p>(c) as a biting insect control buffer for the residential community of Golden Beach; and</p> <p>(d) as a visual and functional termination to the southern extent of the residential area.</p>	S26.1	<p>Development provides for the retention of a significant riparian buffer sufficient to achieve the Specific Outcome with all forms of urban development excluded from this area.</p> <p><i>Note:</i></p> <p><i>The width of the buffer shall be determined following further studies of biting insects in the area and prior to any reconfiguring a lot approval for lots in the southern portion of Sub-precinct PW3. The buffer may include, where appropriate, the esplanade, open space and road.</i></p>
		S26.2	<p>Sites of cultural heritage significance are:</p> <p>(a) incorporated into the buffer; and</p> <p>(b) provided with appropriate separation and security measures (such as fencing) so as to protect the long term integrity of the sites.</p>
		S26.3	Landscape plans for any development within Sub-precinct PW3 bordering the Open Space – Conservation and Waterways Precinct indicate existing landscape and natural vegetation elements.
		S26.4	<p>Access into the buffer area is limited to pedestrian trails and boardwalks, located and designed in a manner that minimises adverse environmental impacts to the area.</p> <p><i>Note:</i></p> <p><i>Section 7.7 (Cultural Heritage and Character Areas Code) sets out requirements for sites of cultural heritage significance.</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
Pelican Waters Focal Towers			
O27	The number of focal towers developed in the Pelican Waters community does not exceed two, developed in locations as indicated on Map CSP3 .	S27.1	No probable solution prescribed.
O28	<p>Focal tower developments:</p> <p>(a) respect their setting;</p> <p>(b) integrate with surrounding development; and</p> <p>(c) incorporate high quality architectural design and landscaping.</p>	S28.1	No probable solution prescribed.
O29	The appearance of building bulk is reduced by design elements.	S29.1	<p>Building bulk is reduced by a combination of:</p> <p>(a) balconies and recesses; and</p> <p>(b) variation in materials and building form.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>S29.2 Setbacks from road alignments are a minimum of:</p> <ul style="list-style-type: none"> (a) 8 metres for building walls; and (b) 4 metres for balconies, eaves, awnings, garden structures and the like. <p>S29.3 Elevations incorporate variation in materials, colours and/or textures between levels.</p> <p>S29.4 Expressive roof forms are provided, incorporating pitches, gables, skillions or other features.</p>
<p>O30 Building elevations visually balance the height of the building.</p>	<p>S30.1 Most or all of the following design elements are introduced:</p> <ul style="list-style-type: none"> (a) variations in plan shape, such as curves, steps, recesses, projection or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices or other elements of a facade; (d) elements of a finer scale than the main structural framing; (e) balconies, verandahs or terraces; (f) planting at any or all levels, particularly on podiums or lower level roof decks; and (g) light coloured materials.
<p>O31 Rooftops are:</p> <ul style="list-style-type: none"> (a) attractively designed; and (b) not visually cluttered by plant and equipment. 	<p>S31.1 Building caps and rooftops contribute to the architectural distinction of the building.</p> <p>S31.2 Service structures and mechanical plant are designed as part of the building or effectively screened.</p>
Development in the Pelican Waters Emerging Community Precinct (Open Space Network)	
<p>O32 Neighbourhood parks are provided to encourage social and leisure interaction of residents within the neighbourhood.</p>	<p>S32.1 At the reconfiguring a lot stage, neighbourhood parks:</p> <ul style="list-style-type: none"> (a) are provided at the locations indicated on Map CSP3; and (b) have an area of not less than 1 hectare. <p>S32.2 The neighbourhood park located within Sub-precinct PW3 incorporates playing fields to service the active recreation needs of the Pelican Waters community.</p>
<p>O33 Village parks are provided to:</p> <ul style="list-style-type: none"> (a) support the function and amenity of the community facilities node in Sub-precinct PW2; and (b) provide multiple recreation opportunities adjacent to Jensen Park to service the broader community. 	<p>S33.1 At the reconfiguring a lot stage, village parks:</p> <ul style="list-style-type: none"> (a) are provided at the locations indicated on Map CSP3; and (b) have an area of not less than 2 hectares. <p>S33.2 The village park in Sub-precinct PW2 demonstrates a direct relationship (physical as well as visual) with the District Business Centre Precinct and expresses a degree of ornamentation that can be viewed as an expression of community pride and identity.</p>
<p>O34 The planning and design of public open space provides for the needs of residents and visitors.</p>	<p>S34.1 The open space network is integrated with the existing open space facilities in other parts of the</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Planning Area.</p> <p>S34.2 Open space is provided to maximise its visibility to both the resident and visiting population. In particular, park areas are proximate to key focal points such as lakes, canals, golf course, and existing esplanades and parks.</p> <p>S34.3 Open space is convenient to its intended user, both in terms of ease of access and in meeting the user's recreational and amenity needs.</p> <p>S34.4 Open space is planned and designed for multi-functional usage, affording a range of recreational opportunities and provides a standard of landscape amenity satisfactory to cater for a wider user population, and provide flexibility to meet changes in future usage.</p> <p>S34.5 Open space is used as a protective buffer to environmental conservation areas and for specific environmental control of mosquitoes and biting midges, or as a buffer between incompatible development provided it satisfies its recreational function.</p> <p>S34.6 Recreational opportunities associated with man-made waterways are maximised through the provision of suitable areas and facilities to enable public access.</p> <p>S34.7 Development provides for public waterfront open space areas and links to natural vegetation areas where practicable.</p> <p>S34.8 Development provides for public pedestrian links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.</p> <p>S34.9 Bikeways are designed to allow continuity of bike paths with adjoining proposed and existing residential areas.</p> <p><i>Note:</i></p> <p><i>Section 9.9 (Reconfiguring a Lot Code) sets out requirements for open space provision.</i></p> <p><i>Note Planning Scheme Policy No. 11.24 (Infrastructure Contributions for Open Space Network Infrastructure) 2009 sets out the requirements for open space contributions.</i></p>
Development in the Pelican Waters Emerging Community Precinct (Canals, Channels and Small Boat Mooring)	
<p>O35 Canals, channels and small boat mooring facilities are designed to ensure hydraulic and biological standards are satisfactory and relevant standards are met in relation to:</p> <p>(a) Acid Sulfate Soils Management;</p> <p>(b) Filling and Excavation;</p>	<p>S35.1 The maximum depth of a small boat mooring facility, canal or channel is 6 metres.</p> <p><i>Note:</i></p> <p><i>Section 7.2 (Acid Sulfate Soils Code) sets out requirements for development affecting Acid</i></p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	(c) Civil Works; and (d) Stormwater Management		<p><i>Sulfate Soils.</i></p> <p><i>Section 9.6 (Filling and Excavation Code) sets out requirements for filling and excavation.</i></p> <p><i>Section 9.3 (Civil Works Code) sets out requirements for civil works.</i></p> <p><i>Section 9.11 (Stormwater Management Code) sets out requirements for stormwater quality management.</i></p>
O36	Reconfiguring a Lot in the Emerging Community Precinct provides:- (a) a trunk collector road to service southern neighbourhoods; and (b) appropriate connection to existing roads to accord with the road hierarchy in the locality.	S36.1	Reconfiguring a lot provides for the dedication and construction of a trunk collector road along the route identified in Map CSP3 .
Development along Caloundra Road			
O37	Vegetated buffer strips are provided along major roads to preserve the rural/landscape character of these roads	S37.1	Vegetated buffer strips are dedicated along each side of Caloundra Road at a minimum of 30 metres and a maximum of 60 metres wide.

Aroona, Battery Hill and Dicky Beach is maintained and reinforced. Development in the District Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct.

- (m) The Currimundi Marketplace shopping complex provides for a comprehensive range of activities and services suitable for inclusion in a district level business centre. Development in allocated areas adjoining both sides of Nicklin Way provides for supporting activities focused on comparison shopping. Progressive upgrading of the built form and streetscape in this peripheral area enhances the appearance and efficient functioning of the centre.
- (n) Existing local business centres at Aroona and Little Mountain and proposed local business centres at Caloundra West (in the vicinity of the Kalana Road Railway Station and on Sugarbag Road) provide a local level of service only. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial and business functions, however such development does not extend beyond the Precinct boundary.
- (o) Development in local business centres incorporates a high standard of architectural and landscape design which contributes to the creation of attractive and comfortable meeting places conducive to community interaction.
- (p) Development in the Planning Area does not compromise the provision and operation of the proposed CAMCOS Public Transport Corridor, the Multi Modal Transport Corridor (MMTC) and Caloundra Road. Areas adjacent to the CAMCOS corridor included in the Open Space – Conservation and Waterways Precinct are retained for their environmental, acoustic and visual buffering value.
- (q) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Currimundi Creek and Mooloolah River catchments.
- (r) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.
- (s) Residential uses are developed at medium densities within walking distance of the proposed railway station and associated local business centre at Kalana Road.

6.5.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to the retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale. 	SI.1*	In the Emerging Community Precinct, the height of a building or structure does not exceed 8.5 metres.
		SI.2*	In all other precincts, the maximum height of a building or other structure does not exceed 8.5 metres, unless otherwise specified on Map CWP3 .
<i>Note: Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i>			
Minimum Lot Size			
O2	Reconfiguring a lot: <ul style="list-style-type: none"> (a) maintains the prevailing low density 	S2.1	Land in the Emerging Community Precinct is retained in lots with a minimum lot size of 10 hectares.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
residential character of the Planning Area; (b) maintains the viability of land in the Emerging Community Precinct for future urban development; and (c) contributes to the retention of the inherent character for properties fronting Homestead Drive, Colonial Court, Discovery Drive and Manor Court, Little Mountain.	S2.2 Unless otherwise specified on Map CWP3 , land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m ² . S2.3 Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code . <i>Note: Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i>
Infrastructure	
O3 The development does not adversely impact on existing or future infrastructure.	S3.1 No probable solution prescribed.
Cultural Heritage and Character Areas	
O4 Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1 No probable solution prescribed.
Flood Management	
O5 Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1 No probable solution prescribed.
O6 Development does not materially increase flood levels on other land ² .	S6.1 No probable solution prescribed.
O7 Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1 No probable solution prescribed.
O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code . S8.2 Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity	
O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code . S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Planning Scheme Policy.	
Development in the Emerging Community Precinct	
<p>O10 Development in the Emerging Community Precinct responds to the structure planning elements shown on Map CWP4 and contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:</p> <ul style="list-style-type: none"> (a) are integrated with existing neighbourhoods; (b) provide for the coordinated provision of major roads, pedestrian and bicycle links, inter-allotment drainage and other essential urban infrastructure; (c) have legible and permeable local road systems; (d) avoid development of land subject to site constraints; (e) protect the sense of identity and arrival to Caloundra from Caloundra Road; (f) protect and support the functional characteristics of the Multi Modal Transport Corridor and the CAMCOS Public Transport Corridor; (g) provide a mix of low to medium density housing types with medium density housing located within convenient walking distance of community and business activities and public transport with a minimum density of 25 dwelling units per hectare within 400 metres of the proposed railway station at Kalana Road; and (h) provide for supporting community and business activities (including land for such purposes) to be provided in central and accessible locations. 	<p>SI0.1 No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>
Reconfiguring a Lot in the Low Density Residential Precinct	
<p>O11 Reconfiguring a lot in the Low Density Residential Precinct:</p> <ul style="list-style-type: none"> (a) is sympathetic to the low density residential character of Caloundra West; (b) is integrated with existing neighbourhoods; (c) avoids development of land subject to constraints; (d) provides for appropriate road connections, pedestrian and bicycle links and open space; and (e) protects the functional characteristics of the CAMCOS Public Transport Corridor. 	<p>SI1.1 No probable solution prescribed.</p>
Development in the Multi Unit Residential Precinct	
<p>O12 Development in the Multi Unit Residential Precinct is:</p> <ul style="list-style-type: none"> (a) compatible with the existing predominantly detached housing character of the locality; and (b) designed to exhibit a high standard of architectural design. 	<p>SI2.1 The layout and design of development in the Multi Unit Residential Precinct provides for:</p> <ul style="list-style-type: none"> (a) larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house; (b) living rooms and dwelling unit entries to be orientated to the site's road frontages; (c) buildings to step down in height for that part of a building within 4 metres of a side

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	boundary shared with a detached house on any adjacent site; (d) on-site car parking to be located at the rear of buildings and separated into discrete areas; and (e) buildings to be set in densely landscaped grounds.
Reconfiguring a Lot in the Rural Residential Settlement Precinct	
O13 Reconfiguring a lot in the Rural Residential Settlement Precinct: (a) is designed to respond to site characteristics, providing for rural residential living in a bushland setting; and (b) protects the bushland character of Sugarbag Road and Sunset Drive.	S13.1 Development seeking bonus density as provided for on Map CWP4 meets the following criteria: (a) complies with an approved Community Title Subdivision which identifies building envelopes; (b) maximises the amount of constrained land and environmentally significant areas in common property; (c) achieves minimal site disturbance or clearing of significant vegetation; and (d) ensures new home sites are screened from Sugarbag Road and Sunset Drive.
Development in the Currimundi District Business Centre Precinct	
O14 Development in the District Business Centre Precinct contributes to improving the appearance and efficient function of the centre.	S14.1 The layout and design of development on the Currimundi Marketplace site occurs in accordance with the approved Plan of Development. S14.2 The layout and design of development in Area A of the District Business Centre Precinct (as shown on Map CWPI) provides for: (a) an attractive and coherent streetscape to Nicklin Way with buildings set in densely landscaped grounds; (b) service, storage and loading bays to be located at the side or rear of buildings, integrated with other vehicle movement areas; (c) the re-use of and modification to existing buildings where the appearance and function of the site is improved through facade treatment, reduced signage and improved landscaping; and (d) protection of the residential amenity of adjoining premises through acoustic attenuation fencing, screening of service and utility areas and use of anti-glare lighting.
Development along Caloundra Road	
O15 Vegetated buffer strips are provided along major roads to preserve the rural/landscape character of these roads.	S15.1 Vegetated buffer strips are dedicated along each side of Caloundra Road at a minimum of 30 metres and a maximum of 60 metres wide.

6.6 Caloundra Eastern Beaches Planning Area Code

6.6.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Caloundra Eastern Beaches Planning Area Code.

The Planning Area is centrally located in the Caloundra coastal urban area and includes the neighbourhoods of Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi (to the east of Nicklin Way).

The Planning Area is approximately 602 hectares in area with boundaries generally defined by:

- *Currimundi Lake in the north;*
- *the Pacific Ocean in the east;*
- *Sugarbag Road, Queen Street and King Street in the south; and*
- *Nicklin Way in the west.*

The northern part of the Planning Area is located on a dune and sand plain system. The rocky headland of Moffat Head is the dominant landscape feature in the southern part of the Planning Area. The waterways of Tooway Lake, Bunbubah Creek, Coondibah Creek and Currimundi Lake traverse the Planning Area in an west – east direction and are important environmental, recreational and character features. These waterways also serve a role in defining the identity of individual neighbourhoods within the Planning Area.

Whilst the landform and landscape of the area have been altered over time, pockets of natural vegetation do remain in the foreshore and creekside open space system which is a significant feature of the Planning Area.

The Planning Area is largely developed as a low density residential area. Detached houses are the predominant housing form with duplex and unit accommodation established in a small number of locations. In older areas, pockets of traditional seaside housing remain intact. These traditional housing areas have a distinctive character that adds significantly to the amenity and identity of Moffat and Dicky Beaches in particular.

Local business centres are located at Moffat Beach, Dicky Beach, and at Buderim Street, Currimundi. The Moffat Beach Business Park centred on Allen Street is located in the south-west part of the Planning Area.

Community, education and recreation facilities located here include Caloundra Private Hospital, Camp Cal and Currimundi Recreational Camps, Currimundi Schools, Caloundra Community Centre, Caloundra Golf Club, Caloundra Cemetery and the Caloundra Water Pollution Control Works.

The principal roads in the Planning Area include Maltman Street North, Buccleugh Street and Elizabeth Street which provide the only internal north – south road link and Buderim, Beerburum and Queen Streets which connect the local road network to Nicklin Way. Reticulated water and sewerage are available to all parts of the Planning Area.

6.6.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Caloundra Eastern Beaches Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Caloundra Eastern Beaches Planning Area Code are the following:

- (a) The Planning Area's primary role as a low density residential area is retained.
- (b) Development in the Planning Area provides for low-rise detached housing which complements the casual beachside identity evident in the established coastal neighbourhoods of Shelly Beach, Moffat Beach, Dicky Beach and Currimundi. Building heights are limited to that of existing development (generally up to 8.5 metres) to maintain residential character and amenity and to ensure that significant viewsheds in the Planning Area (including views to Moffat Head and views from Moffat Head to Shelly Beach, Dicky Beach and Currimundi) are protected.
- (c) Medium density accommodation is confined to the Multi Unit Residential Precinct, allocated primarily in the following locations:
 - (i) Moffat Beach, focused on Mcllwraith Street, Queen of Colonies Parade and Moffat Street;
 - (ii) Dicky Beach, to the west of the Dicky Beach Mixed Use Residential Precinct; and
 - (iii) Currimundi, bounded by Currimundi Road, Hargreaves Street and Watson Street.
- (d) The Multi Unit Residential Precinct supports a mix of permanent and visitor accommodation, though the intensity and scale of development is significantly less than that provided in Central Caloundra or at Kings Beach.
- (e) Development in the Mixed Use Residential Precinct at Dicky Beach, between Rooke Street and Beerburum Streets and at Currimundi, north of Currimundi Road between Hargreaves Street and Watson Street, provides for active street frontages at the ground storey to encourage movement and interaction between private development and adjacent public spaces. Development in the Dicky Beach Mixed Use Residential Precinct complements the Dicky Beach Streetscape Works.
- (f) Development in the Multi Unit Residential and Mixed Use Residential Precincts retains the predominant character of the Eastern Beaches, through the use of high quality architectural design and landscaping and respect for the foreshore setting, and the height and scale of surrounding residential development. Buildings are sited and designed to respond to the coastal climate and to maximise energy efficiency, incorporating light weight construction, expressive roof forms (incorporating pitches, gables, skillions or other features), wide eaves, sunhoods, and large balconies.
- (g) Development in the Low Density Residential, Multi Unit Residential and Mixed Use Residential Precincts provides and maintains a high level of residential amenity.
- (h) A range of community facilities and the local business centres at Moffat Beach and at Buderim Street, Currimundi support residential development. These centres provide a local level of service only. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct.
- (i) Development in the local business centres incorporates a high standard of architectural and landscape design which contributes to the area's distinct beachside character and identity.
- (j) Development within the Moffat Beach Business Park contributes to the creation of a vibrant, revitalised business and industry area and incorporates a range of low impact industrial uses and complimentary business and commercial uses. Such development avoids significant conflicts with surrounding residential area. Development on infill sites and refurbishment of existing premises occurs in an integrated manner and incorporates high quality building and landscape design themes. No expansion to this area's external boundaries or significant increase in the scale or intensity of activity occurs to maintain the amenity of surrounding residential areas.

- (k) The open space network (comprising the foreshore, creek side and headland park system and local bushland parks) is protected in order to maintain environmental, recreational and amenity values within the Planning Area.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Currimundi Lake, Coondibah Creek, Bunbubah Creek and Tooway Creek.
- (m) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.6.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	Unless otherwise specified on Map CEB3 , the height of a building or structure does not exceed 8.5 metres above ground level.
Minimum Lot Size			
O2	Reconfiguring a lot maintains the prevailing low density residential character of the Planning Area.	S2.1	Land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m ² .
		S2.2	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No Probable Solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and	S7.1	No probable solution prescribed.

(a)

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	
<p>O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>
Habitat and Biodiversity	
<p>O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked³.</p>	<p>S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code.</p> <p>S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>
Development in the Multi Unit Residential Precinct	
<p>O10 Development in the Multi Unit Residential Precinct at the following locations:</p> <ul style="list-style-type: none"> (a) Currimundi, in the locality of Currimundi Road, Watson Street and Robe Street; (b) Dicky Beach, bounded by Beerburrum Street, Coolum Street, Tinbeerwah Street and Cooroora Street (including the Camp Cal site); (c) Dicky Beach, on the eastern side of Ngungun Street; (d) Dicky Beach, bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and (e) Moffat Beach bounded by Moffat, Bennett, Russell and Rinaldi Streets; <p>is:</p> <ul style="list-style-type: none"> (a) compatible with the predominantly detached housing character of these localities; and (b) designed to exhibit a high standard of architectural design. 	<p>S10.1 The layout and design of development in the Multi Unit Residential Precinct ensures that:</p> <ul style="list-style-type: none"> (a) building form has the appearance of one or more individual buildings on the site, each of a detached house scale; (b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a detached house on any adjacent site; (c) buildings have living rooms and dwelling unit entries orientated to the site's road frontages; and (d) buildings are set in densely landscaped grounds.
Development in the Mixed Use Residential Precinct	
<p>O11 Development in the Mixed Use Residential Precinct at Currimundi (generally bounded by Currimundi Road, Watson Street and Hargreaves Street):</p> <ul style="list-style-type: none"> (a) is designed to exhibit a high standard of architectural design; and (b) provides an attractive foreshore address to 	<p>S11.1 The building addresses both Currimundi Road and the parkland fronting Currimundi Lake.</p> <p>S11.2 Where non-residential uses are established at the ground storey, an active street frontage to the parkland fronting Currimundi Lake is provided.</p>

(a) _____

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Currimundi Lake.			
O12	<p>Development in the Dicky Beach Mixed Use Residential Precinct (bounded by Beerburrum Street, Henzell Street and Rooke Street):</p> <p>(a) ensures that this area functions as an attractive local centre serving the convenience needs of the local resident and tourist population;</p> <p>(b) incorporates an active street frontage at the ground storey; and</p> <p>(c) is designed to exhibit a high standard of architectural design.</p>	S12.1	At the ground storey, an active street frontage for at least 70% of the site's frontage to Beerburrum Street is provided.
		S12.2	On sites fronting Beerburrum Street, a 3 metre building setback is achieved and continuous pedestrian cover is provided.
		S12.3	Urban design and landscape improvements at the ground storey complement the Dicky Beach Streetscape Works.
Development in the Moffat Beach Local Business Centre Precinct			
O13	<p>Development in the Moffat Beach Local Business Centre Precinct:</p> <p>(a) ensures that this area functions as an attractive local centre serving the convenience needs of the local resident and tourist population; and</p> <p>(b) is of a domestic scale and appearance where there is an interface to the Low Density Residential Precinct.</p>	S13.1	On sites fronting Seaview Terrace, buildings are built to the road frontage and continuous pedestrian cover over the footpath is provided.
		S13.2	On sites fronting Buccleugh Street, a 3 metre building setback is achieved and continuous pedestrian cover is provided.
		S13.3	<p>On sites with sole frontage to Roderick Street, development is compatible with the character and scale of residential development on the southern side of Roderick Street, such that:</p> <p>(a) existing houses are refurbished and used for small scale retail and commercial uses; or</p> <p>(b) the building form of new buildings has the appearance of one or more individual buildings each of a detached house scale with a minimum front boundary setback of 3 metres; and</p> <p>(c) off-street parking is provided in shared parking areas behind the buildings with additional parking limited to available on-street parking; and</p> <p>(d) kerb crossovers and driveways (other than to provide access to rear parking areas) are removed to increase available on-street parking.</p>
Development in the Low Impact Industry Precinct (Moffat Beach Business Park)			
O14	<p>Development in the Moffat Beach Business Park protects the amenity of nearby residents.</p> <p>Note:</p> <p>Land included in the Moffat Beach Business Park is identified as "Area A" on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEBI)</p>	S14.1	No additional vehicular access for industrial purposes is obtained via Nothling Street.
		S14.2	<p>Industrial development in that part of the Moffat Beach Business Park west of George Street, south of Nothling Street and north of Grigor Street occurs on amalgamated sites with:</p> <p>(a) all vehicular access gained via Grigor Street;</p> <p>(b) landscaped buffers provided along Nothling Street frontage with security fencing located behind landscaping; and</p> <p>(c) minimal building openings fronting Nothling Street.</p>
		S14.3	The layout and design of development in that part of the Moffat Beach Business Park opposite land included in the Low Density Residential

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Precinct (along William and George Streets):</p> <ul style="list-style-type: none"> (a) incorporates attractive and sensitively designed street facades which are of a domestic scale; (b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings; (c) provides 3 metre wide densely planted landscape buffer strips along the street frontage; and (d) provides car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas. <p>S14.4 Notwithstanding the maximum building heights (in metres) specified on Map CEB3, that the part of building within 20 metres of a front boundary does not exceed 8.5 meters above ground level where located on a site opposite land included in the Low Density Residential Precinct (along William and George Streets).</p>
<p>O15 New buildings and refurbishments to existing buildings in the Moffat Beach Business Park:</p> <ul style="list-style-type: none"> (a) achieve a coherent overall built form and streetscape character; and (b) incorporate design features, building materials and/or colours to provides architectural interest and articulation to building facades visible from the street. 	<p>S15.1 Development in accordance with the Moffat Beach Business Park Planning Scheme Policy.</p>
<p>O16 New buildings within the Moffat Beach Business Park are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.</p>	<p>S16.1 No probable solution prescribed.</p>
<p>O17 Non-industrial uses in the Moffat Beach Business Park are limited in scale and in type to those uses which:-</p> <ul style="list-style-type: none"> (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts. 	<p>S17.1 No probable solution prescribed.</p>
<p>O18 Where conducted in association with an industrial use on the same premises, retail sales are ancillary to the industrial use.</p>	<p>S18.1 The retail sale of goods ancillary to an industrial use complies with Acceptable/Probable Solution S22.1 of the Industry Code, except that where goods resulting from the industrial use are offered for sale, the area (including display areas) does not exceed 20% of the total gross floor area of the premises.</p> <p>*</p>

- (j) Development in the Multi Unit Residential Precinct provides for a mix of medium density accommodation, including multiple dwellings, duplexes and retirement communities which incorporate a high standard of architectural design, indicative of the traditional built form character of Beerwah.
- (k) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (l) Significant vegetation, particularly adjacent to Coochin Creek is protected to maintain the natural and environmental qualities of the Planning Area.
- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Coochin Creek and its tributaries.
- (n) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.
- (o) Development in the Planning Area does not compromise or adversely impact on the future provision or operation of the proposed CAMCOS corridor.

6.7.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	In the District Business Centre and Core Industry Precincts, the height of a building or structure does not exceed 11 metres.
		S1.2*	In all other precincts, the height of building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot maintains the rural township character of the Planning Area.	S2.1	Land in the Township Residential Precinct is retained in lots with a minimum lot size of 650m ² .
		S2.2	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			

(a) _____
¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Development in the Beerwah District Business Centre and Local Business Centre Precincts			
O10	Development in the District and Local Business Centre Precincts: <ul style="list-style-type: none"> (a) is sympathetic to the rural township character of Beerwah; (b) complements the traditional built form and streetscape; and (c) provides an attractive interface to residential areas. 	S10.1	Development in the District and Local Business Centre Precincts: <ul style="list-style-type: none"> (a) provides active street frontages, built to the front boundary or setback in accordance with Map BTP3; (b) respects the layout, scale (including height and setback) and character of existing buildings; (c) incorporates 'light' verandah structures over footpath areas; (d) has vertical proportions on the front facade and well-defined shopfront and entry doors; (e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (f) has building openings overlooking the street; (g) uses understated colour schemes and low-reflective roofing and cladding materials; (h) ensures that signage is integrated with the building; (i) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;

(a) _____

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

- (h) Newly created lots in the Township Residential Precinct vary in size between 800m² and 2,000m² in order to maintain Maleny's 'country town' character and ensure that development is consistent with the capacity of the land to support development.
- (i) Home based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the large lot size in the Township Residential Precinct, the township's picturesque setting and the many local attractions in the area. These complementary uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
- (j) Development in allocated Multi Unit Residential areas (off Fig Street, Teak Street and Myrtle Street), provide for detached, semi-attached and attached housing (e.g. duplexes, multiple dwellings and retirement communities). Development in these areas is sensitively designed to take account of the steep land present in these locations and is of a scale, density and design which is complementary to a 'country town' setting.
- (k) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (l) In recognition of the township's location within the Lake Baroon water supply catchment, development implements best practice environmental management to achieve a high quality of water entering Obi Obi Creek.
- (m) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.
- (n) Development within the Planning Area recognises and celebrates the Obi Obi Creek for its ecological, water quality and scenic values.

6.8.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height and Design of Buildings			
O1	The height and design of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	SI.1*	The height of a building or structure does not exceed 8.5 metres.
		SI.2	Building design reflects the line, form, colour and texture found in the existing landscape and does not replicate artificial or imported themes.
Minimum Lot Size			
O2	Reconfiguring a lot maintains the "country town" character and open feel of the Planning Area.	S2.1	Land in the Township Residential Precinct is retained in lots with a minimum lot size and average lot sizes as specified on Map MTP3 .
		S2.2	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on	S3.1	No probable solution prescribed.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
existing or future infrastructure.			
O3a	The road infrastructure network is able to meet the increased demand resulting from an increase in development density.	S3a.1	Infrastructure contributions are made in accordance with Planning Scheme Policy No. 11.22 (Infrastructure Contributions for Road Network Infrastructure) 2009 .
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Rainwater Collection for Residential Development			
O10	Residential development within the Maleny Township Planning Area provides for rainwater collection.	S10.1*	All residential buildings are provided with a rainwater tank connected to intercept and contain roof runoff with a minimum capacity of 10,000 litres per dwelling unit. (Building Regulation 2006 alternative provision)

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

detached housing. Newly created lots within the Township Residential Precinct vary in size between 650m² and 1,200m² to respond to localised character.

- (h) Home-based businesses are established in the township to support local employment and take advantage of the relatively large lot size in the Township Residential Precinct. The township's heritage values and proximity to surrounding tourist and recreation attractions (e.g. Ewen Maddock Dam, Blackall Range and the Glass House Mountains) also provide for low impact, small scale visitor accommodation such as bed and breakfasts. Such uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
- (i) Development in the Multi Unit Residential Precinct, bounded by Gympie Street North, Cribb Street and Maleny Street, provides for multi unit residential accommodation (including duplexes and multiple dwellings) located close to the local business centre. Such accommodation incorporates a high standard of architectural design and landscaping to complement the traditional built form character of the township.
- (j) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (k) The natural and environmental qualities of the Planning Area are maintained through the protection of significant vegetation, with a particular focus along Mellum Creek, Little Rocky Creek, Addlington Creek and associated drainage lines.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Ewen Maddock Dam and Pumicestone Passage catchments.
- (m) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.9.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings and structures: <ul style="list-style-type: none"> (a) contributes to the retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; (c) does not adversely impact upon the amenity of adjoining development having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale. 	SI.1*	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> (a) 11 metres on a lot not exceeding 4 hectares; and (b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.
		SI.2*	In the Core Industry Precinct, the height of a building or structure does not exceed 11 metres.
		SI.3*	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot maintains the small rural township character of the Planning Area.	S2.1	Land in the Township Residential Precinct is retained in lots with a minimum lot size as specified on Map LTP3 .
		OR	Where not specified on Map LTP3 , land in the Township Residential Precinct is retained in lots

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			with a minimum lot size of 650m ² .
		S2.2	Land in all other precincts is retained in land parcels with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Development in the Landsborough Local Business Centre Precinct			
O10	Development in the Local Business Centre Precinct: (a) is sympathetic to the small rural "heritage	S10.1	Development in the Local Business Centre Precinct: (a) provides active street frontages, built to the

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>township” character of Landsborough; and</p> <p>(b) complements the traditional built form and streetscape.</p>	<p>front boundary in accordance with Map LTP3;</p> <p>(b) respects the layout, scale (including height and setback) and character of existing buildings;</p> <p>(c) incorporates “light” verandah structures over footpath areas that are not cantilevered;</p> <p>(d) has vertical proportions on the front facade and well-defined shopfront and entry doors;</p> <p>(e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street that define the shopfront;</p> <p>(f) has building openings overlooking the street;</p> <p>(g) incorporates traditional building materials (timber cladding and corrugated iron roofing);</p> <p>(h) has understated colour schemes and non-reflective roofing and cladding materials;</p> <p>(i) ensures that signage is integrated with the building;</p> <p>(j) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(k) provides for on-site car parking at the rear or one side of the development; and</p> <p>(l) provides pedestrian routes from rear car parking areas to the street.</p> <p>Note:</p> <p><i>Figure 6.5 shows application of design principles for development in the Local Business Centre Precinct.</i></p>
<p>O11 Development in the Local Business Centre Precinct provides integrated car parking to provide efficient movement and coordination.</p>	<p>S11.1 Links to on-site car parking areas on adjoining sites are provided.</p>
<p>O12 Development in the Local Business Centre Precinct facilitates pedestrian access and circulation.</p>	<p>S12.1 Where shown on Map LTP3, pedestrian links are provided between:</p> <p>(a) Cribb Street and the railway station; and</p> <p>(b) Maleny Street and Mill Street.</p>
<p>Development in the Core Industry Precinct</p>	
<p>O13 Development in the Core Industry Precinct:</p> <p>(a) ensures that the design, colours and finishes of buildings and structures do not adversely impact on amenity;</p> <p>(b) protects the amenity of adjoining residential areas;</p> <p>(c) protects water quality and other local environmental values; and</p> <p>(d) provides efficient and safe access.</p>	<p>S13.1 In the Core Industry Precinct, the layout and design of development:</p> <p>(a) provides acoustic and visual buffering to the adjoining Township Residential Precinct; and</p> <p>(b) provides a total site stormwater management solution which protects the water quality of Ewen Maddock Dam and Pumicestone Passage catchments.</p> <p>S13.2 Development incorporates a high standard of design with:</p> <p>(a) office and showroom components of development located towards the front of sites;</p> <p>(b) car parking areas located between or behind buildings with linkages to adjacent sites;</p> <p>(c) the front facade of buildings exhibiting</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>greater design consideration, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and</p> <p>(d) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of the adjoining Township Residential Precinct.</p> <p><i>Note:</i></p> <p><i>Figure 6.6 shows application of design principles for development in the Core Industry Precinct.</i></p> <p>S13.3 Industrial development in the Core Industry Precinct to the south of Mellum Creek incorporates a buffer to protect the environmental values of Little Rocky and Mellum Creeks.</p> <p>S13.4 In the Core Industry Precinct to the east of the railway, industrial development:</p> <p>(a) provides safe and efficient access (including access to Tytherleigh Avenue and east/west connections); and</p> <p>(b) rationalises access to Caloundra Street utilising joint access arrangements.</p> <p>S13.5 Industrial development does not worsen existing traffic conditions.</p>
<p>O14 Industrial development in the Core Industry Precinct to the south of Mellum Creek occurs in a manner that deals appropriately with:</p> <p>(a) stormwater quality;</p> <p>(b) environmental management;</p> <p>(c) building and landscaping design;</p> <p>(d) site access and traffic management; and</p> <p>(e) buffering to Little Rocky and Mellum Creeks.</p>	<p>S14.1 No probable solution prescribed.</p>
Development in the Specialist Retail Area Precinct	
<p>O15 Development within the Specialist Retail Area Precinct adjoining Caloundra Street contributes to the development of an appropriate township entry experience and attractive streetscape character.</p>	<p>S15.1 Development provides a landscaped buffer strip at least 3 metres wide to the Caloundra Street frontage to complement existing street tree plantings.</p> <p>S15.2 Vehicular access to Caloundra Street and Dyer Street is rationalised through shared access arrangements.</p> <p>S15.3 Development incorporates innovative architectural elements, building forms and landscaping with:</p> <p>Building Design</p> <p>(a) building facades contributing to established proportion, scale and rhythm (including sky-lining and silhouette) along Caloundra</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Street;</p> <ul style="list-style-type: none"> (b) front facades exhibiting additional modelling and detailing, with major windows and building openings addressing the street frontage; (c) individual built structures close to the street having a maximum frontage length of no more than 50% of the length of the front boundary; (d) buildings setback 3 metres from the front boundary to allow for incorporation of awnings and verandahs; (e) roof overhangs, pedestrian shelters, awnings and verandahs incorporated to provide visual interest, shade and to create facade shadow; (f) industrial entrances (roller doors etc.) orientated "side-on" away from the street; (g) building structures well articulated on the site; (h) colour schemes which are subdued and appropriate to location in an interface area between natural and built environment (predominantly natural "forest" and "bushland" colours); <p>Landscaping</p> <ul style="list-style-type: none"> (i) dense landscaping which highlights entries, frames building facades and signage, and screens service and car parking areas; (j) established trees retained and incorporated into new development; <p>Car Parking</p> <ul style="list-style-type: none"> (k) car parking in courts provided between buildings, depending upon individual site dimensions and constraints; and (l) car parking provided in discrete, well-screened and shaded areas. <p><i>Note:</i></p> <p><i>Figure 6.7 shows application of design principles for development in the Caloundra Street Specialist Retail Area Precinct.</i></p>
Development in the Multi Unit Residential Precinct	
<p>O16 Development in the Multi Unit Residential Precinct:</p> <ul style="list-style-type: none"> (a) is sympathetic to the rural township character of Landsborough; (b) is of a human scale, compatible with surrounding development; and (c) maintains and protects the amenity of residents on adjoining sites. 	<p>S16.1 For multiple dwellings, the site has an area of at least 1,000m².</p> <p>S16.2 Development within the Multi Unit Residential Precinct:</p> <ul style="list-style-type: none"> (a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house; (b) incorporates front facades and building elements including wall articulation, pitched

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>roof forms, roof overhangs, verandahs and prominent entry treatments; and</p> <p>(c) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken-up and do not dominate.</p> <p>SI16.3 Development does not exceed a site density of 40 dwelling units/hectare.</p> <p><i>Note:</i></p> <p><i>Figure 6.8 shows application of design principles for development in the Multi Unit Residential Precinct.</i></p>
Reconfiguring a Lot in the Township Residential Precinct (Area A – Town North)	
<p>O17 Reconfiguring a lot within the Town North Township Residential Precinct (Area A on Map LTP3):</p> <p>(a) is suitably buffered from the North Coast Railway;</p> <p>(b) maintains the low density residential character of the area;</p> <p>(c) responds to and retains environmental features, including significant vegetation and adjoining conservation reserves; and</p> <p>(d) provides for appropriate road connections, pedestrian and bicycle links and open space; and</p> <p>(e) provides effective buffering to adjoining rural areas and uses.</p>	<p>SI17.1 Reconfiguring a lot provides a noise attenuation and visual amenity buffer to the North Coast Railway.</p> <p>SI17.2 Reconfiguring a lot provides an easement for drainage purposes over Addlington Creek.</p> <p>SI17.3 Reconfiguring a lot provides for the protection of significant vegetation adjacent to Addlington Creek.</p> <p>SI17.4 Reconfiguring a lot on land adjacent to the Dularcha National Park provides for a vegetated buffer and appropriate fencing to:</p> <p>(a) restrict the movement of domestic pets; and</p> <p>(b) protect the natural values of the National Park.</p> <p>SI17.5 Reconfiguring a lot provides for a network of cycleways and pedestrian paths, in particular between:</p> <p>(a) Forest Edge Estate (at the railway end of Addlington Creek reserve at the rear of Vidler Court); and</p> <p>(b) the Vidler Court parkland.</p> <p>SI17.6 Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with "State Planning Guidelines: Separating Agricultural and Residential Land Uses".</p>
Development in the Township Residential Precinct (Area B – Corella Park)	
<p>O18 Reconfiguring a lot within the Corella Park Township Residential Precinct (Area B on Map LTP3):</p> <p>(a) maintains the low density residential character of the area;</p> <p>(b) responds to and retains environmental features, including significant vegetation;</p> <p>(c) protects the amenity of future residents from road noise and odours;</p> <p>(d) provides for appropriate road connections,</p>	<p>SI18.1 Reconfiguring a lot provides a noise attenuation and visual amenity buffer along Glasshouse Mountains Road.</p> <p>SI18.2 Reconfiguring a lot does not encroach on the odour buffer to the Landsborough Water Pollution Control Works.</p> <p>SI18.3 Reconfiguring a lot provides for the protection of significant vegetation adjacent to Mellum Creek.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>pedestrian and bicycle links and open space; and</p> <p>(e) creates a distinct residential neighbourhood with high levels of amenity and accessibility to Landsborough's local business centre.</p>	<p>S18.4 Reconfiguring a lot provides for a network of cycleways and pedestrian paths linking to Landsborough's local business centre.</p>
<p>O19 Any expansion of the Landsborough Pines Caravan Park:</p> <p>(a) does not adversely impact on the amenity of residential areas;</p> <p>(b) provides adequate buffers to protect the function and ecological values of Mellum Creek; and</p> <p>(c) is compatible with the predominant residential character of the Corella Park area.</p>	<p>S19.1 No probable solution prescribed.</p>
Reconfiguring a Lot in the Township Residential Precinct (Area C – Town South West)	
<p>O20 Reconfiguring a lot in the Town South West Township Residential Precinct (Area C on Map LTP3):</p> <p>(a) maintains the low density residential character of the area;</p> <p>(b) provides a transition to adjoining rural residential settlement areas;</p> <p>(c) responds to and retains environmental features, including significant vegetation; and</p> <p>(d) provides for pedestrian and bicycle links and open space.</p>	<p>S20.1 Reconfiguring a lot on land west of Gympie Street South incorporates larger lots adjacent to Lower Mount Mellum Road and along the western boundary of the Township Residential Precinct in Area C.</p> <p>S20.2 Reconfiguring a lot provides for the protection of significant vegetation adjacent to Mellum Creek.</p> <p>S20.3 In addition to any parkland dedication, reconfiguring a lot provides an ecological and recreational corridor along the southern bank of Mellum Creek.</p> <p>S20.4 Reconfiguring a lot provides for a network of bikeways and pedestrian paths linking to Landsborough's business centre.</p> <p>S20.5 Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.</p>
Reconfiguring a Lot in the Township Residential Precinct (subject to Structure Planning Code)	
<p>O21 Reconfiguring a lot on land subject to the Structure Planning Code:</p> <p>(a) is sympathetic to the rural township character of Landsborough;</p> <p>(b) avoids development of land subject to constraints; and</p> <p>(c) provides for appropriate road connections, pedestrian and bicycle links and open space.</p>	<p>S21.1 Reconfiguring a lot on land identified on Map LTP3 as being subject to the Structure Planning Code:</p> <p>(a) maintains land identified as “constrained land not intended for development” free of urban development; and</p> <p>(b) incorporates any access points, road linkages or open space links into the lot layout.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>

Figure 6.5 Design Principles for Development in the Landsborough Local Business Centre Precinct

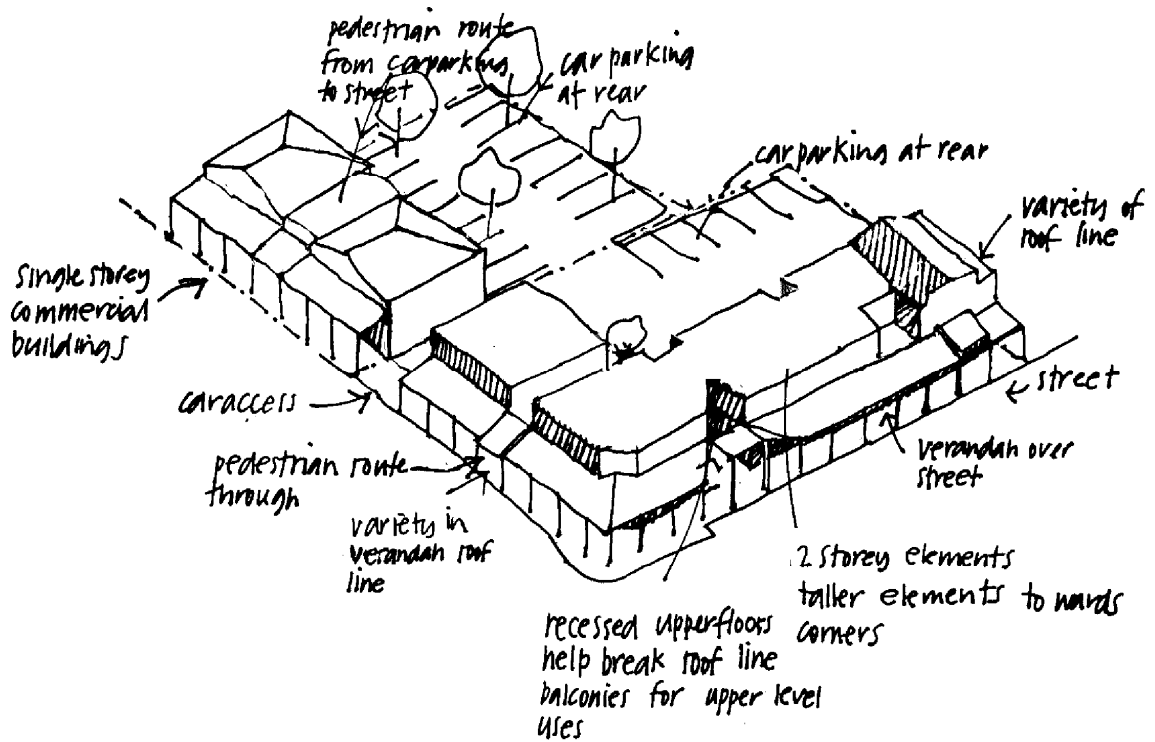
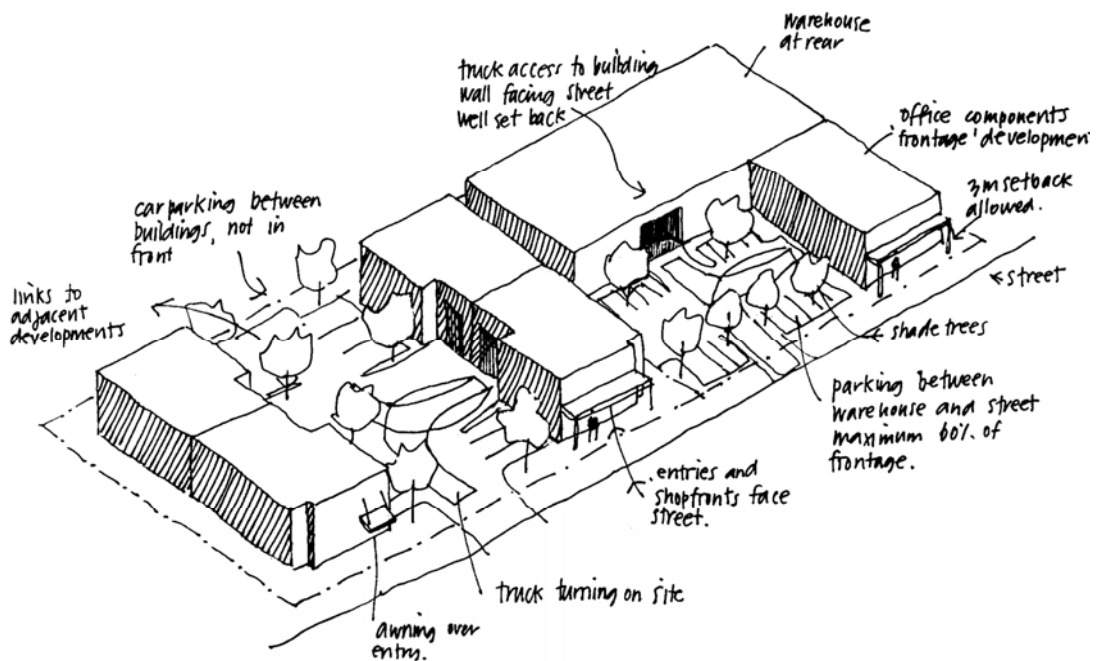


Figure 6.6 Design Principles for Development in the Core Industry Precinct



- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Mooloolah River catchment.
- (n) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.10.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> (a) 11 metres on a lot not exceeding 4 hectares; and (b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.
		S1.2*	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot maintains the rural township character of the Planning Area.	S2.1	Unless otherwise specified on Map MLT3 , land in the Township Residential Precinct is retained in lots with a minimum lot size of 1,000m ² .
		S2.2	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size of 3,000m ² and a minimum average lot size of 1 hectare.
		S2.3	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and	S7.1	No probable solution prescribed.

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	
<p>O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>
Habitat and Biodiversity	
<p>O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked³.</p>	<p>S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code.</p> <p>S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>
Development in the Open Space – Sport and Recreation Precinct	
<p>O10 Development in the Mooloolah Recreation Precinct:</p> <p>(a) maintains and protects the amenity of adjoining residential properties; and</p> <p>(b) protects natural waterways and significant vegetation.</p>	<p>S10.1 No probable solution prescribed.</p>
Development in the Mooloolah Local Business Centre Precinct	
<p>O11 Development in Mooloolah’s Local Business Centre Precinct:</p> <p>(a) is sympathetic to the rural township character; and</p> <p>(b) complements the traditional built form and streetscape.</p>	<p>S11.1 Development in the Local Business Centre Precinct:</p> <p>(a) reflects the layout, scale (including height and setback) and character of existing buildings located on the western side of the railway;</p> <p>(b) has vertical proportions on the front facade and well-defined shopfront and entry doors;</p> <p>(c) has verandah style awnings with structural posts;</p> <p>(d) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</p> <p>(e) has building openings overlooking the street;</p> <p>(f) adopts colour schemes and external finishes consistent with the theme established on the western side of the railway;</p> <p>(g) ensures that signage is integrated with the building; and</p> <p>(h) provides for on-site car parking at the rear of development.</p>
Development in the Multi Unit Residential Precinct	
<p>O12 Development within the Multi Unit Residential Precinct:</p>	<p>S12.1 Development within the Multi Unit Residential Precinct:</p>

(a) _____

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

- (n) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.1.1.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	The height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot: <ul style="list-style-type: none"> (a) maintains the rural township character of the Planning Area; and (b) provides for the safe and effective disposal of effluent on-site, until such time as reticulated sewerage is provided. 	S2.1	Land in the Township Residential Precinct is retained in lots with a minimum lot size of 650m ² . <p><i>Note:</i></p> <p><i>Until such time as sewerage reticulation is available, a larger lot size may be required to provide for the safe and effective disposal of effluent on-site.</i></p>
		S2.2	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity	S7.1	No probable solution prescribed.

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
of floodplains and waterways are maintained ² .	
<p>O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>
Habitat and Biodiversity	
<p>O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked³.</p>	<p>S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code.</p> <p>S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>
Development in the Glass House Mountains Local Business Centre Precinct	
<p>O10 Development in the Local Business Centre Precinct is:</p> <ul style="list-style-type: none"> (a) sympathetic to the rural township character of Glass House Mountains; and (b) complements the traditional built form and streetscape. 	<p>S10.1 Development within the Local Business Centre Precinct:</p> <ul style="list-style-type: none"> (a) provides active street frontages, built to the front boundary, where shown on Map GHM3; (b) respects the layout, scale (including height and setback) and character of adjoining buildings; (c) incorporates “light” verandah structures over footpath areas; (d) has vertical proportions on the front facade and well-defined shopfront and entry doors; (e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (f) has building openings overlooking the street; (g) has understated colour schemes and non-reflective roofing and cladding materials; (h) ensures that signage is integrated with the building; (i) provides for on-site car parking at the rear or one side of buildings, integrated with other vehicle movement areas; and (j) where involving an industrial use provides for larger access doors (e.g. roller doors) to be located side-on or, where facing the street, set back at least 6 metres. <p>S10.2 Development is in accordance with the Glass House Mountains / Beerburrum Streetscape Masterplan Planning Scheme Policy.</p> <p>S10.3 Established vegetation that strongly defines the Local Business Centre Precinct and contributes</p>

(a) _____

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> (a) contributes to retention of the inherent character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	
Minimum Lot Size	
<p>O2 Reconfiguring a lot:</p> <ul style="list-style-type: none"> (a) maintains the rural village character of the Planning Area; and (b) provides for the safe and effective on-site treatment and disposal of effluent. 	<p>S2.1 Land in the Township Residential Precinct is retained in lots with a minimum lot size of 1,500m².</p> <p><i>Note:</i></p> <p><i>A larger lot size may be required to provide for the safe and effective disposal of effluent on-site.</i></p> <p>S2.2 Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code.</p>
Infrastructure	
<p>O3 The development does not adversely impact on existing or future infrastructure.</p>	<p>S3.1 No probable solution prescribed.</p>
Cultural Heritage and Character Areas	
<p>O4 Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed¹.</p>	<p>S4.1 No probable solution prescribed.</p>
Flood Management	
<p>O5 Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development².</p>	<p>S5.1 No probable solution prescribed.</p>
<p>O6 Development does not materially increase flood levels on other land².</p>	<p>S6.1 No probable solution prescribed.</p>
<p>O7 Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained².</p>	<p>S7.1 No probable solution prescribed.</p>
<p>O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>

(a) _____
¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Development in the Beerburrum Local Business Centre Precinct			
O10	Development in the Local Business Centre Precinct: (a) is sympathetic to the rural village character of Beerburrum; and (b) complements the traditional built form and streetscape.	S10.1	Development in the Local Business Centre Precinct: (a) provides active street frontages, built to the boundary, where shown on Map BBT3 ; (b) has vertical proportions on the front facade and well-defined shopfront and entry doors; (c) incorporates light verandah structures over footpath areas; (d) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (e) has building openings overlooking the street; (f) has understated colour schemes and low-reflective roofing and cladding materials; (g) ensures that signage is integrated with the building; (h) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (i) provides for on-site car parking at the rear or one side of the development.
		S10.2	Development is in accordance with the Glass House Mountains / Beerburrum Streetscape Masterplan Planning Scheme Policy .
Development in the Low Impact Industry Precinct			
O11	Development in the Low Impact Industry Precinct is sympathetic to the predominantly residential character of the surrounding locality and the heritage streetscape values of Anzac Avenue.	S11.1	The layout and design of development in the Low Impact Industry Precinct: (a) provides vehicle access from Acacia or Anzac Avenues, located at one side of the site; (b) provides street facades which are attractively and sensitively designed; (c) has a streetfront presence to Anzac Avenue which respects the character and heritage significance of the area (e.g. buildings are well set-back from Anzac Avenue or alternatively a shopfront-like frontage is established with an appropriate facade incorporating a light structured awning with posts); (d) is of a scale which respects the surrounding

(a) _____
³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	residential setting; (e) provides car parking and service areas behind buildings, integrated with other vehicle movement areas; and (f) provides for any larger access doors (e.g. roller doors) to be located side-on to adjacent streets or to face into the development.
Reconfiguring a Lot in the Township Residential Precinct (Subject to Structure Planning Code).	
O12 Reconfiguring a lot in the Township Residential Precinct: (a) avoids development of land subject to constraints present on the site; (b) provides for the protection of areas of significant vegetation adjacent to Beerburum Creek; (c) provides for appropriate road connections; and (d) provides for appropriate open space/pedestrian/bicycle connections; and (e) provides effective buffering to adjoining Rural areas and uses.	S12.1 Reconfiguring a lot on land identified on Map BBT3 as being subject to the Structure Planning Code: (a) maintains land identified as “constrained land not intended for development” free of development; and (b) incorporates any access points, road linkages, pedestrian or ecological links in the lot layout. S12.2 Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with " State Planning Guidelines: Separating Agricultural and Residential Land Uses ". <div style="background-color: #e0e0e0; padding: 5px;"> <p>Note: Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</p> </div>
Entry Points	
O13 Development adjacent to identified entry points enhances the sense of entry to the township.	S13.1 Development adjacent to identified entry points (shown on Map BBT3) is: (a) visually attractive; (b) retains mature and other significant vegetation; (c) enhances the sense of entry; and (d) contributes to Beerburum’s desired small rural township character.

character of the area.

- (i) The Bruce Highway, Glasshouse Mountains Road, Glasshouse – Woodford Road, Old Gympie Road and Kilcoy – Beerwah Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
- (j) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.

6.13.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent rural character and identity of the Planning Area; (b) is visually unobtrusive; (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> (a) 11 metres on a lot not exceeding 4 hectares; and (b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.
		S1.2*	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot: <ul style="list-style-type: none"> (a) protects the capability of rural lands for ongoing productive use; (b) contributes to the retention of the inherent character and identity of rural and rural-residential settlement areas; and (c) provides effective buffering to adjoining rural areas and uses. 	S2.1	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares.
		S2.2	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on Map PPP3 .
		S2.3	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
		S2.4	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural-Residential Settlement and Rural Precincts in accordance with “State Planning Guidelines: Separating Agricultural and Residential Land Uses” .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood	S5.1	No probable solution prescribed.

(a) _____
¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	
O6 Development does not materially increase flood levels on other land ² .	S6.1 No probable solution prescribed.
O7 Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1 No probable solution prescribed.
O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>
Habitat and Biodiversity	
O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	<p>S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code.</p> <p>S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>
Reconfiguring a Lot in the Rural-Residential Settlement Precinct (Area A – North West/Gattera Road)	
<p>O10 Reconfiguring a lot in the North West/Gattera Road Rural-Residential Settlement Precinct (Area A on Map PPP3):</p> <p>(a) maintains the rural-residential character of the area;</p> <p>(b) responds to and retains environmental features, including significant vegetation; and</p> <p>(c) provides landscaping and replanting that contributes to the “bushland residential” character of the area.</p>	<p>S10.1 Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:</p> <p>(a) parkland;</p> <p>(b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan;</p> <p>(c) road reserves; and/or</p> <p>(d) individual lots where the extent of vegetation clearing is limited by a building envelope plan.</p> <p>S10.2 Reconfiguring a lot provides for the retention of a vegetated buffer to Landsborough–Maleny Road.</p> <p>S10.3 Reconfiguring a lot provides for country style roads with grass swales and narrow bridges.</p>
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area B – South East / Isambert to Mountain View)	
O11 Reconfiguring a lot within the Isambert to Mountain View Rural-Residential Settlement Precinct (Area B on Map PPP3):	S11.1 Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:

(b) _____

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> (a) maintains the character of the area; (b) responds to and retains environmental features, including significant vegetation; (c) implements movement networks; (d) provides a focus for community activity; and (e) provides buffers to major creeks and roads. 	<ul style="list-style-type: none"> (a) parkland; (b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan; (c) road reserves; and/or (d) individual lots where the extent of vegetation clearing is limited by a building envelope plan. <p>S11.2 Reconfiguring a lot provides for a landscaped acoustic attenuation and visual buffer along Glasshouse Mountains Road.</p> <p>S11.3 Reconfiguring a lot provides for an internal road system with limited and rationalised access to Glasshouse Mountains Road.</p> <p>S11.4 Reconfiguring a lot provides for development of a community focus (e.g. a central park) accessible to all residents of the area.</p>
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area C1 – Strawberry Road Area)	
<p>O12 Reconfiguring a lot within the Strawberry Road Rural Residential Settlement Precinct (Area C1 on Map PPP3):</p> <ul style="list-style-type: none"> (a) responds to and retains environmental features, including significant vegetation; and (b) provides safe and efficient movement networks. 	<p>S12.1 Reconfiguring a lot provides for the retention of areas of significant vegetation.</p> <p>S12.2 Reconfiguring a lot provides for an internal road system with limited and rationalised access to Old Gympie Road and Old Landsborough Road.</p>
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area C2 – Strawberry Road Area)	
<p>O13 Reconfiguring a lot within the Strawberry Road Rural Residential Settlement Precinct (Area C2 on Map PPP3):</p> <ul style="list-style-type: none"> (a) provides safe and efficient movement networks, including interconnection; (b) provides buffers; (c) provides a focus for community activity; and (d) responds to and retains environmental features, including significant vegetation and fauna movement. 	<p>S13.1 Reconfiguring a lot provides for an interconnecting internal road system with a maximum of two access points to Old Landsborough Road.</p> <p>S13.2 Reconfiguring a lot provides for a landscaped acoustic attenuation buffer to Old Landsborough Road and the North Coast Railway.</p> <p>S13.3 Reconfiguring a lot provides for the retention of areas of significant vegetation.</p> <p>S13.4 Reconfiguring a lot provides a landscaped buffer and suitable fencing to adjoining recreational and environmental areas allowing for movement of native fauna.</p> <p>S13.5 Reconfiguring a lot provides for the development of a community focal point (e.g. a central park) accessible to all residents of the area.</p>
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area D – Mount Mellum Foothills Area)	
<p>O14 Reconfiguring a lot within the Mount Mellum Foothills Rural Residential Settlement Precinct (Area D on Map PPP3):</p> <ul style="list-style-type: none"> (a) is designed in such a way so as to retain the inherent rural character of the area; and (b) provides for a pedestrian and cycle network and ecological linkages. 	<p>S14.1 Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:</p> <ul style="list-style-type: none"> (a) parkland; (b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan; (c) road reserves; and/or (d) individual lots where the extent of

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>vegetation clearing is limited by a building envelope plan.</p> <p>S14.2 Reconfiguring a lot provides for adequate buffers to protect the function and ecological values of Mellum Creek.</p>
Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area E – Town South West Area/Gympie Street South)	
<p>O15 Reconfiguring a lot within the Town South West / Gympie Street South Rural Residential Settlement Precinct (Area E on Map PPP3):</p> <ul style="list-style-type: none"> (a) is designed to ensure appropriate vehicular access is provided; (b) minimises loss of vegetation and amenity; (c) provides an appropriate buffer to Little Rocky Creek; and (d) provides for a pedestrian and cycle network. 	<p>S15.1 Reconfiguring a lot provides for limited and rationalised access to Old Gympie Road with no new lots having direct road access.</p> <p>S15.2 Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:</p> <ul style="list-style-type: none"> (a) parkland; (b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan; (c) road reserves; and/or (d) individual lots where the extent of vegetation clearing is limited by a building envelope plan. <p>S15.3 Reconfiguring a lot provides a buffer to Little Rocky Creek to:</p> <ul style="list-style-type: none"> (a) protect significant vegetation; (b) protect cultural heritage values; and (c) provide for fauna movement.
Development in the Community Purpose Precinct (Area F – Little Rocky Creek and Boy Scout Reserve)	
<p>O16 Development in the Little Rocky Creek and Boy Scout Reserve (Area F on Map PPP3):</p> <ul style="list-style-type: none"> (a) provides for a range of recreational, community and cultural uses that are accessible to the public; and (b) protects significant vegetation and cultural heritage sites. 	<p>S16.1 Development for recreational, community and cultural uses complies with the following:</p> <ul style="list-style-type: none"> (a) reconfiguring a lot provides only for re-alignment of boundaries, with no additional lots created; (b) places of identified indigenous cultural heritage significance are protected; and (c) areas of significant vegetation are retained.
Development in the Major Tourist Facilities and Services Area (Australia Zoo)	
<p>O17 The development does not adversely impact on the amenity of, and provides effective buffering to existing and future residential areas adjoining the site.</p>	<p>S17.1 No probable solution prescribed.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
(iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises.	structure does not exceed 8.5 metres.
Minimum Lot Size	
<p>O2 Reconfiguring a lot:</p> <p>(a) protects the capability of rural lands for ongoing productive use; and</p> <p>(b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas.</p>	<p>S2.1 Land in the Rural Precinct is retained in lots with a minimum lot size of 50 hectares.</p> <p>S2.2 Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on Map MRC3.</p> <p>S2.3 Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code.</p> <p>S2.4 Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with “State Planning Guidelines: Separating Agricultural and Residential Land Uses”.</p>
Infrastructure	
O3 The development does not adversely impact on existing or future infrastructure.	S3.1 No probable solution prescribed.
Cultural Heritage and Character Areas	
O4 Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1 No probable solution prescribed.
Flood Management	
O5 Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1 No probable solution prescribed.
O6 Development does not materially increase flood levels on other land ² .	S6.1 No probable solution prescribed.
O7 Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1 No probable solution prescribed.
O8 Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<p>S8.1 Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code.</p> <p>S8.2 Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code.</p>
Habitat and Biodiversity	
O9 Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained,	S9.1 Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
rehabilitated and linked ³ .		S9.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .	
Development in the Conondale Local Business Centre Precinct			
O10	Development in the Local Business Centre Precinct: (a) maintains the rural hamlet character of Conondale; (b) is low-rise and of a human scale; and (c) incorporates traditional architectural features (including awnings, verandahs and pitched roofs), materials and details.	S10.1	Development in the Local Business Centre Precinct: (a) respects the layout, scale (including height and setback) of existing buildings; (b) has vertical proportions on the front facade and well-defined shopfront and entry doors; (c) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (d) has building openings overlooking the street; (e) has understated colour schemes and non-reflective roofing and cladding materials; and (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.

(b) _____

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			(Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
		S2.4	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with “State Planning Guidelines: Separating Agricultural and Residential Land Uses” .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Development in the Peachester Local Business Centre Precinct			
O10	Development in the Local Business Centre	S10.1	Development in the Local Business Centre

(a) _____

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>Precinct:</p> <ul style="list-style-type: none"> (a) maintains the semi-rural and bushland character of the surrounding area; (b) is low-rise and of a human scale; and (c) incorporates traditional architectural features (including awnings, verandahs and pitched roofs), materials and details. 	<p>Precinct:</p> <ul style="list-style-type: none"> (a) respects the layout, scale (including height and setback) of existing buildings; (b) has vertical proportions on the front facade and well-defined shopfront and entry doors; (c) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (d) has building openings overlooking the street; (e) has understated colour schemes and non-reflective roofing and cladding materials; and (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.

Note:

Investigations are currently under way into the suitability of developing Lot 2 RP157646 (Armstrong's Farm) and adjoining Rural lots to the north and west as an integrated golf course, residential and community development. Should detailed site analysis and community consultation confirm the merit of the proposal and the suitability of the site, this Planning Scheme may be subject to amendment to provide for the development.

6.16.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent rural character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	S1.1*	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> (a) 11 metres on a lot not exceeding 4 hectares; and (b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.
		S1.2*	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot: <ul style="list-style-type: none"> (a) protects the capability of rural lands for ongoing productive rural use; and (b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas. 	S2.1	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares.
		S2.2	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on Map MPP3 .
		S2.3	Land in all other precincts is retained in lots with the minimum lot size specified in Table 9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code .
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
O3a	The road infrastructure network is able to meet the increased demand resulting from an increase in development density.	S3a.1	Infrastructure contributions are made in accordance with Planning Scheme Policy No. 11.22 (Infrastructure Contributions for Road Network Infrastructure) 2009.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established	S5.1	No probable solution prescribed.

(a) _____
¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	prior to development ² .		
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Rainwater Collection for Residential Development			
O10	Residential development within the Maleny Plateau Planning Area provides for rainwater collection.	S10.1*	All residential buildings are provided with a rainwater tank connected to intercept and contain roof runoff in accordance with the following: <ul style="list-style-type: none"> (a) the rainwater tank has a minimum capacity of 45,000 litres per dwelling unit; and (b) water from the rainwater tank is used for household use. <p>Note:</p> <p><i>Additional water supply capacity may be required if the site is identified on the Maleny Plateau Planning Area Overlay Map (Map MPP2) as being subject to the Bushfire Hazard Management Overlay</i></p>
Development in the Rural Precinct			
O11	Development within the Rural Precinct retains and enhances the inherent rural character of the Planning Area namely: <ul style="list-style-type: none"> (a) the rolling green hills; (b) the absence of buildings and other structures intruding into the landscape; 	S11.1	The design of all buildings reflects the line, form, colour and texture found in the existing landscape and does not replicate artificial or imported themes.

(b) _____

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

- (j) Environmental values within the Planning Area are retained and enhanced with significant vegetation on Mount Sippy and surrounding hillsides and adjacent to the Mooloolah River and Sippy Creek protected.
- (k) Ewen Maddock Dam is protected as a major recreational, educational and scenic resource. The use of the Dam and surrounding reserve occurs in accordance with the Ewen Maddock Dam Management Plan.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Ewen Maddock Dam and other waterways in the Planning Area, including Mooloolah River and Sippy Creek.
- (m) Development in the Planning Area does not impact on the functional characteristics of the Bruce Highway and other State-controlled roads. Whilst the existing local road network is maintained and improved, standards of service are generally retained at a rural level to protect the rural character of the area.
- (n) Mooloolah Road, Tunnel Ridge Road, Glasshouse Mountains Road and Eudlo Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
- (o) Development in the Planning Area does not adversely affect the continued operation and viability of infrastructure.
- (p) Development in the Further Investigation Area does not either pre-empt or compromise its potential development for urban purposes beyond the life of the Planning Scheme.

6.17.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
O1	The height of buildings or structures: <ul style="list-style-type: none"> (a) contributes to retention of the inherent rural character and identity of the Planning Area; (b) is visually unobtrusive; and (c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises. 	SI.1*	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> (a) 11 metres on a lot not exceeding 4 hectares; and (b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.
		SI.2*	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
Minimum Lot Size			
O2	Reconfiguring a lot: <ul style="list-style-type: none"> (a) protects the capability of rural lands for ongoing productive use; and (b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas. 	S2.1	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares (except where identified as “Mooloolah Valley Equestrian Area” or “Further Investigation Area” on Map MVP3).
		S2.2	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on Map MVP3 .
		S2.3	Land in all other precincts is retained in lots with the minimum lot size specified in Table

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			9.7 (Minimum Lot Size and Dimensions) of the Reconfiguring a Lot Code.
		S2.4	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with “ State Planning Guidelines: Separating Agricultural and Residential Land Uses ”.
Infrastructure			
O3	The development does not adversely impact on existing or future infrastructure.	S3.1	No probable solution prescribed.
Cultural Heritage and Character Areas			
O4	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed ¹ .	S4.1	No probable solution prescribed.
Flood Management			
O5	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development ² .	S5.1	No probable solution prescribed.
O6	Development does not materially increase flood levels on other land ² .	S6.1	No probable solution prescribed.
O7	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained ² .	S7.1	No probable solution prescribed.
O8	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	S8.1	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the Flood Management Code .
		S8.2	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the Reconfiguring a Lot Code .
Habitat and Biodiversity			
O9	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked ³ .	S9.1	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the Habitat and Biodiversity Code .
		S9.2	Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy .
Mooloolah Valley Equestrian Area			
O10	Land in the “Mooloolah Valley Equestrian Area” is developed for smaller rural lots which provide	S10.1	Land identified on Map MVP3 as “Mooloolah Valley Equestrian Area” is retained in lots with a

(a)

¹ The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

² The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

³ The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of

Specific Outcomes ⁵	Probable Solutions
	continuous access for firefighting vehicles; (v) allow for vehicle access at least every 200 metres; and (vi) provide passing or turning areas at least every 400 metres.
Firefighting Water Supply	
<p>O6 Development in bushfire hazard areas provides sufficient water supply for firefighting purposes, including:</p> <p>(a) connection to a reticulated water supply scheme if available, with conveniently located hydrants; or</p> <p>(b) where a reticulated supply is not available, the provision of a dam, lake, water tank or swimming pool having sufficient capacity for water pumping in times of bushfire.</p>	<p>S6.1 Premises are connected to the Council's reticulated water supply.</p> <p>OR</p> <p>On-site water storage of 5,000 litres per dwelling unit is provided by either:</p> <p>(a) a separate tank with standard rural fire brigade fittings; or</p> <p>(b) a reserve section in the main water supply tank provided with standard rural fire brigade fittings; or</p> <p>(c) a swimming pool or dam provided immediately upon completion of building construction.</p> <p><i>Note:</i></p> <p><i>Water supply capacity for fire fighting purposes is in addition to water supply capacity required for household use.</i></p>
Landscaping	
<p>O7 Landscaping species do not exacerbate potential bushfire hazard.</p>	<p>S7.1 Landscaping comprises non-fire stimulant species identified in Table 11.A (Preferred Plant Species) of the Landscaping Code.</p>

7.10 Habitat and Biodiversity Code

7.10.1 Introduction

- (1) The Introduction to the Habitat and Biodiversity Code is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Habitat and Biodiversity Code.

Caloundra City contains large areas of significant vegetation and habitats for diverse fauna populations. The wide diversity of ecosystems support threatened and non-threatened flora and fauna species. Council recognises that the protection, linking and enhancement of habitats are important to the long term sustainability of ecosystems and ecological processes, and to Caloundra City's character, identity and economic vitality.

7.10.2 Overall Outcomes

- (1) The overall outcomes are the purpose of the Habitat and Biodiversity Code.
- (2) The overall outcomes sought for the Habitat and Biodiversity Code are the following:
- (a) Caloundra City's ecosystems and ecological processes, their habitats biological diversity and potential for continuing evolutionary adaptation are retained, protected, maintained, rehabilitated and linked;
 - (b) Caloundra City's native aquatic and terrestrial flora and fauna populations are retained, protected from threats and disturbances, maintained and progressively regenerated to levels that are self-supporting and self-regenerating; and
 - (c) degraded ecosystems are rehabilitated and threatened species' habitats and ecosystems are restored.

7.10.3 Specific Outcomes

Specific Outcomes ¹		Probable Solutions	
O1	Significant vegetation, habitats and biodiversity are protected to ensure their survival and ongoing contribution to Caloundra City's biological diversity.	S1.1	Significant vegetation, habitats and biodiversity identified on Map 7.5 (Significant Vegetation) or Map 7.6 (Habitat and Protected Vegetation) is retained.
		S1.2	Significant flora and fauna species as identified in Table 10.12 (Significant Flora Species in Caloundra City) and Table 10.13 (Significant Fauna Species in Caloundra City) of the Environmental Assessment and Management Planning Scheme Policy are protected and/or habitats linked and enhanced.
O2	Significant vegetation habitats and biodiversity are protected from the indirect impacts of development (edge effects) and where necessary buffered and restored.	S2.1	Significant vegetation identified as habitat areas, corridors and links on Map 7.7 (Habitat Areas) as Core Habitat Areas or Broad Mosaic Areas or on Map 7.8 (Habitat Corridors and Links) as Major Corridors or Special Remnants is retained in manageable configurations which retain viability and reduce edge effects.
		S2.2	Retained vegetation, habitats and biodiversity are buffered to protect nature conservation values with fire management measures, controlled

¹ The Overlays Planning Scheme Policy, Environmental Assessment and Management Planning Scheme Policy and the Development Design Planning Scheme Policy provide guidance for achieving the Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
	<p>maintenance access and fencing provided to adjacent development.</p> <p>S2.3 “Softer” elements of development such as landscaping and passive recreation areas are sited to provide additional buffering and linking of retained vegetation, habitats and biodiversity.</p> <p>S2.4 Roads through or adjacent to retained vegetation and habitats which are used by native fauna at risk from vehicles, incorporate traffic calming devices.</p>
<p>O3 The habitat linkages and functional values of riparian areas and other existing and potential ecological corridors are maintained, protected and improved.</p>	<p>S3.1 Corridors and environmental links broadly indicated on Map 7.8 (Habitat Corridors and Links)², are retained, protected and buffered from development, and where degraded, rehabilitated to facilitate enhanced wildlife movement.</p> <p>S3.2 Other ecological corridors and links identified by more detailed investigations are retained and enhanced to protect native species’ natural movement patterns.</p>
<p>O4 Works associated with development avoids:</p> <ul style="list-style-type: none"> (a) fragmentation of significant vegetation or habitat areas for significant flora and fauna species and other wildlife; (b) creating barriers to faunal movement; and (c) creating adverse effects on individual flora and fauna populations. 	<p>S4.1 Roads, driveways, fences, buildings, structures, dams, sewer lines, park facilities and other infrastructure do not traverse significant vegetation.</p> <p>S4.2 Development within or adjacent to significant vegetation or habitat incorporates fences which allow for protected faunal movement, avoids use of species with recognised weed potential (refer to Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy) and controls unrestricted access of domestic cats and dogs.</p>
<p>O5 Landscaping adjoining or supplementing significant vegetation, habitat areas or corridor links:</p> <ul style="list-style-type: none"> (a) complements, enhances and where possible links the significant vegetation or habitat areas; and (b) causes no degradation of adjacent habitat or ecosystems. 	<p>S5.1 Site landscaping includes the following elements:</p> <ul style="list-style-type: none"> (a) native plants of local provenance; (b) known food and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; (d) enhancement of links between existing habitats; and (e) no declared noxious plants or invasive plants likely to displace native flora species or degrade fauna habitats. <p>S5.2 Plant species do not include those species listed as environmental weeds in Table 11.B (Environmental Weeds) of the Landscaping Planning Scheme Policy.</p>
<p>O6 Significant vegetation habitats and biodiversity associated with waterways and wetlands are not adversely impacted by changes in hydrological regime.</p>	<p>S6.1 Earthworks and changes to drainage, groundwater levels, flooding and tidal hydraulics are designed and constructed to avoid detrimental impacts on waterway and wetland habitats and biodiversity.</p>

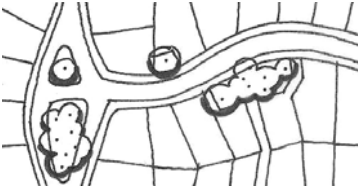
² Significant vegetation, habitats and biodiversity are broadly indicated on Map 7.5 (Significant Vegetation), Map 7.6 (Habitat and Protected Vegetation), Map 7.7 (Habitat Areas) and Map 7.8 (Habitat Corridors and Links). To the extent there is any discrepancy between the maps and the definitions of significant vegetation, habitat and biodiversity, the definitions take precedence over the maps.

9.7 Landscaping Code

9.7.1 Overall Outcomes

- (1) The Overall Outcomes are the purpose of the Landscaping Code.
- (2) The Overall Outcomes sought for the Landscaping Code are as follows:
 - (a) landscape design complements and enriches the natural landscapes and built environment of Caloundra City;
 - (b) landscape design integrates built form with its surroundings and adds to desired character;
 - (c) the importance of high quality landscaping to economic prosperity is recognised in landscape design;
 - (d) the amenity of development is enhanced and visual interest is provided;
 - (e) public health, safety and personal security is enhanced;
 - (f) stimulating and responsive human scale environments are created with a sense of place;
 - (g) maintenance is considered as an integral part of the overall landscape design; and
 - (h) landscape design is environmentally sustainable and enhances or protects habitat for native flora and fauna.


9.7.2 Specific Outcomes


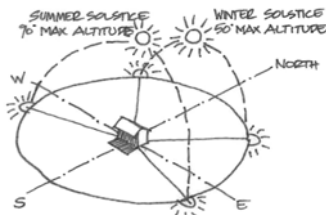
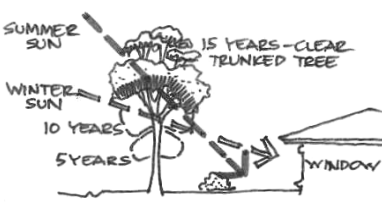
Specific Outcomes ¹	Probable Solutions
Landscaping Design Generally	
<p>O1 Landscaping contributes to the achievement of a high quality landscape character, City image and townscape for Caloundra City and:</p> <ol style="list-style-type: none"> (a) is sensitive to site conditions; (b) protects natural features; (c) is sensitive to local character; (d) respects natural landform; (e) retains significant vegetation; (f) enhances amenity; (g) is sustainable; and (h) integrates with built form. 	<p>S1.1 No probable solution prescribed.</p>
Landscaping Maintenance	
<p>O2 Maintenance issues are considered as an integral part of the landscape design and a sustainable maintenance regime is implemented and re-evaluated over time.</p>	<p>S2.1 No probable solution prescribed.</p>
Retention of Significant Vegetation	
<p>O3 The landscape design retains vegetation of environmental, aesthetic, amenity and cultural significance where practicable.</p>	<p>S3.1 Site planning and design integrates and retains any significant trees and vegetation.</p>  <p>Road and lot layout retains significant vegetation.</p> <p>S3.2 Site management enables the retention of significant trees by ensuring that:</p> <ol style="list-style-type: none"> (a) demolition, construction and management procedures are protective of the trees;

¹ The Landscaping Planning Scheme Policy and Development Design Planning Scheme Policy provide guidance for achieving certain Specific Outcomes of this Code.

Specific Outcomes ¹	Probable Solutions
	<p>(b) pruning work is performed by an arborist in accordance with Australian Standard AS4373 – <i>Pruning of Amenity Trees</i>;</p> <p>(c) tree surgery is carried out on vegetation damaged as a result of the development; and</p> <p>(d) any significant vegetation that is inadvertently removed and/or damaged is replaced with mature planting.</p> <p>S3.3 Vegetation of cultural significance identified in the Cultural Heritage and Character Areas Code is retained.</p>
Planting Design	
<p>O4 Planting design positively contributes to the amenity of the development and to the diverse subtropical character and ecology of Caloundra City.</p>	<p>S4.1 Landscaping incorporates a planting design which:</p> <p>(a) provides for a framework of predominantly endemic native species (refer to Table 11.A – Preferred Plant Species of the Landscape Planning Scheme Policy); and</p> <p>(b) avoids plant species that are:</p> <ul style="list-style-type: none"> (i) identified environmental weeds as listed in Table 11.B - Environmental Weeds of the Landscaping Planning Scheme Policy; or (ii) “Declared Plants” under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or (iii) poisonous plants (as listed in Table 11.C – Poisonous Plants to People of the Landscaping Planning Scheme Policy) in public areas, excluding the native/endemic species for significant vegetation areas to be retained, and/or Bushland Reserves or Conservation Parks.
Site Drainage and Stability	
<p>O5 Landscape design incorporates measures to:</p> <ul style="list-style-type: none"> (a) minimise impact upon stormwater flow; (b) maximise stormwater harvesting; (c) sensitively integrate drainage; and (d) maximise landform and soil stability. 	<p>S5.1 Areas of the site are drained through the provision and/or treatment of swales, spoon drains, field gullies, subsurface drainage and stormwater connections.</p> <p>S5.2 Landscape works do not restrict the flow of water along overland flow paths.</p> <p>S5.3 The opportunities for water infiltration on site are maximised by:</p> <ul style="list-style-type: none"> (a) draining portions of hard surfaced areas to permeable surfaces; (b) maximising areas of turf, garden beds and pervious paving types; (c) minimising the area of impervious surface finishes on the site; and (d) providing permeable surface treatments for spill-over car parking areas. <p>S5.4 Sediments and chemicals are prevented from entering the stormwater system.</p> <p>S5.5</p>

Specific Outcomes ¹	Probable Solutions
	<p>S5.6 Drainage lines and water courses incorporate natural features and materials to create a natural appearance and where possible rehabilitate degraded areas.</p> <p>Works have regard to site stability within steep areas (particularly for slopes steeper than 1 in 4), foreshore zones and riparian zones.</p>
General Landscape Principles	
<p>O6 Landscape design enhances the day-to-day function, operation and appearance of the development.</p>	<p>S6.1 Landscaping assists in integrating pedestrian circulation, car parking areas, driveways and roadways within the development by:</p> <ul style="list-style-type: none"> (a) highlighting entry points and enhancing way-finding within the development; (b) distinguishing private driveways from public roads through the use of paving treatments and landscaping; and (c) incorporating street trees and planting along newly created roadways. <p>S6.2 Useable and well designed landscape and recreation areas are provided and:</p> <ul style="list-style-type: none"> (a) are suitably located away from incompatible uses and site elements; (b) have a minimum of half the landscape and recreation area covered by soft landscaping (turf and planting areas); and (c) are within public parkland and adequate spaces are provided for active and passive recreation activities in accordance with the <i>Caloundra City Open Space Strategy</i>.
<p>O7 Landscaping design:</p> <ul style="list-style-type: none"> (a) improves amenity by enhancing the visual presentation of the development and screening undesirable features or incompatible uses; and (b) respects, frames and creates pleasant views, vistas, landmarks and places of significance. 	<p>S7.1 Landscaping includes required elements identified in the applicable Planning Area Code.</p> <p>S7.2 Landscaped areas along and/or near retaining walls, long unbroken walls, blank walls, service areas, car parking areas and recreational areas comprise a combination of trees, shrubs and groundcovers.</p> <div data-bbox="965 1411 1316 1556" data-label="Image"> </div> <p>Landscape screening of undesirable features.</p> <p>S7.3 Landscape design respects natural landform and aesthetics by minimising earth cuts, filling and mounding and incorporating attractive natural features.</p> <p>S7.4 A unified landscaping theme is provided throughout the development.</p> <p>S7.5 For residential development (other than detached house) landscape areas within and along the boundaries of the site enhance local character and the amenity of the development and comprise:</p> <ul style="list-style-type: none"> (a) a minimum of one tree (including shade

Specific Outcomes ¹	Probable Solutions
	<p>trees) every 6 metres;</p> <p>(b) screening shrubs to the front of blank walls or undesirable features capable of growing to a suitable height; and</p> <p>(c) low shrubs and ground covers to allow for complete coverage of unsealed ground.</p> <p>S7.6 For non-residential development, the landscaping along site boundaries screens incompatible activities by:</p> <p>(a) including large trees that achieve a canopy spread at maturity over a minimum of 40% of the site boundary length;</p> <p>(b) ensuring that a minimum of 25% of all trees will grow to a size above the height of the eaves of the building;</p> <p>(c) providing spreading trees and shrubs in all landscape areas; and</p> <p>(d) providing a minimum 5 metre wide landscaped buffer along the interface boundary to create a visual screen where the development abuts residential areas, or a landscape buffer width nominated in an applicable Planning Area Code.</p> <p>S7.7 Landscaping for tall buildings (exceeding 3 storeys in height) includes vertical landscaping on balconies and rooftops that creates attractive building facades.</p> <p>S7.8 Carparks and car parking structures are landscaped to provide shade and visual relief with surface carparks provided with one canopy tree (with mulched surround and groundcovers) for every 6 car parking spaces.</p>  <p>Provision of shade trees in surface carparks.</p>
O8 Landscaping creates privacy between adjoining and overlooking residences, units and balconies.	S8.1 The landscape maintains privacy through the use of well located dense planting and/or screen fencing.
O9 Acoustic barriers, retaining walls, solid walls and fences along road frontages and within the development are visually softened and screened.	<p>S9.1 Recessed areas, at least 1.2 metres deep, are provided at regular intervals over a minimum of 25% of the length of the fence or wall.</p> <p>S9.2 All planting and recessed areas are located within the site.</p> <p>S9.3 Combined trees, shrubs and ground covers are planted within the recesses.</p> <p>S9.4 Retaining walls are terraced and incorporate soft landscaping (e.g. stepped at least every 1.5 metres with level landscaped areas between rising walls).</p>
Streetscape Continuity	

Specific Outcomes ¹	Probable Solutions
<p>O10 Landscaping contributes to the continuity and character of existing and proposed streetscapes.</p>	<p>S10.1 Fences, walls and landscaped frontages complement existing boundary treatments in the street in terms of scale and design.</p>  <p>Continuous scale of buildings, fences and planting.</p> <p>S10.2 Trees of a suitable growth, form and stature are provided to contribute to the existing tree line, skyline or backdrop effect created by existing vegetation in the locality.</p> <p>S10.3 Street trees and frontage planting are of an appropriate scale relative to both street reserve width and proposed building bulk.</p> <p>S10.4 Street trees are consistent with and complement the existing or proposed streetscape (refer to <i>Caloundra City Street Tree and Planting Design Guidelines</i>) and/or any environmental values.</p> <p>S10.5 Landscape design and street tree planting contribute to reinforcing desired traffic speeds and driver behaviour.</p> <p>S10.6 Entrance features reflect a local character that features vegetation rather than built forms and that integrates with an overall landscape theme.</p> <p>S10.7 Streetscape treatments are consistent with the applicable Planning Area Code or any relevant Urban Design or Streetscape Master Plan.</p>
Energy Efficient Design	
<p>O11 The landscape assists in microclimate management and energy conservation.</p>	<p>S11.1 Landscaping is located to keep summer sunshine (particularly western sun) off walls, windows, roofs and paved external areas.</p>  <p>S11.2 Landscaping allows access of winter sun to living areas, north facing windows and to public areas (including north-east winter morning sun).</p>  <p>Landscaping controls degree of solar access</p>

Specific Outcomes ¹	Probable Solutions
	<p data-bbox="954 255 1426 394">S11.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing north-east to southerly summer breezes and minimises exposure to prevailing west to south-west winter winds.</p> <p data-bbox="954 427 1426 479">S11.4 Landscaping does not shade solar collectors during the middle 6 hours of the day.</p>
Provision of Shade	
<p data-bbox="236 595 817 674">O12 Protective shade is provided for external spaces within the development and any associated public areas.</p>	<p data-bbox="839 595 1426 734">S12.1 The quantities and types of built and/or natural shade is provided in accordance with the <i>Creating Shade at Public Facilities: Policy and Guidelines for Local Government</i> prepared by the Australian Institute of Environmental Health.</p> <p data-bbox="839 768 1426 846">S12.2 A minimum of one shade tree is planted for every 8 metres of pathway, and at every sixth car parking space.</p> <p data-bbox="839 880 1426 992">S12.3 Constructed shade (awnings, pergolas, sunshades) and natural shade (vegetation and shade trees) provide protective shade in outdoor areas of the site.</p> <p data-bbox="839 1025 1426 1104">S12.4 Constructed shade combined with natural shade is provided for all children play spaces and public BBQs.</p> <div data-bbox="959 1133 1310 1420" data-label="Image"> </div> <p data-bbox="954 1424 1426 1464">Constructed shade over external play areas in a child care centre</p> <p data-bbox="839 1498 1426 1576">S12.5 Where natural shade is provided it includes suitable shade trees with a wide spreading and dense leaf canopy.</p>
Access, Safety and Security	
<p data-bbox="236 1617 817 1695">O13 Landscaping enhances access and personal safety and incorporates Crime Prevention Through Environmental Design (CPTED) principles.</p>	<p data-bbox="839 1617 1426 1668">S13.1 Pedestrian surfaces are slip-resistant, stable and trafficable in all weathers.</p> <p data-bbox="839 1702 1426 1753">S13.2 Landscape design provides access in accordance with <i>AS1428: Design for Access and Mobility</i>.</p> <p data-bbox="839 1787 1426 1921">S13.3 Landscaping defines territory and ownership of public, common, semi-private and private space, and does not create ambiguous spaces adjacent to areas with security issues (such as public toilets and ATMs).</p> <p data-bbox="839 1955 1426 2033">S13.4 Landscaping enables passive surveillance into, and visibility within, communal recreational spaces, childrens playgrounds, pathways and</p>

Specific Outcomes ¹	Probable Solutions								
	<p>carparks.</p> <p>S13.5 Trees with a minimum 1.8 metres of clear trunk and groundcovers a maximum of 0.3 metres in height are located near pathways, entries, parking areas, street corners, street lighting and driveways.</p> <p>S13.6 The use of dense shrubby vegetation over 1.5 metres in height is minimised along street frontages and adjacent to open space areas.</p> <p>S13.7 Security and pathway level lighting is provided to site entries, driveways, parking areas, building entries and pedestrian pathways.</p>								
Landscape Buffers									
<p>O14 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and acoustic attenuation purposes.</p>	<p>S14.1 Where landscaped buffer strips are required by an applicable code in the Planning Scheme:</p> <ul style="list-style-type: none"> (a) landscaped mounding, dense screen planting, high quality screen fences and/or trellises are provided; (b) screen planting includes planting which is dense and has foliage which extends to the ground; (c) multiple tiers of low dense plants and high branching taller trees are used to screen larger objects; and (d) planting for landscape buffer areas is at minimum densities as follows: <table border="0" data-bbox="997 1115 1356 1200"> <tr> <td>Large Trees</td> <td>8 metre centres</td> </tr> <tr> <td>Small Trees</td> <td>3 metre centres</td> </tr> <tr> <td>Shrubs</td> <td>1.5 metre centres</td> </tr> <tr> <td>Groundcovers</td> <td>0.5-1 metre centres.</td> </tr> </table>	Large Trees	8 metre centres	Small Trees	3 metre centres	Shrubs	1.5 metre centres	Groundcovers	0.5-1 metre centres.
Large Trees	8 metre centres								
Small Trees	3 metre centres								
Shrubs	1.5 metre centres								
Groundcovers	0.5-1 metre centres.								
<p>O15 Landscaped buffers are provided to:</p> <ul style="list-style-type: none"> (a) maximise the separation of potentially incompatible land uses from residential locations; and (b) improve the visual appearance of the proposed development. 	<p>S15.1 Agricultural Buffers</p> <p>Where required by an applicable code in the Planning Scheme, buffers are provided in accordance with the State Government Guideline – <i>Separating Agricultural and Residential Land Uses</i>.</p> <p>S15.2 Industrial/Business and Commercial Buffers</p> <p>Where not otherwise specified by another applicable code in the Planning Scheme a 10 metre wide landscape buffer is provided, except where alternative measures, including high quality screen fences and acoustic barriers, allow the setback to be reduced.</p> <p>S15.3 Buffers adjacent to Heavily Trafficked Roads, North Coast Railway or Other Transport Routes</p> <p>Where not otherwise specified by another applicable code in the Planning Scheme, a site adjoining heavily trafficked roads or the North Coast Railway provides:</p> <ul style="list-style-type: none"> (a) a 60 metre wide buffer unless particular site circumstances (such as topography) mean that a lesser width would achieve the same level of acoustics and visual buffering; 								

Specific Outcomes ¹	Probable Solutions
	<p>OR</p> <p>(b) acoustic reduction and visual screening through either:</p> <ul style="list-style-type: none"> (i) a graded 3 metre high earth mound with suitably dense planting; or (ii) a graded 1.5 metre high earth mound with dense planting and a suitably high acoustic fence of a high quality design and construction; and (iii) with a minimum 15 metres width of dense planting comprising trees, shrubs and groundcovers; and (iv) with up to 5 metres width of dense planting comprising trees, shrubs and groundcovers within private lots. <p>(c) landscaping is in accordance with <i>The Road Landscape Manual</i> (Department of Main Roads).</p> <p><i>Note:</i></p> <p><i>Heavily trafficked roads include the following:</i></p> <ul style="list-style-type: none"> <i>Major Arterial Road</i> <i>Arterial Road</i> <i>Sub Arterial Road</i> <i>Proposed Bells Creek Arterial</i> <i>Proposed Multi-Modal Transport Corridor</i> <i>Proposed CAMCOS Transport Corridor</i> <i>Scenic Routes</i> <p>S15.4 Buffers for Environmental Purposes</p> <p>Landscaping on a site adjoining an area of significant vegetation or the Open Space Conservation and Waterways Precinct comprises plant species common to the adjacent habitat area and demonstrates compliance with the <i>Ecological Planting</i> specific outcomes (O16 and O17).</p> <p>S15.5 Waterway and Wetland Buffers</p> <p>Where the site contains or adjoins land subject to the Natural Waterways and Wetlands Code (as identified on the applicable Planning Area Overlay Map):</p> <ul style="list-style-type: none"> (a) landscaping complies with distances specified in Probable Solution S1.2 of the Natural Waterways and Wetland Code; and (b) includes retention of existing native plant species and planting of additional local native plant species suited to the site. <p>S15.6 Scenic Route Buffers</p> <p>Where the site adjoins or is within 100 metres of a scenic route (as identified on the applicable Planning Area Overlay Map):</p>

Specific Outcomes ¹	Probable Solutions
	<p>(a) landscaping contributes to the integrity of the scenic route by sensitively buffering new development, framing significant views and ensuring continuity of the existing streetscape and the character of the locality and as specified in the Visual Management Code; and</p> <p>(b) landscaping is in accordance with <i>The Road Landscape Manual</i> (Department of Main Roads).</p> <p>S15.7 Mounding</p> <p>Where earth mounds are incorporated as buffers they:</p> <p>(a) are planted with species which are local native species except where ambient pollution levels warrant the use of higher pollution tolerant species;</p> <p>(b) are located entirely within the subject site and maintained by the property owner; and</p> <p>(c) ensure no adverse flooding or stormwater drainage implications result either on the site or on adjoining sites.</p>
Ecological Planting	
<p>O16 The ecological values of a site or adjoining sites are enhanced by landscaping.</p>	<p>S16.1 Landscape buffering is provided to the edges of any significant vegetation on or adjacent to the site.</p> <p>S16.2 Plant species are local native species compatible with any ecological values and soil stabilisation requirements.</p>
<p>O17 The landscape design and planting for revegetation or ecological regeneration purposes reflect all stages of landscape regeneration to ensure balanced ground covers and mature plantings are achieved.</p>	<p>S17.1 In early stages of growth, quick growing shrubs and groundcovers cover the area until slower growing and longer lived plants reach an advanced stage of growth.</p> <p>S17.2 As the landscaping matures, faster growing short lived plants will be replaced with a maturing overstorey, which supports and protects the evolving understorey plantings.</p>
Vacant Sites	
<p>O18 Where land is vacant or cleared it does not create an undesirable appearance.</p>	<p>S18.1 Where land or part of a development site is vacant or cleared for 3 months or more:</p> <p>(a) the site is turfed and landscaped with perimeter planting consisting of advanced specimens of fast growing species;</p> <p>(b) drainage is provided to prevent ponding; and</p> <p>(c) the site is appropriately secured for the period of the vacancy.</p>

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¹ The Planning Scheme Policies do not form part of the Planning Scheme, and therefore cannot regulate the use of premises. Under Section 2.1.23 (4) of the *Integrated Planning Act 1997*, a planning scheme policy may only do one or more of the following:

- (a) state information the local government may request for a development application;
- (b) state the consultation the local government may carry out under Section 3.2.5 of the *Integrated Planning Act (1997)*;
- (c) state actions a local government may take to support the process for making or amending it's planning scheme; and
- (d) contain standards identified in a code.

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11.5A Moffat Beach Business Park Planning Scheme Policy

11.5A.1 Purpose

- (1) The purpose of this policy is to provide urban design principles and background information to the assessment criteria contained in the Caloundra Eastern Beaches Planning Area Code that specifically apply to the Moffat Beach Business Park.
- (2) In particular, this policy is intended to provide urban design guidance for extensions or refurbishment to existing buildings or the development of new buildings in the Moffat Beach Business Park.
- (3) When preparing development applications for sites located in the Moffat Beach Business Park, applicants should have regard to the guidelines contained in this policy.

11.5A.2 Application of Policy

- (1) This policy is to be read in conjunction with the Caloundra Eastern Beaches Planning Area Code.
- (2) This policy applies to assessable development within the allocated Low Impact Industry Precinct of the Caloundra Eastern Beaches Planning Area (The Moffat Beach Business Park).
- (3) Further detail regarding Council's adopted vision, strategies and action statements for the Moffat Beach Business Park are contained in the *Moffat Beach Business Park Action Plan* (Caloundra City Council, 2006).

11.5A.3 Urban Design Guidance for Development in the Moffat Beach Business Park

General

- (1) Council has prepared and adopted the Moffat Beach Business Park Action Plan as a result of investigations into the future use and development of the Moffat Beach industrial area.
- (2) The Action Plan includes the following overall vision statement:

“The Moffat Beach Business Park will be recognised throughout the Sunshine Coast and beyond as a unique, well planned low impact industrial, commercial and technology area which proudly services the community.”
- (3) In partial fulfilment of this vision, Council is seeking to achieve a coherent and attractive overall image for the business community of the Moffat Beach Business Park. In particular, there is a need to create immediate first impressions of a high quality business area, not only for the surrounding land uses but equally important for the owners of and visitors to the companies located in the Moffat Beach Business Park.
- (4) To this end, Specific Outcome O15 of the Caloundra Eastern Beaches Planning Area Code addresses built form and streetscape outcomes for development in the Moffat Beach Business Park.
- (5) The provisions contained in this sub-section of the policy provide guidance for achieving Specific Outcome O15 of the Caloundra Eastern Planning Area Code.

Design Directives

- (6) Through the Moffat Beach Business Park Action Plan, Council has adopted ten key design directives to guide building form, landscaping and other elements (including signage and lighting) within the Moffat Beach Business Park.
- (7) New development (including extensions and additions to existing buildings) within the Moffat Beach Business Park should positively respond to these design directives which are outlined below:
 - (a) New development achieves a high standard of appearance through good site layout, building design and landscaping.
 - (b) Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing development adjacent to it. Larger structures require more setback area for a balance of scale and so as not to impose on neighbouring uses.
 - (c) Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening, landscaping need to be provided to mitigate any negative effects of industrial operations.
 - (d) The industrial area will be an image of quality buildings with clear lines constructed of architectural metal, glass and steel, manufactured or natural stone, and precast concrete being the preferred materials used on buildings.
 - (e) Buildings are recommended to have a consistent use of the same materials on all elevations, or the materials should be compatible and designed in a unified manner.
 - (f) Signage, including corporate, tenant and traffic signage, should be coordinated on each property and be consistent with the branding for the whole industrial area.
 - (g) All service areas shall be screened from view from streets with landscape screening and shall be located at the sides or rears of the buildings.
 - (h) Floodlighting of buildings is encouraged, particularly to emphasize buildings with a strong architectural form. Lights are preferred to be ground mounted within landscaped settings, or mounted on the building itself.
 - (i) Where buildings are located on corner lots, consideration should be given to the exposed exterior side walls visible from the street. These side elevations should incorporate design features to provide some architectural interest. Details which create a rhythm, such as changes in texture, or coloured trim, could be incorporated.
 - (j) Streetscape planting will be informal and allow for sight lines to view the main façade of the building, while screening parking areas, loading areas etc. from the street.

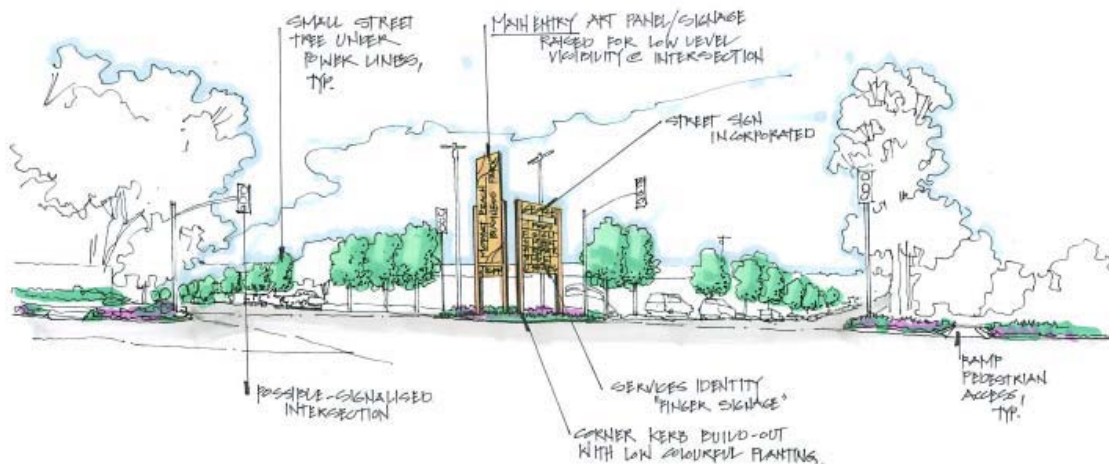
Improvements and Enhancements to the Public Realm

- (8) As well as private sector investment, Council is also seeking to achieve the overall vision for the Moffat Beach Business Park by the progressive implementation of a suite of supporting strategies as follows:-
 - Revitalisation strategy
 - Streetscape strategy
 - Signage strategy
 - Traffic Management Strategy
 - Safety and Security Strategy
 - Open Space Strategy
 - Other Improvements Strategy

An overall schematic plan which summarises the key improvements and enhancements to the public realm that have been identified for the Moffat Beach Business Park are included as **Map CEB4** (Moffat Beach Business Park – Schematic Improvements Plan) to this policy.

- (9) Applicants proposing streetscape and frontage works in association with new development in the Moffat Beach Business Park should have regard to **Map CEB4**.

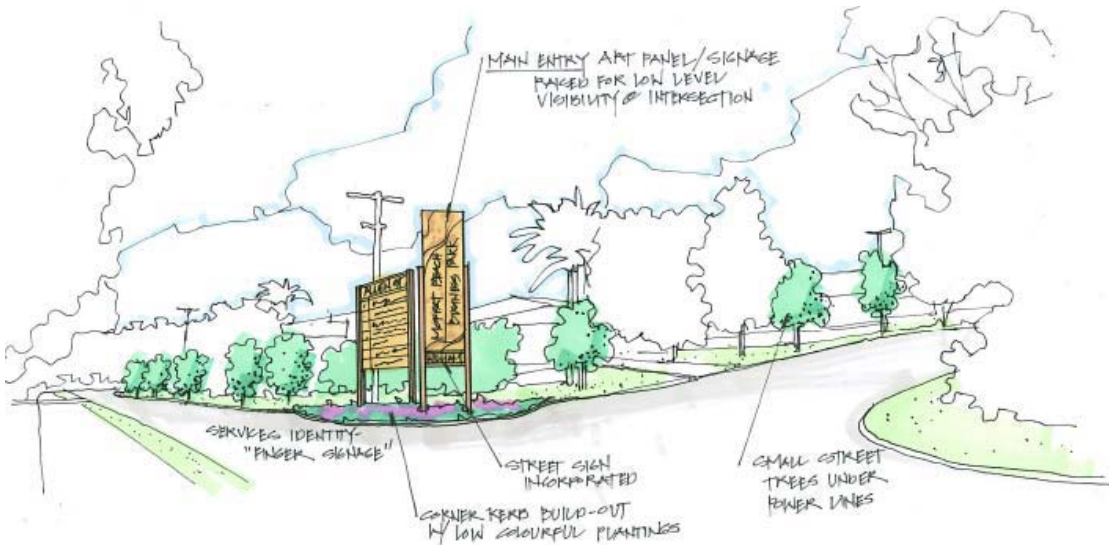
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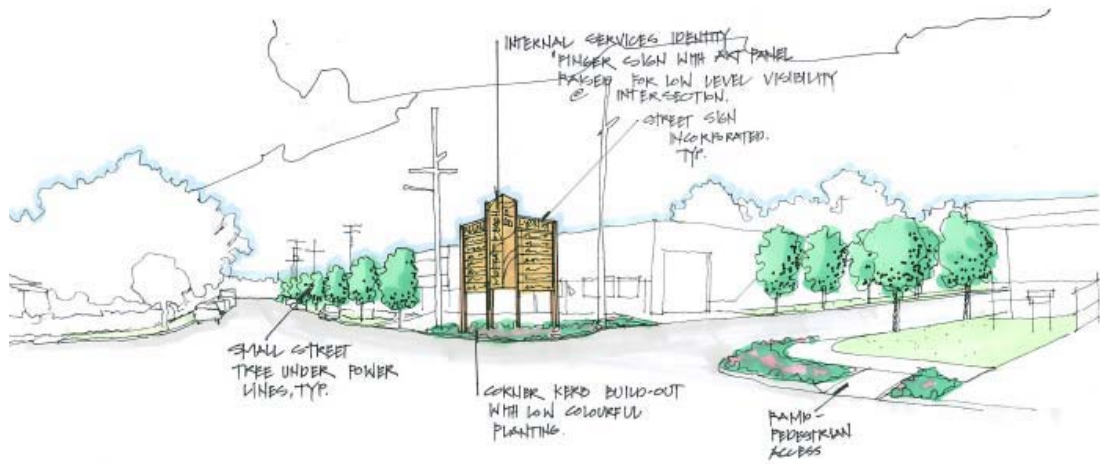
Sketch 1 - George/ William Street Main Entry



Sketch 2 - George/Allen Street - Internal Services "Finger Sign"



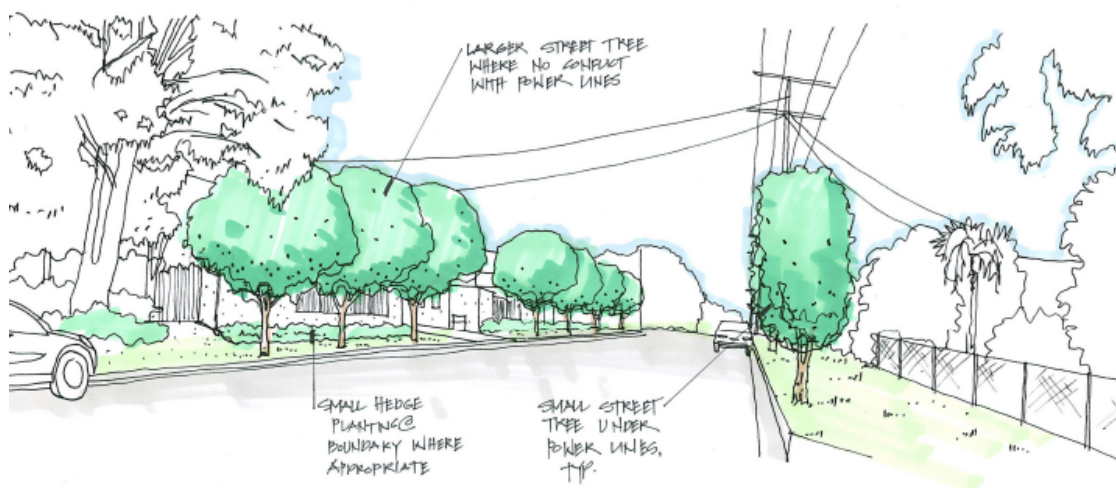
Sketch 3 - Allen Street Main Entry



Sketch 4 – Allen/Lyn Street – Services Identity “Finger Sign”



Sketch 5 – Buzzacott Reserve Rest/Interpretive Area



Sketch 6 – William Street Buffer Planting – Street Trees

- (e) other solutions which overcome land use conflicts, but which are not imposed on the extractive resource or its operation.

11.6.10 Guidance Relevant to Flood Management Code

“ARI” is a term used in the Flood Management Code and means the Average Recurrence Interval of a particular flood event, e.g. 100 year ARI means an event that occurs on average only once every 100 years.

Guidance for Achieving Specific Outcome O1

- (1) The achievement of Specific Outcome O1 of the Flood Management Code may be demonstrated by a Flood and Stormwater Impact Report prepared by a competent person, which properly addresses, describes or includes:
 - (a) accurate hydrologic and hydraulic modelling of the waterway network and assessment of existing flooding and flood levels of major waterway systems;
 - (b) modelling of the 5, 10, 50 and 100 year ARI flood events to determine locations that are prone to flooding and the recommended management systems for mitigation;
 - (c) where appropriate, a qualitative assessment of the piped drainage and hydraulic analysis of the drainage network; and
 - (d) an assessment of the potential impact of development and land use change on water quality, waterways and the general environment.

11.6.11 Guidance Relevant to Habitat and Biodiversity Code

Guidance for Achieving Specific Outcomes O1, O2, O3 and O4

Solutions that are consistent with the principles and practices outlined in the Queensland Department of Main Roads' Fauna Sensitive Road Design: Volume 1 – Past and Existing Practices are more likely to satisfy Specific Outcomes O1, O2, O3 and O4 of the Habitat and Biodiversity Code:

- (1) Background
 - (a) There are a number of measures that can be taken to reduce the impact of development on habitat and biodiversity, such as road or fence design and construction. These guidelines establish the principles and practices in this regard, which should be used by assessment managers to devise measures (including conditions of approval) appropriate to the particular development proposal and its site.
- (2) Design Objectives
 - (a) The design objectives include:
 - (i) the protection of undisturbed areas where native fauna live in conservation and open space areas;
 - (ii) providing continuous connections of habitat and minimise disruptions by roads and structures;
 - (iii) buffering existing habitat from the impacts of construction, clearing, fire, weed invasion, operation and maintenance; and
 - (iv) minimising impacts from road traffic.
 - (b) Innovative layout, fencing, including fauna habitat within parks, street-scaping and sensitive road alignment can all help achieve biodiversity conservation objectives as well as other sustainable development objectives.
- (3) Habitat Links
 - (a) The most important characteristics of a habitat link are that it connects two or more areas of habitat, and provides a relatively safe area for movement and refuge for native wildlife.
 - (b) Habitat links are maintained, protected and improved whenever an opportunity is identified and should incorporate the following principles:
 - (i) links are provided to habitat beyond the boundary of the development site;

- (ii) multiple links between habitat areas of varying diversity are provided to maximise connectivity;
- (iii) links are based on existing natural features, such as watercourses and associated riparian vegetation, and significant areas of remnant bushland;
- (iv) enhancement of vegetation mosaics and ecotones within the context of the surrounding landscape;
- (v) land unsuitable for development, including flood-prone land or steep land is also used to provide links;
- (vi) links are made as wide as possible (links 100m in width or greater are most desirable as they minimise 'edge effects', but may not be achievable in all circumstances);
- (vii) where links include cleared or partially cleared areas, these are revegetated and include the planting of native endemic plants; and
- (viii) roads or other service corridors are located outside native fauna habitat or links between habitats, as far as practical.

(4) Road Design and Construction

- (a) A significant threat to native fauna in Queensland is injury sustained from strikes by vehicles. To mitigate this threat in the most practicable manner, the strategies used in road design should have regard to the number of vehicles likely to use the proposed roads, the anticipated vehicle speeds, and the likely volumes of traffic between the hours of 7pm and 5am.
- (b) Taking these factors into account, the following road design and construction techniques can be implemented as appropriate according to the road function:
 - (i) Using native fauna exclusion fencing along the road to direct fauna to:
 - 1. overpasses, underpasses or culverts; or
 - 2. designated fauna crossings with the following features:
 - i increased lighting and warning signs;
 - ii speed reduction devices; or
 - 3. reducing vehicles speeds on roads other than arterial roads by incorporating:
 - i curving and winding road sections;
 - ii speed reduction devices;
 - iii awareness signs;
 - iv signed low speed limits (residential roads); and
 - v other traffic calming devices.

(5) Fence design

- (a) Fences are a major obstacle to fauna movement. A 'fauna friendly fence' does not hinder the movement of, nor trap, fauna.
- (b) The following approaches to fence design are aimed at reducing the impact of fences on fauna movement and mortality:
 - (i) allow fauna to climb easily through or over the fence by:
 - I choosing materials, such as a timber post-and-rail or chain wire, that fauna can easily grip and climb;
 - II using rails or slats that are not more than 15cm wide; and
 - III leave at least a 30cm gap between ground level and the first rail or strand; and
 - (ii) provide a means for fauna to get over a fence that cannot be easily climbed by:
 - I installing a timber post leaning against the fence at a 45 degree angle on either side;
 - II planting vegetation within very close proximity (branches touching) on either side of the fence to provide a natural ladder; and
 - III installing panels or planks horizontally along the top of the fence to provide a walkway.

(6) Reducing the Impacts of Utility Services

- (a) The installation of utility services:
 - (i) shall consider an alignment that minimises clearing and damage to native fauna habitat trees and their roots;
 - (ii) avoid vehicles or works within the 'drip line' of trees;

- (iii) avoids damage to the roots of trees and other significant habitat by using shared trenches (where practicable) and offsets of service alignments; and
 - (iv) includes root barriers where necessary to protect utility services from root damage.
- (7) Landscaping
- (a) Plants used for landscaping:
 - (i) shall comprise locally endemic native plant species, consistent with and replicating the significant vegetation that naturally occurs for the particular soil type or types on the site.

Guidance for Achieving Specific Outcomes O2 and O6

Solutions that are consistent with the following are more likely to satisfy Specific Outcomes O2 and O6 of the Habitat and Biodiversity Code:

- (1) Background
- (a) Clearing trees within native fauna habitat can result in the death of or serious injury to native fauna that are present in those trees or in trees adjacent to those trees being cleared.
 - (b) A development approval permitting tree clearing in an area of significant vegetation should include conditions based on the practices set out in this Guidance relevant to the Habitat & Biodiversity Code.
- (2) Responsibility of a person authorised to clear trees
- (a) Prior to the commencement of tree clearing it is the responsibility of the person authorised to fell the trees, or that person's delegate, to appoint a native fauna spotter.¹
 - (b) During clearing operations, the person authorised to clear the trees must:
 - (i) liaise with the on-site native fauna spotter; and
 - (ii) ensure that each tree identified by the native fauna spotter as being a risk to fauna if felled, is not felled or damaged until obtaining a rehabilitation permit granted under the *Nature Conservation Regulation 1994*, and either:
 - I the native fauna has moved from the site of its own volition; or
 - II the native fauna is moved from the tree and transported from the site to prescribed natural habitat² in accordance with the conditions of the permit;
 - (c) The person authorised to clear trees, or that person's delegate, must ensure that the clearing of trees is undertaken only by sequential clearing, as described below.
 - (d) Sequential clearing is a method of felling trees where operations are conducted in discrete stages such that native fauna are provided sufficient time and space to move from the clearing site of their own volition without the need for human intervention to remove and relocate them (clearing of all trees on site in a single, uninterrupted operation is not sequential clearing).
 - (e) Sequential clearing requires the clearing of limited numbers of trees at any one time and not clearing any tree where native fauna is present. Native fauna habitat corridors and links are to be maintained during sequential clearing to allow the natural movement of wildlife from the site being cleared to neighbouring habitat areas.
- (3) Responsibility of a native fauna spotter
- (a) A native fauna spotter is a person who holds a tertiary qualification in biology or zoology, or who is clearly experienced in the identification and location of native fauna in their natural habitat. For example, a native fauna keeper employed by a licensed Wildlife Exhibitor (i.e. a zoo) may be capable of demonstrating competence in locating native fauna.
 - (b) Prior to the commencement of, and during clearing operations, it is the responsibility of the native fauna spotter to:
 - (i) be present at the site of clearing operations; and

¹ The Environmental Protection Agency may be able to provide a list of animal handlers that can act as native fauna spotters.

² A prescribed natural habitat is native fauna habitat within 1 km of the place from where the native fauna was taken in the wild; OR (if that native fauna habitat is inaccessible to native fauna or is insufficient to sustain the native fauna within the area), is native fauna habitat within 5 km of the place from where the native fauna was taken in the wild.

- (ii) identify any tree at the site within which native fauna is present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree; and
- (iii) advise the person who is authorised to conduct the clearing operations, or that person's representative, of the precise location of each such tree by effective tagging or marking methods.

Guidance for Achieving Specific Outcomes O3, O4 and O5

Solutions that are consistent with the following are more likely to satisfy Specific Outcomes O3, O4 and O5 of the Habitat and Biodiversity Code:

- (l) Enhancement and / or rehabilitation
 - (a) When to rehabilitate
 - (i) Rehabilitation of a site commences progressively where development is to occur in stages and as soon as practicable after completion of works for each stage of the development.
 - (b) Plant species for revegetation
 - (i) The plant species to be used in revegetation are consistent with the pre-clearing regional ecosystem. Applicants are encouraged to use plants propagated from local seed stock wherever practicable.
 - (c) Site Preparation
 - (i) Prior to planting, the site must be adequately prepared, which involves (but is not limited to):
 - 1. ensuring the soil is appropriate for replanting (e.g. stockpiled topsoil should be replaced) and appropriately tilled; and
 - 2. removing competition from non-native species.
 - (d) Planting
 - (i) The revegetation species are planted:
 - 1. at densities that replicate adjacent healthy remnant; or
 - 2. at similar densities and species composition to those found in regional ecosystems of the area.
 - (e) Post-planting monitoring
 - (i) Planted vegetation is monitored for not less than one year to ensure its survival. During the monitoring period, any planted vegetation that dies is replaced with healthy plant(s) meeting the requirements above.
 - (ii) Replacement plants should be planted in the same locality and continue to be monitored.
 - (iii) Weed maintenance is carried out to remove competition from non-native species.
 - (f) Landform restoration
 - (i) If the landform has been altered from its natural condition, it is restored in a manner which minimises long term obstructions to the movement of native fauna across the site. The proposed restoration should be described as part of the development application. For example, a developer may identify how they intend to re-profile faces and benches to provide for the movement of native fauna within or across the site, or identify areas which are to be filled to maximise the potential for successful revegetation.
 - (g) Mitigating hazards for native fauna
 - (i) The developer is responsible for ensuring that any building, structure or any other works that would be a hazard to the well-being of native fauna, is isolated from contact by native fauna (for example, by erecting a native fauna exclusion fence).

Guidance for Achieving Specific Outcome O6

Solutions that are consistent with the following are more likely to satisfy Specific Outcome O6 of the Habitat and Biodiversity Code:

- (l) Background
 - (a) Under the *Water Act 2000* the Environmental Flow Objective is to protect the health of natural ecosystems for the achievement of ecological outcomes.

- (b) An environmental outcome is defined in the *Water Act 2000* to mean ‘a consequence for an ecosystem in its component parts specified for aquifers, drainage basins, catchments, sub-catchments and watercourses.
- (c) Fish passage in Queensland rivers is crucial to allow:
 - (i) adult fish to breed;
 - (ii) juvenile fish to spread upstream;
 - (iii) adult fish to return from spawning ground;
 - (iv) fish to repopulate following drought;
 - (v) fish to return upstream after being washed downstream during floods, and
 - (vi) fish access to food supplies and different habitats.¹

There are a number of actions that can be taken to minimise the adverse impacts of activities within waterways and wetlands. The following aspects of environmental flow are to be managed to within naturally occurring limits i.e. volume, velocity, quality.

- (2) Responsibility of Applicant:
 - (a) It is the responsibility of the applicant to ensure flow variations are managed to avoid short term or permanent degradation of ecological processes.
 - (b) Variations to flows (volume/velocity/quality) must:
 - (i) imitate variations (seasonal or otherwise) that occur naturally; or
 - (ii) be of a temporary nature such that an excess, or deficit, of flow will not significantly or permanently damage natural processes or environmental values nor compromise the Water Quality Objectives for that water body as described by the Queensland Water Quality Guidelines; or
 - (iii) meet or exceed minimum environmental flow objectives required under the Mary Basin Water Resource Plan 2006 and Moreton Water Resource Plan 2007 where relevant, and subsequent amendments.²
 - (c) Perform the activity at a time of year when environmental flow is least likely to be impacted ie. dry season; outside breeding season for significant water-related species (flora and fauna).
 - (d) Tidal areas – perform the activity during low tide where the temporary diversion or removal of flows can be completed before the incoming tide.
 - (e) Construction works in flowing waterways will not significantly adversely affect natural processes/ecosystems, e.g. flume pipe, bunding and staged Cofferdams – to be used in preference to diverting or stopping flows.
 - (f) Works in waterways eg. excavation/dredging, instream impoundments and crossings – to be carried out during seasonal low flows. Tunnelling instead of excavating pipelines, ensuring structures are above or below flow regimes eg by tunnelling or locating on piles located outside of flow limits.
 - (g) Produce a waterway environmental risk assessment/management plan prior to implementing any actions that could adversely impact on flow characteristics or ecosystem health.

11.6.12 Guidance Relevant to Natural Waterways and Wetlands Code

Guidance for Achieving Specific Outcome O2

- (1) The achievement of Specific Outcome O2 of the Natural Waterways and Wetlands Code may be demonstrated by a Waterbody Impact Assessment Report prepared by a competent person, which properly identifies that:
 - (a) no lining or engineering of the stream channel, bed or banks, except where essential works are required due to pre-existing development and/or upstream development conditions;

¹ Department of Primary Industries and Fisheries can provide further guidance for fish passage in streams and appropriate design layouts and techniques.

² The Department of Natural Resources and Water can provide information on applicable Water Resource Plans.

- (b) in stream habitat elements (e.g. fallen logs, overhangs, rocks) to be left in-situ, replaced or restored;
- (c) channel designs which simulate, as near as practicable, natural waterway conditions with meandering pools, riffles and bars; and
- (d) hydraulic calculations which allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values and restrict weed growth.

Guidance for Achieving Specific Outcome O3

- (2) The achievement of Specific Outcome O3 of the Natural Waterways and Wetlands Code may be demonstrated by design outcomes where:
 - (a) discharge of stormwater to a wetland or waterway only occurs where the water has been treated prior to discharge to remove or reduce contaminants such as sediment, litter and excess nutrients;
 - (b) development does not increase nutrient loading or nutrient enrichment (particularly nitrogen and phosphorus); and
 - (c) stormwater and on-site wastewater does not contaminate ground water flows to wetlands and waterways.

Guidance for Achieving Specific Outcome O5

- (3) The achievement of Specific Outcome O5 of the Natural Waterways and Wetlands Code may be demonstrated by design outcomes where:
 - (a) any cleared, degraded or otherwise disturbed areas are rehabilitated; and
 - (b) stormwater management measures are installed and maintained so that over time, there is no increase in the nutrient loads or nutrient enrichment of waterways and wetlands resulting from development run-off.
- (4) The achievement of Specific Outcome O5 may require the preparation of an Environmental Management Plan (EMP), prepared by a competent person, which properly addresses, describes or includes information and measures necessary to achieve the Specific Outcome. In this regard, the Environmental Assessment and Management Planning Scheme Policy provides guidance for preparing an EMP.

11.6.13 Guidance Relevant to Steep Slope/Stability Code

Guidance for Achieving Specific Outcome O1

- (1) The achievement of Specific Outcome O1 of the Steep Slope/Stability Code may be demonstrated by a Slope Stability Assessment Report prepared by a competent person, which properly addresses, describes or includes:
 - (a) In relation to stability:
 - (i) potential stability problems;
 - (ii) the impacts of the proposed development on the site; and
 - (iii) recommended solutions to ensure the long-term stability of the site and proposed development.
 - (b) In relation to slope:
 - (i) an accurate assessment and mapping of the extent of land on the site that has a slope of:
 - (A) 15 to 20%;
 - (B) 20 to 25%;
 - (C) above 25%; and
 - (ii) recommended solutions to:
 - (A) limit the necessity for cutting and filling and visible retaining walls;

- (B) provide readily useable driveways and pedestrian paths; and
- (C) to limit earthworks necessitating vegetation clearance.

11.6.14 Guidance Relevant to Visual Management Code

Guidance for Achieving Specific Outcome O2

- (1) The achievement of Specific Outcome O2 of the Visual Management Code may be demonstrated by a Visual Impact Assessment Report prepared by a competent person, which properly addresses, describes or includes:
 - (a) the likely impact of development on visual qualities and characteristics of the landscape;
 - (b) the impact of the development on the views of the coastline, Glasshouse Mountains or rural tablelands;
 - (c) how the design seeks to minimise impact on surrounding views by siting, stepping, chamfering, or breaking up the visible mass of the building form or roofline, or by other design solutions; and
 - (d) the visual impact of the proposal when seen from the roads and other public spaces and how the design seeks to minimise the visual impacts by providing a high quality design solution.

- (2) It is expected that Probable Solutions will:
 - (a) avoid development on steep slopes or unstable land, in accordance with the Probable Solutions of the Steep Slopes/Stability Code;
 - (b) retain or rehabilitate drainage paths to their natural condition, including retain endemic vegetation and provide supplementary planting to reinforce endemic vegetation along drainage paths;
 - (c) retain and reinforce vegetation on ridgelines;
 - (d) keep building heights below the canopy height of surrounding trees, except where specifically provided for in the Caloundra City Plan or where an opportunity exists to create a landmark structure which enhances the significant views referred to in **Table 7.5 (Significant Views)** and shown on **Map 7.9 (Significant Views)** of the Visual Management Code;
 - (e) retain established mature trees and stands of existing vegetation and avoid the unnecessary removal of existing vegetation;
 - (f) use non-reflective roofing materials and colours;
 - (g) use building materials and colours that are drawn from, complement or reflect the natural landscape of the locality;
 - (h) avoid extended straight lengths of new road or driveway in areas of hilly topography or where inconsistent with the established road pattern in the locality;
 - (i) in rural or non-urban coastal settings, avoid treatments for fencing, walls, gates, landscaping and lighting that are distinctly 'urban' in appearance, materials and scale, or otherwise incongruous in the locality. For example, high brick walls, ornate gates, ornamental hedges, extensive lighting and large areas of hard paving are likely to be incongruous in most rural or non-urban coastal settings;
 - (j) provide building setbacks to boundaries and spacing between buildings which are in proportion to the size of lots and consistent with the setbacks and spacing of existing buildings in the locality; and
 - (k) locate buildings and other structures so as not to obscure or interrupt significant views referred to in **Table 7.5 (Significant Views)** and shown on **Map 7.9 (Significant Views)** of the Visual Management Code.

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Maintenance Program

(a) The Maintenance Program comprises a written and/or tabulated program and specification which (in conjunction with the Landscape Plan) addresses the following:

(i) *Efficient and effective maintenance*

General

- establishment and on-going maintenance of the landscape in a healthy condition to achieve the design intent;
- provision of landscaping which will endure the intensity of the proposed use;
- plant maintenance requirements (pruning, crown lifting);
- selection of plant species with life expectancy and litter drop, pruning, water and fertiliser requirements consistent with the level of expected maintenance.

Mowing

- access for lawn and garden maintenance equipment; and
- ease of mowing (eg. turf/garden interfaces with sweeping curves and 100mm minimum width mowing strip edging).

Mulching

- provision of suitable mulching material and adequate mulch depths over time (eg. for trees in lawn mulching a minimum of 50% within the canopy drip line until established or for 5 years).

Fertilising

- Fertiliser application schedule including plant nutrient requirements, proposed products and application rate.

Irrigation

- provision of sub-surface irrigation suitable to the site, planting, and the nature of the development (eg. reticulated irrigation systems in commercial, medium to high density residential developments, common landscape or recreation areas and for podium planters);
- provision of water proofing for podium planters; and
- access to a hose cock for private landscape and recreation areas.

(ii) *Sustainable Design and Management*

- minimisation of maintenance requirements and environmental impact through appropriate landscape design, planting selection, drainage, irrigation, mulching and plant protection;
- conservation of water through water harvesting, grey-water reuse, treated effluent reuse, appropriate planting design and growth media specification, mulching, irrigation design and control (eg. rain-switches and soil moisture meters); and
- minimisation of artificial fertiliser and herbicide use by consideration of the horticultural requirements of the landscape through plant selection and cultivation requirements, fertiliser specification, mulching, drainage and irrigation design.

Guidance for Achieving Specific Outcome O4

(3) Specific Outcome O4 of the Landscaping Code may be demonstrated by the submission of a Landscape Plan prepared by a competent person which incorporates the preferred species and avoids the use of non-preferred species (environmental weeds or poisonous plants to people) as identified in the following supporting tables to this policy.

- (a) Table 11.A Preferred Plant Species;
- (b) Table 11.B Environmental Weeds; and
- (c) Table 11.C Poisonous Plants to People.

Guidance for Achieving Specific Outcome O16

- (4) Local native plant species are used in the landscape to support fauna species known to frequent the site, and to promote fauna species suspected of inhabiting the local area.
- (5) Special consideration for use of plants compatible with the use of the landscape is required. This mitigates potential fauna conflicts with the landscaping. For example – inappropriate placement of high nectar producing plants (*such as Grevillea spp.*) adjacent roads.

Table 11.A Preferred Plant Species

LEGEND	
✓	ENDEMIC TO THE SUNSHINE COAST REGION
ZONES	
C	COASTAL AREAS
H	HINTERLAND AREAS
M	MOUNTAIN / MALENY PLATEAU / BLACKALL RANGE
FEATURES	
EC	SUITABLE FOR EXPOSED COASTAL AREAS
ECI	SUITABLE FOR FRONT LINE COASTAL CONDITIONS
FE	ATTRACTIVE TO FRUIT EATING BIRDS
NFS	NON-FIRE STIMULANT SPECIES
K	KOALA FOOD TREE
NF	ATTRACTIVE TO NECTAR FEEDING BIRDS
PWR	SUITABLE TREE UNDER POWERLINES
S	ATTRACTIVE TO SEED EATING BIRDS

TREES AND LARGE SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Acacia aulacocarpa</i>	Ironbark Wattle	✓	6	2	C,H	EC
<i>Acacia complanata</i>	Flat Stem Wattle	✓	4	3	C	EC,S
<i>Acacia concurrens</i>	Late Flowering Black Wattle	✓	4	3	C	EC,S
<i>Acacia fimbriata</i>	Brisbane Wattle		5	4	C,H,M	EC
<i>Acacia longifolia</i>	Sydney Golden Wattle		5	3	C,H,M	EC
<i>Acacia melanoxylon</i>	Blackwood	✓	20	6	H,M	
<i>Acacia sophorae</i>	Coastal Wattle	✓	3	2	C	ECI
<i>Acmena hemilampira</i>	Blush Satinash	✓	10	5	C,H,M	FE,NFS
<i>Acmena smithii</i>	Lilly Pilly	✓	5	3	C,H,M	PWR,FE,NFS
<i>Acronychia imperforata</i>	Logan Apple	✓	3	2	C,H	FE,NFS
<i>Acronychia oblongifolia</i>	Yellow Wood	✓	6	3	M,H	FE,NFS
<i>Agathis robusta</i>	Kauri Pine	✓	30	7	C,H,M	S
<i>Alectryon coriaceus</i>	Beach Birds Eye	✓	5	5	C	EC,PWR,FE,NFS
<i>Alphitonia excelsa</i>	Red Ash	✓	10	5	C,H,M	EC,FE
<i>Angophora costata</i>	Smooth Barked Apple	✓	20	6	C,H	
<i>Araucaria bidwillii</i>	Bunya Pine	✓	35	15	C,H,M	EC
<i>Araucaria cunninghamiana</i>	Hoop Pine	✓	35	15	C,H,M	EC,FE
<i>Araucaria heterophylla</i>	Norfolk Pine		35	12	C	ECI
<i>Argyrodendron actinophyllum</i>	Booyong	✓	15	6	M	NFS
<i>Argyrodendron trifoliatum</i>	White Booyong	✓	15	6	H,M	NFS
<i>Arytera lauteriana</i>	Corduroy Tamarind	✓	10	3	C,H,M	FE,NFS
<i>Austromyrtus bidwillii</i>	Python Tree	✓	6	2	H,M	FE,NFS
<i>Austromyrtus hillii</i>	Scaly Myrtle	✓	5	3	H,M	FE,NFS
<i>Austromyrtus inophloia</i>	Shaggy Myrtle	✓	5	3	H,M	FE,NFS
<i>Backhousia citriodora</i>	Lemon Myrtle	✓	10	4	C,H,M	PWR,FE
<i>Backhousia myrtifolia</i>	Carrol	✓	6	4	M	PWR,FE
<i>Banksia aemula</i>	Wallum Banksia	✓	5	3	C	EC,PWR,NF,S
<i>Banksia integrifolia</i>	Coastal Banksia	✓	6	4	C	ECI,PWR,NF,S
<i>Banksia serrata</i>	Old Man Banksia	✓	5	6	C	EC,PWR,NF,S
<i>Barklya syringifolia</i>	Crown of Gold Tree		8	3	H,M	
<i>Brachychiton acerifolius</i>	Flame Tree	✓	15	3	H,M	NFS
<i>Brachychiton discolor</i>	Qld Lace Bark	✓	10	3	H,M	NFS
<i>Buckinghamia celsissima</i>	Ivory Curl Flower		10	4	C,H,M	PWR
<i>Callistemon citrinus</i>	Lemon Bottle Brush	✓	5	2	C	EC,PWR,NF
<i>Callistemon "Dawson River"</i>	Dawson River		8	4	C	EC,PWR,NF
<i>Callistemon "Eureka"</i>	Eureka		6	3	C	EC,PWR,NF

TREES AND LARGE SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Callistemon salignus</i>	Pink Tip Bottle Brush	✓	10	4	C,H,M	EC,PWR,NF
<i>Callistemon viminalis</i>	Weeping Bottlebrush	✓	8	5	C,H,M	EC,PWR,NF
<i>Callitris columellaris</i>	Bribie Island Pine	✓	10	5	C	EC,S
<i>Canthium coprosmoides</i>	Coast Canthium		5	2	C	EC,FE,NFS
<i>Castanospermum australe</i>	Black Bean	✓	15	6	H,M	NF,NFS
<i>Castanospora alphanthii</i>	Brown Tamarind	✓	10	3	H,M	NFS
<i>Casuarina cunninghamiana</i>	River She-Oak	✓	20	5	C,H,M	S,NFS
<i>Casuarina equisetifolia</i>	Horsetail She-Oak	✓	7	4	C	ECI
<i>Casuarina glauca</i>	Swamp Oak	✓	15	5	C	EC,S
<i>Allo Casuarina littoralis</i>	Black She-Oak	✓	7	4	C,H	EC,S
<i>Allo Casuarina torulosa</i>	Forest She-Oak	✓	8	4	H,M	S
<i>Ceratopetalum apetalum</i>	NSW Christmas Bush		5	4	M	
<i>Ceratopetalum "Wildfire"</i>	Wildfire – NSW Christmas Bush		5	2	M	
<i>Commersonia bartramia</i>	Brown Kurrajong	✓	10	3	H,M	S
<i>Corymbia citriodora</i>	Spotted Gum		20	4	C,H,M	EC,K
<i>Cryptocarya glaucescens</i>	Silver Sycamore	✓	10	4	H,M	FE,NFS
<i>Cryptocarya laevigata</i>	Glossy Laurel	✓	4	2	H,M	FE,NFS
<i>Cryptocarya triplinervis</i>	Brown Laurel	✓	5-8	4	C,H,M	EC,FE,NFS
<i>Cupaniopsis anacardioides</i>	Tuckeroo	✓	10	6	C,H	EC,PWR,FE,NFS
<i>Davidsonia pruriens</i>	Davidson's Plum	✓	8	3	H,M	FE,NFS
<i>Diploglottis australis</i>	Native Tamarind	✓	10	6	M	FE,NFS
<i>Dysoxylum fraserianum</i>	Rosewood	✓	10	2	H,M	FR
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	✓	10	4	H,M	FE,NFS
<i>Elaeocarpus grandis</i>	Blue Quandong	✓	20	6	H,M	FE,NFS
<i>Elaeocarpus obovatus</i>	Quandong	✓	10	4	C,H,M	FE,NFS
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	✓	4	3	C,H	EC,PWR,FE,NFS
<i>Elaeocarpus reticulatus "Prima Donna"</i>	Pink Prima Donna		5	2	M	EC,PWR,FE,NFS
<i>Endiandra discolor</i>	Tickwood	✓	10	3	C	FE,NFS
<i>Endiandra sieberi</i>	Corkwood	✓	10	4	C	EC,FE,NFS
<i>Eucalyptus bancroftii</i>	Tumble Down Gum	✓	10	5	C,H	NF
<i>Eucalyptus conglomerata</i>	Swamp Stringybark	✓	10	4	C,H	EC,NF
<i>Eucalyptus crebra</i>	Red Iron Bark	✓	20	3	C,H,M	EC,K,NF
<i>Eucalyptus curtisii</i>	Plunkett Mallee	✓	6	4	C,H,M	EC,K,NF
<i>Eucalyptus siderophloia</i>	Qld Grey Iron Bark	✓	20	5	C,H	K,NF
<i>Eucalyptus grandis</i>	Flooded Gum	✓	30	5	C,H	K,NF
<i>Corymbia intermedia</i>	Pink Bloodwood	✓	10	4	C,H,M	EC,NF,S
<i>Eucalyptus microcorys</i>	Tallow Wood	✓	18	3	C,H	K
<i>Eucalyptus propinqua</i>	Qld Grey Gum	✓	30	6	C,H	K,NF
<i>Corymbia ptychocarpa</i>	Pink Bloodwood		6	2	C,H,M	PWR,NF
<i>Eucalyptus resinifera</i>	Red Mahogany	✓	30	6	C,H	K,NF
<i>Eucalyptus robusta</i>	Swamp Mahogany	✓	10	5	C,H	EC,K,NF
<i>Eucalyptus seeana</i>	Narrow Leaf Red Gum	✓	10	4	C,H	K,NF
<i>Eucalyptus signracemosa</i>	Scribbly Gum	✓	8	5	C,H	EC,K,NF
<i>Eucalyptus tereticornis</i>	Forest Red Gum	✓	30	6	C,H	EC,K,NF
<i>Corymbia tessellaris</i>	Moreton Bay Ash	✓	20	6	C,H	EC,NF
<i>Euroschinus falcata</i>	Ribbonwood	✓	10	4	C,H	FE,NFS
<i>Flindersia australis</i>	Crow's Ash	✓	20	5	H,M	S,NFS
<i>Flindersia bennettiana</i>	Bennet's Ash	✓	10	5	C,H,M	S
<i>Flindersia schottiana</i>	Bumpy Ash	✓	25	5	H,M	S,NFS
<i>Geissois benthamii</i>	Red Carabeen		8	2	H,M	NFS
<i>Glochidion ferdinandii</i>	Cheese Tree	✓	6	4	C,H,M	EC,FE,NFS
<i>Glochidion sumatranum</i>	ButtonWood	✓	6	3	C,H,M	EC,FE,NFS
<i>Gmelina leichhardtii</i>	White Beech	✓	20	6	C,H,M	FE,NFS

TREES AND LARGE SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Grevillea hilliana</i>	Hills Silky Oak	✓	15	4	H,M	NF
<i>Grevillea robusta</i>	Silky Oak	✓	20	6	H,M	EC,NF,FE
<i>Harpullia hillii</i>	Tulip Wood	✓	10	4	H,M	FE,NFS
<i>Harpullia pendula</i>	Tulip Wood	✓	10	4	C,H,M	FE,NFS
<i>Hibiscus tiliaceus</i>	Cotton Wood	✓	7	8	C	EC
<i>Hymenosporum flavescens</i>	Native Frangipani	✓	8	3	H,M	NF,NFS
<i>Jagera pseudorhus</i>	Pink Foam Bark	✓	6	4	H,M	PWR,FE,NFS
<i>Lophostemon confertus</i>	Brush Box	✓	10	6	C,H,M	EC,PWR,K
<i>Lophostemon suaveolens</i>	Swamp Box		8	4	C,H,M	EC,PWR,NF
<i>Macadamia "Home Beauty"</i>	Qld Nut		5	3	C,H,M	NF,NFS
<i>Macadamia integrifolia</i>	Qld Nut	✓	8	3	C,H,M	NF,NFS
<i>Macadamia tetraphylla</i>	Qld Nut		8	3	C,H,M	NF,NFS
<i>Macaranga tanarius</i>	Macaranga	✓	5	4	C,H,M	EC,FE,NFS
<i>Mallotus discolor</i>	White Kamala	✓	8	4	C,H,M	FE,NFS
<i>Mallotus philippinensis</i>	Red Kamala	✓	8	5	C,H	FE,NFS
<i>Melaleuca bracteata</i> "Revolution Gold / Green"	Tea Tree	✓	10	5	C,H	EC,PWR,NF
<i>Melaleuca quinquenervia</i>	Paper Bark	✓	15	5	C,H	ECI,NF
<i>Melaleuca sieberi</i>	Swamp Tea Tree	✓	6	3	C	NF
<i>Melaleuca stypheloides</i>	Prickly Leaf Paperbark		6	3	C	NF
<i>Melaleuca viridiflora</i>	Red/Green Flower Paper Bark		7	4	C	EC,NF
<i>Melia azedarach</i>	White Cedar	✓	8	4	H,M	EC,NF,NFS
<i>Melicope elleryana</i>	Pink Euodia	✓	15	5	M	EC,NF,FE,NFS
<i>Thaleropia queenslandicus</i>	Qld Golden Myrtle		6	2	H,M	NF,NFS
<i>Neolitsia dealbata</i>	White Bolly Gum	✓	5	2	H,M	FE,NFS
<i>Oreocallis wickhamii</i>	Qld Tree Waratah		8	3	H,M	FE,NFS
<i>Pandanus pedunculatus</i> var. <i>tectorius</i>	Beach Pandan	✓	5	4	C	ECI,PWR
<i>Peltophorum pterocarpum</i>	Yellow Flame Tree		10	5	C,H,M	
<i>Pittosporum rhombifolium</i>	Diamond Laurel	✓	6	2	C,H,M	PWR,FE,NFS
<i>Pittosporum undulatum</i>	Mock Orange	✓	6	4	C,H,M	FE,NFS
<i>Pleigynium timorens</i>	Burdekin Plum		10	3	H	FE,NFS
<i>Podocarpus elatus</i>	Brown Pine	✓	10	5	H,M	FE,NFS
<i>Polyscias elegans</i>	Celery Wood	✓	10	4	C, M	FE,NFS
<i>Pongamia pinnata</i>	Indian Beech		8	4	C,H	PWR,EC,NFS
<i>Pullea stutzeri</i>	Hard Alder		5	3	H,M	
<i>Randia fitzalanii</i>	Yellow Mangosteen	✓	6	2	H,M	NFS
<i>Rhodosphaera rhodanthema</i>	Deep Yellow Wood	✓	8	4	M	NFS
<i>Stenocarpus sinuatus</i>	Wheel of Fire	✓	10	2	C,H,M	NF,FE,NFS
<i>Sterculia quadrifida</i>	Peanut Wood		6	2	C,H,M	FE,NFS
<i>Syncarpia glomulifera</i>	Turpentine	✓	20	3	C,H,M	
<i>Syzygium australe</i>	Scrub Cherry	✓	6	4	C,H,M	EC,PWR,NF,FE,NFS
<i>Syzygium forte</i>	White Apple		6	3	H,M	EC,PWR,NF,FE,NFS
<i>Syzygium francissii</i>	Water Gum		7	3	H,M	NF,FE,NFS
<i>Syzygium johnsonii</i>	Rose Satinash		5	2	C,H,M	EC,PWR,NF,FE,NFS
<i>Syzygium kuranda</i>	Kuranda Satinash	✓	10	3	H,M	NF,FE,NFS
<i>Syzygium leuhmannii</i>	Cherry Satinash	✓	8	4	C,H,M	PWR,NF,FE,NFS
<i>Syzygium moorei</i>	Coolamon		10	4	C,H,M	NF,FE,NFS
<i>Syzygium oleosum</i>	Blue Lilly Pilly	✓	7	3	H,M	NF,FE,NFS
<i>Syzygium paniculatum</i>	Magenta Cherry	✓	8	3	C,H,M	PWR,NF,FE,NFS
<i>Syzygium papyraceum</i>	Paperbark Satinash		6	3	H,M	NF,FE,NFS

TREES AND LARGE SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Syzygium tierneyanum</i>	River Cherry		6	3	H,M	PWR,NF,FE,N FS
<i>Tristaniopsis laurina</i>	Water Gum	✓	10	4	C,H,M	EC,S,NFS
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	✓	10	5	C,H,M	PWR,NF,FE,N FS
<i>Waterhousea unipunctata</i>	Roly Poly Satinash		5	3	H,M	PWR,NF,FE,N FS
<i>Xanthostemon "Fairhill Gold"</i>	Fairhill Gold		3	2	C,H,M	PWR,NF,NFS
<i>Xanthostemon chrysanthus</i>	Golden Penda		15	4	C,H,M	NF,NFS

MEDIUM SIZED SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Acacia longifolia var sophorae</i>	Coastal Wattle		1	3	C	ECI
<i>Acmena "Normanby River"</i>	Red Myrtle		3	2	H,M	FE,NFS
<i>Acmena smithii var minor</i>	Dwarf Lilly Pilly	✓	1.5	2	C,H,M	EC,FE,NFS
<i>Alchornea ilicifolia</i>	Native Holly	✓	3	2	H,M	NFS
<i>Alocasia macrorrhiza</i>	Cunjevoi	✓	1	1	C,H,M	NFS
<i>Alpinia arundelliana</i>	Dwarf Ginger		1.5	1	C,H,M	NFS
<i>Alpinia caerulea</i>	Native Ginger	✓	1.5	1	C,H,M	NFS
<i>Anigozanthos spp.</i>	Kangaroo Paw		0.5	1	C	NF
<i>Backhousia citriodora topiary</i>	Topiary Lemon Myrtle	✓	3	1	C,H,M	
<i>Baeckea camphorata</i>	Camphor Bush	✓	2	2	C,H,M	
<i>Baeckea "Clarence River"</i>	Clarence River		3	2	C,H,M	
<i>Baeckea linarifolia</i>	Weeping Baeckea		2	1.5	C,H,M	
<i>Baeckea "Mount Tozer"</i>	Mount Tozer		2	1.5	C,H,M	
<i>Baeckea virgata</i>	Weeping Heath Myrtle	✓	3	2	C,H,M	
<i>Banksia ericifolia</i>	Heath Banksia "Golden Candles"		3	3	C	EC,NF
<i>Banksia oblongifolia</i>	Dwarf Banksia	✓	2	2	C	EC,NF
<i>Banksia robur</i>	Swamp Banksia	✓	3	2	C	EC,NF,S
<i>Banksia spinulosa</i>	Hairpin Banksia	✓	3	2	C	EC,NF
<i>Callistemon "Candy Pink"</i>	Pink Bottle Brush		2.5	2	C,H,M	EC,NF
<i>Callistemon "Captain Cook"</i>	Captain Cook		2	1.5	C,H,M	EC,NF
<i>Callistemon "Captain Cook" – dwarf</i>	Dwarf Captain Cook		1	1	C,H,M	EC,NF
<i>Callistemon "Endeavour"</i>	Endeavour		2	2	C,H,M	EC,NF
<i>Callistemon "Ewan Road"</i>	Ewan Road		1.5	2	C,H	EC,NF
<i>Callistemon "Firebrand"</i>	Firebrand		2	1.5	C,H	EC,NF
<i>Callistemon "Hannah Ray"</i>	Hannah Ray		2	3	C,H	EC,NF
<i>Callistemon "Harkness"</i>	Harkness		3	3	C,H	EC,NF
<i>Callistemon "Injune"</i>	Injune		4	3	C,H	NF
<i>Callistemon "Little John"</i>	Little John		1.5	2	C,H,M	EC,NF
<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush	✓	2	1.5	C,H	EC,NF
<i>Callistemon "Taree Pink"</i>	Taree Pink		3	2	C,H,M	EC,NF
<i>Callistemon "Violet Clusters"</i>	Violet Clusters		3	3	C,H,M	EC,NF
<i>Callistemon "Wilderness White"</i>	Wilderness White		3	2	C,H,M	EC,NF
<i>Callistemon "Wildfire"</i>	Wildfire		4	3	C,H,M	EC,NF
<i>Ceratopetalum "Alberys Red"</i>	Alberys Red – NSW Christmas Bush		3.5	1.5	H,M	
<i>Ceratopetalum apelatatum</i>	NSW Christmas Bush		4	2	H,M	
<i>Clerodendron floribundum</i>	Lolly Bush	✓	3	2	C	EC,FE
<i>Clerodendron inerme</i>	Lolly Bush	✓	3	2	C	ECI,NFS
<i>Cordyline stricta</i>	Slender Palm Lily	✓	2	1	C,H,M	FE,NFS
<i>Cordyline terminalis</i>	Palm Lily		2	1	C,H,M	FE,NFS
<i>Crinum pedunculatum</i>	Swamp Lily	✓	1.5	1.5	C	EC,NFS

MEDIUM SIZED SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Cyathea australis</i>	Rough Tree Fern	✓	5	3	H,M	
<i>Cyathea cooperi</i>	Common Tree Fern	✓	5	3	C,H,M	
<i>Dianella caerulea</i>	Flax Lily	✓	1	0.5	C	EC,FE
<i>Dianella congesta</i>	Flax Lily	✓	0.75	0.5	C	EC,FE
<i>Dicksonia antarctica</i>	Soft Tree Fern	✓	5	6	C,H,M	
<i>Dillwynia floribunda</i>	Flowery Parrot Pea		1	1	C	EC
<i>Dillwynia glaberrima</i>	Heath Parrot Pea		1	1	C	EC
<i>Dillwynia retorta</i>	Eggs and Bacon		1	1	C	EC
<i>Dillwynia sericea</i>	Showy Parrot Pea		1	1	C	EC
<i>Doryanthes excelsa</i>	Palm Lily		2	2	C,H	NF,NFS
<i>Doryanthes palmeri</i>	Spear Lily		2	2	C,H	NF,NFS
<i>Eugenia reinwardtiana</i>	Beach Cherry	✓	1.5	1.5	C	EC,NF,FE,NFS
<i>Evodiella muelleri</i>	Evodiella		5	3	C,H,M	NF,NFS
<i>Graptophyllum ilicifolium</i>	Holly Fuschia		1.5	1	H,M	NF,NFS
<i>Grevillea alpina</i>	Mountain Grevillea		2	1.2	H,M	NF
<i>Grevillea banksii</i>	Red Silky Oak	✓	5	2	C	ECI,NF
<i>Grevillea banksii alba</i>	White Banksia	✓	3	2	C	ECI,NF
<i>Grevillea "Burgundy Beauty"</i>	Burgundy Beauty		3	3	C,H,M	NF
<i>Grevillea "Coastal Glow"</i>	Coastal Glow		3	2	C	EC,NF
<i>Grevillea "Coconut Ice"</i>	Coconut Ice		2	1.5	C,H,M	NF
<i>Grevillea "Coochin Hills"</i>	Coochin Hills Grevillea		5	3	C,H,M	NF
<i>Grevillea formosa</i>	Mount Brockman Grevillea		1	2	C,H,M	NF
<i>Grevillea "Honey Gem"</i>	Honey Gem		4	3	C,H,M	NF
<i>Grevillea "Kay Williams"</i>	Kay Williams		3	1.5	C,H,M	NF
<i>Grevillea "Majestic"</i>	Majestic		4	2	C,H,M	NF
<i>Grevillea "Magic Lantern"</i>	Magic Lantern		1.5	1	C,H,M	NF
<i>Grevillea "Moonlight"</i>	Moonlight		5	2	C,H,M	NF
<i>Grevillea "Ned Kelly"</i>	Ned Kelly		2.5	1.5	C,H,M	NF
<i>Grevillea "Orange Marmalade"</i>	Orange Marmalade		4	2	C,H,M	NF
<i>Grevillea "Pink Surprise"</i>	Pink Surprise		4	2	C,H,M	NF
<i>Grevillea "Robyn Gordon"</i>	Robyn Gordon		2	1.5	C,H,M	NF
<i>Grevillea "Sandra Gordon"</i>	Sandra Gordon		5	2	C,H,M	NF
<i>Grevillea "Suberb"</i>	Superb		2	1.5	C,H,M	NF
<i>Grevillea venusta</i>	Rusty Grevillea		4	3	C,H,M	NF
<i>Hakea florulenta</i>	Point Arkwright Hakea	✓	2	1	C,H	EC,S
<i>Hakea gibbosa</i>	Hairy Hakea		2	1.5	C,H	EC,S
<i>Hibiscus diversifolius</i>	Swamp Hibiscus	✓	1.5	1.5	C,H	
<i>Hibiscus heterophyllus</i>	Coast Hibiscus	✓	3	3	C,H	
<i>Hibiscus insularis</i>	Lord Howe Island Hibiscus		3	1.5	C	EC
<i>Hibiscus splendens</i>	Hollyhock Tree	✓	3	2	C,H	
<i>Hovea lanceolata</i>	Purple Pea		2	1	C,H	EC
<i>Hovea purpurea</i>	Velvet Hovea		2	2	C,H	EC
<i>Jacksonia scoparia</i>	Dogwood	✓	3	1.5	C	EC
<i>Leptospermum "Cardwell"</i>	Cardwell Tea Tree		2	2	C	EC
<i>Leptospermum flavescens</i>	Tea Tree	✓	3	2	C	EC
<i>Leptospermum laevigatum</i>	Coastal Tea Tree	✓	4	2	C	ECI
<i>Leptospermum "Pacific Beauty"</i>	Pacific Beauty		1	1.5	C	EC
<i>Leptospermum petersonii</i>	Lemon Tea Tree	✓	4	2	C	EC
<i>Lomandra hystrix</i>	Mat Rush	✓	1	1	C,H,M	EC
<i>Lomandra longifolia</i>	Long Leaved Mat Rush	✓	1	1	C,H,M	EC
<i>Lomandra multiflora</i>	Mat Rush	✓	1	1	C,H,M	EC
<i>Melaleuca "Claret Tops"</i>	Claret Tops		1.5	1	C	NF
<i>Melaleuca "Golden Gem"</i>	Golden Gem		1.5	2	C	NF
<i>Melaleuca nodosa</i>	Prickly Heath Paperbark		3	2.5	C	EC,NF

MEDIUM SIZED SHRUBS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Melaleuca "Snowstorm"</i>	Snowstorm		2	2	C	NF
<i>Melaleuca "Snow in Summer"</i>	Snow in Summer		4	3	C	NF
<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle		0.8	1.5	C	NF
<i>Melastoma affine</i>	Blue Tongue	✓	1	1	C,H,M	EC,NF
<i>Melastoma polyanthum</i>	Native Lasiandra	✓	1	1	C,H,M	EC,NF
<i>Homolanthus populifolius</i>	Bleeding Heart	✓	5	3	H,M	FR
<i>Petalostigma pubescens</i>	Quinine Bush	✓	5	4	C,H	EC
<i>Pultenaea villosa</i> var.	Bush Pea	✓	1	2	C,H,M	
<i>Syzygium australe</i>	Scrub Cherry		6	3	C,H,M	EC,NF,NFS
<i>Syzygium "Aussie Compact"</i>	Aussie Compact		4	2	C,H,M	NF,NFS
<i>Syzygium "Aussie Copper"</i>	Aussie Copper		3	1.5	C,H,M	NF,NFS
<i>Syzygium "Aussie Dazzler"</i>	Aussie Dazzler		4	2	C,H,M	NF,NFS
<i>Syzygium "Aussie Southern"</i>	Southern Scrub Cherry		5	3	C,H,M	NF,NFS
<i>Syzygium "Beach Ball"</i>	Beach Ball		1	1	C,H,M	EC,NF,NFS
<i>Syzygium "Blaze"</i>	Blaze Cherry		4	2	C,H,M	NF,NFS
<i>Syzygium "Bush Christmas"</i>	Bush Christmas		3	1.5	C,H,M	NF,NFS
<i>Syzygium paniculatum "Elite"</i>	Elite Cherry		4	2	C,H,M	NF,NFS
<i>Syzygium wilsonii</i>	Powder Puff Cherry		3	2	C,H,M	NF,NFS
<i>Viburnum odoratissimum</i>	Sweet Viburnum		4	2	C,H	
<i>Vitex purpurea</i>	Purple Leaf Vitex		2	1.5	C	EC,NF
<i>Westringia fruticosa</i>	Coastal Rosemary	✓	2	1.5	C	ECI
<i>Westringia "Jervis Gem"</i>	Jervis Gem		1.5	1	C	ECI,NF
<i>Westringia longifolia</i>	Winged Westringia		1.5	1	C	ECI
<i>Westringia "Wynabbie Gem"</i>	Wynabbie Gem		2	1.5	C	EC
<i>Xanthorrhoea australis</i>	Grass Tree		variable	variable	C,H,M	

GROUNDCOVERS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Ajuga australis</i>	Austral Bugle		prostrate	0.3	C	
<i>Aristolochia delatantha</i>	Native Dutchman's Pipe		climber	climber	C,H,M	
<i>Aristolochia pravenosa</i>	Richmond Bird Wing Butterfly Vine	✓	climber	climber	C,H,M	
<i>Artanema fimbriatum</i>	Koala Bells		0.5	0.5	C	
<i>Asplenium spp.</i>	Birds Nest Fern	✓	0.5	1.5	H,M	
<i>Austromyrtus "Blushing Beauty"</i>	Blushing Beauty		0.5	2	C,H,M	
<i>Austromyrtus dulcis</i>	Midyim	✓	0.5	2	C	EC
<i>Baeckea virgata "La petite"</i>	La Petite		1	1	C,H,M	
<i>Baeckea virgata miniature</i>	Dwarf Baeckea	✓	1.5	2	C,H,M	
<i>Banksia integrifolia</i> – (prostrate)	Dwarf Coastal Banksia	✓	0.5	2	C	EC,NF
<i>Banksia spinulosa</i> (prostrate)	Coastal Cushion	✓	0.75	1	C	EC,NF
<i>Bauera rubioides</i>	Dog Rose		0.5	1	C,H,M	
<i>Blandfordia grandiflora</i>	Christmas Bells		0.5	0.25	C	
<i>Blechnum spp.</i>	Water Fern		0.5	1	C,H,M	
<i>Brachycome multifida</i>	Native Daisy		0.5	0.8	C	EC
<i>Callistemon "Rocky Rambler"</i>	Rocky Rambler		0.75	1	C,H,M	
<i>Carpobrotus glaucescens</i>	Pigface	✓	prostrate	1.5	C	ECI,NFS
<i>Cissus antarctica</i>	Kangaroo Vine	✓	climber	climber	H,M	NFS
<i>Cissus hypoglauca</i>	Water Vine	✓	climber	climber	H,M	NFS
<i>Cymbopogon refractus</i>	Barb Wire Grass	✓	0.4	0.2	C,H,M	EC
<i>Dampiera spp.</i>	Dampiera		0.4	1	C,H,M	
<i>Dillwynia prostrata</i>	Prostrate Dillwynia		0.2	1.5	C	EC
<i>Goodenia ovata</i>	Prostrate Hop Goodenia	✓	0.5	2	H,M	
<i>Grevillea banksii alba</i> – (prostrate)	White Banksia		0.8	4	C	ECI,NF

GROUNDCOVERS						
BOTANICAL NAME	COMMON NAME	ENDEMIC	HEIGHT (metres)	SPREAD (metres)	ZONE	FEATURES
<i>Grevillea "Bronze Rambler"</i>	Bronze Rambler		0.75	4	C,H,M	NF
<i>Grevillea "Fanfare"</i>	Fanfare		0.75	5	C,H,M	NF
<i>Grevillea "Royal Mantle"</i>	Royal Mantle		0.5	5	C,H,M	NF
<i>Grevillea "Ruby Red"</i>	Ruby Red		0.5	3	C	EC,NF
<i>Ipomoea pes-caprae</i>	Goat's Foot	✓	prostrate	3	C	ECI,NFS
<i>Hardenbergia "Bushy Blue"</i>	Bushy Blue Vine		0.75	0.75	C,H,M	
<i>Hardenbergia "Mini Haha"</i>	Mini Haha Vine		0.75	0.75	C,H,M	
<i>Hardenbergia violacea</i>	Sarsaparilla Vine	✓	climber	climber	C,H,M	
<i>Helichrysum "Hastings Gold"</i>	Paper Daisy		0.5	0.5	C,H,M	EC
<i>Helichrysum ramosissimum</i>	Everlasting Daisy		0.2	1	C,H,M	EC
<i>Hibbertia scandens</i>	Snake Vine	✓	climber	climber	C	ECI,NFS
<i>Lomandra confertifolia</i>	Matting Lomandra	✓	0.5	0.5	C	
<i>Lomandra "Little Joey"</i>	Little Joey		0.2	0.20	C,H,M	
<i>Myoporum ellipticum – (prostrate)</i>	Coastal Myoporum	✓	0.5	3	C	EC,NFS
<i>Myoporum parvifolium</i>	Creeping Boobaella		0.2	2	C	EC,NFS
<i>Pandorea jasminoides var.</i>	Bower of Beauty		climber	climber	C,H,M	NF,NFS
<i>Pandorea pandorana</i>	Jasmine Vine		climber	climber	C,H,M	NF,NFS
<i>Phyla nodiflora</i>	Condamine Couch		0.5	suckering	C,H,M	
<i>Piper novae hollandiae</i>	Native Pepper	✓	climber	climber	H,M	NFS
<i>Pratia pendunculata (blue,white)</i>	Matted Pratia		0.2	suckering	C	EC
<i>Restio tetraphyllus</i>	Foxtails	✓	1	0.5	C,H	EC
<i>Ricinocarpus pinifolius – (prostrate)</i>	Wedding Bush	✓	1	1.5	C	EC
<i>Scaevola albida (blue, white)</i>	Fanfare		0.5	2	C	EC,NFS
<i>Scaevola "Purple Fanfare"</i>	Purple Fanfare		0.75	2		EC,NFS
<i>Tecomanthe hillii</i>	Fraser Island Climber	✓	climber	climber	C	EC,NFS
<i>Themeda triandra</i>	Kangaroo Grass	✓	0.3	0.3	C	EC,S
<i>Viola hederacea</i>	Native Violet	✓	0.5	suckering	C,H,M	NFS
<i>Vitex ovata</i>	Prostrate Vitex		1	2	C	EC,NFS
<i>Westringia "Xena"</i>	Dwarf Rosemary		0.5	0.5	C	EC
<i>Zieria prostrata</i>	Carpet Star		0.2	1		

PALM AND CYCAD SPECIES			
BOTANICAL NAME	COMMON NAME	HEIGHT (metres)	SPREAD (metres)
<i>Archontophoenix cunninghamiana</i>	Bangalow / Picabeen Palm	15	3
<i>Howea forsteriana</i>	Kentia Palm	12	2.5
<i>Lepidozamia hopei</i>	Zamia Palm	17	3
<i>Lepidozamia peroffskyana</i>	Shining Burrawang	7	2
<i>Linospadix monostachya</i>	Walking Stick Palm	2	1
<i>Livistona australis</i>	Cabbage Tree Palm	10-20	3
<i>Livistona decipiens</i>	Weeping Cabbage Tree Palm	8	3
<i>Ptychosperma elegans</i>	Elegant Palm	5	2
<i>Wodyetia bifurcata</i>	Fox Tail Palm	6-15	2

Table I I.B Environmental Weeds

	Botanical Name	Common Name
1.	<i>Acacia farnesiana</i>	Mimosa bush
2.	<i>Acanthocereus tetragonus</i>	Sword pear
3.	<i>Acanthospermum hispidum</i>	Star burr
4.	<i>Acetosa sagittata</i>	Rambling dock
5.	<i>Acetosella vulgaris</i>	Sheep sorrel
6.	<i>Aeschynomene paniculata</i> ¹	Pannicle jointvetch
7.	<i>Agave</i> spp. (<i>A. americana</i> , <i>A. sisalana</i> , <i>A. vivipara</i> var. <i>vivipara</i>)	Century plant, sisal, agave
8.	<i>Ageratina</i> spp. (<i>A. adenophora</i> , <i>A. riparia</i>)	Crofton weed, mistflower
9.	<i>Ageratum houstonianum</i>	Blue billygoat weed
10.	<i>Ailanthus altissima</i>	Tree of heaven
11.	<i>Alternanthera pungens</i>	Khaki weed
12.	<i>Amaranthus</i> spp. (<i>A. spinosus</i> , <i>A. viridis</i>)	Spiny amaranth, green amaranth
13.	<i>Ambrosia artemisiifolia</i>	Ragweed
14.	<i>Anagallis arvensis</i>	Pimpernel, scarlet pimpernel, blue pimpernel
15.	<i>Andropogon virginicus</i>	Whisky grass
16.	<i>Anredera cordifolia</i> ²	Lamb's tail, madeira vine
17.	<i>Araujia sericifera</i>	Moth vine (white moth vine)
18.	<i>Archontophoenix alexandrae</i>	Alexander palm
19.	<i>Ardisia</i> spp. (<i>A. crispa</i> , <i>A. humilis</i>)	Coral berry, spice berry
20.	<i>Argemone ochroleuca</i>	Mexican poppy
21.	<i>Aristolochia elegans</i> ²	Calico Dutchman's pipe
22.	<i>Arrhenatherum elatius</i>	Tall oatgrass, false oatgrass
23.	<i>Arundinaria</i> spp.	Running bamboo
24.	<i>Asclepias curassavica</i>	Red cotton bush
25.	<i>Asparagus</i> spp. (<i>A. aethiopicus</i> 'Sprengeri' ² , <i>A. africanus</i> ² , <i>A. densiflorus</i> , <i>A. falcatus</i> , <i>A. plumosus</i> ² , <i>A. virgatus</i>)	Ground asparagus fern, climbing asparagus fern
26.	<i>Aster subulatus</i>	Wild aster
27.	<i>Asystasia gangetica</i> ssp. <i>micrantha</i> ³	Chinese violet (a form of)
28.	<i>Avena sativa</i>	Common oats
29.	<i>Baccharia pingraea</i> ¹	Chilquilla
30.	<i>Barleria prionitis</i> ³	Barleria
31.	<i>Bidens pilosa</i>	Cobbler's pegs
32.	<i>Brachiaria</i> spp. (<i>B. decumbens</i> , <i>B. mutica</i>)	Signal grass, para grass
33.	<i>Brillantaisia lamium</i> ¹	Brillantaisia
34.	<i>Briza</i> spp. (<i>B. maxima</i> , <i>B. minor</i>)	Quaking grass, lesser quaking grass
35.	<i>Bryophyllum</i> spp. (<i>B. daigremontianum</i> , <i>B. pinnatum</i> , <i>B. tubiflorum</i>)	Mother of millions, resurrection plant (live leaf)
36.	<i>Caesalpinia decapetala</i>	Thorny poinciana (caesalpinia)
37.	<i>Cakile edentula</i>	American sea rocket
38.	<i>Callisia fragrans</i>	Purple succulent
39.	<i>Calluna vulgaris</i> ³	Scotch heather
40.	<i>Canna indica</i>	Canna lily
41.	<i>Capsella bursa-pastoris</i>	Shepherd's purse
42.	<i>Cardiospermum grandiflorum</i> ²	Balloon vine, heart seed vine
43.	<i>Cardiospermum halicacabum</i> var. <i>halicacabum</i>	Small balloon vine
44.	<i>Carduus nutans</i>	Nodding thistle
45.	<i>Carthamus lanatus</i>	Saffron thistle
46.	<i>Cascabela thevetia</i> ²	Yellow Oleander
47.	<i>Catharanthus roseus</i>	Pink periwinkle
48.	<i>Celtis sinensis</i> ²	Chinese elm
49.	<i>Cenchrus</i> spp. (<i>C. caliculatus</i> , <i>C. ciliaris</i> , <i>C. echinatus</i>)	Hillside burrgrass, buffel grass, Mossman River grass
50.	<i>Centaurea eriophora</i> ¹	Mallee cockspur, wild sand heath
51.	<i>Cerastium vulgare</i>	Mouse ear chickweed
52.	<i>Cestrum parqui</i>	Green cestrum
53.	<i>Chamaecrista rotundifolia</i>	Round leaf cassia (Wynn cassia)
54.	<i>Chloris gayana</i>	Rhodes grass

	Botanical Name	Common Name
55.	<i>Cinnamomum camphora</i> ²	Camphor laurel
56.	<i>Cirsium vulgare</i>	Spear thistle
57.	<i>Commelina benghalensis</i>	Hairy wandering jew
58.	<i>Conium maculatum</i>	Hemlock
59.	<i>Conyza</i> spp. (<i>C. bonariensis</i> , <i>C. canadensis</i> , <i>C. parva</i> , <i>C. sumatrensis</i>)	Flax-leaf fleabane, Canadian fleabane, Canadian goldenrod, fleabane, tall fleabane
60.	<i>Coreopsis lanceolata</i>	Coreopsis
61.	<i>Cortaderia selloana</i>	Pampas grass
62.	<i>Corymbia torelliana</i> & <i>Corymbia torelliana</i> hybrids	Cadaghi (and hybrids)
63.	<i>Cotoneaster</i> spp. (<i>C. glaucophyllus</i> , <i>C. pannosus</i>)	Large-leaf cotoneaster, silver-leaf cotoneaster
64.	<i>Crassocephalum crepidioides</i>	Thickhead
65.	<i>Crococsmia x crocosmiiflora</i>	Montbretia, crocosmia
66.	<i>Crocus</i> spp.	Buttercup
67.	<i>Crotalaria</i> spp. (<i>C. goreensis</i> , <i>C. grahamiana</i> , <i>C. lanceolata</i> , <i>C. montana</i> , <i>C. pallida</i> , <i>C. spectabilis</i>)	Gambia pea, cho cho, lance leaf rattlebox, rattlepod, streaked rattlepod, showy rattlepod, cusara pea
68.	<i>Crupina vulgaris</i> ¹	Common cuprina, bearded creeper
69.	<i>Cryptostegia madagascariensis</i> ²	Purple rubber vine
70.	<i>Cuscuta</i> spp. (<i>C. campestris</i> , <i>C. suaveolans</i> ¹)	Golden dodder, Chilean dodder
71.	<i>Cyclospermum leptophyllum</i>	Slender celery
72.	<i>Cynodon</i> spp. (<i>C. aethiopicus</i> , <i>C. dactylon</i> , <i>C. nlemfuensis</i>)	Giant stargrass, Bahama couch grass, African stargrass
73.	<i>Cynoglossum creticum</i> ³	Blue hound's tongue
74.	<i>Cyperus</i> spp. (<i>C. brevifolius</i> , <i>C. eragrostis</i> , <i>C. esculentus</i> , <i>C. involucratus</i> , <i>C. papyrus nana</i> , <i>C. rotundus</i> , <i>C. sesquiflorus</i> , <i>C. sphacelatus</i> , <i>C. teneristolon</i> ^{1 and 3})	Mullumbimby couch, umbrella sedge, yellow nutgrass, African sedge, dwarf papyrus, nut grass, kyllinga weed, roadside flatsedge, cyperus
75.	<i>Cytisus multiflorus</i> ³	White spanishbroom
76.	<i>Dactylis glomerata</i>	Cocksfoot
77.	<i>Datura</i> spp.	Thornapples
78.	<i>Desmodium</i> spp. (<i>D. intortum</i> , <i>D. uncinatum</i>)	Greenleaf desmodium, silverleaf desmodium
79.	<i>Dietes</i> spp.	Wild iris
80.	<i>Digitaria</i> spp. (<i>D. ciliaris</i> , <i>D. didactyla</i> , <i>D. eriantha</i> , <i>D. violascens</i>)	Summer grass, Qld blue couch, pangola grass, violet crabgrass
81.	<i>Dioscorea</i> spp. (<i>D. bulbifera</i> , <i>D. alata</i>)	Air potato, winged yam
82.	<i>Dittrichia viscosa</i> ³	False yellowhead
83.	<i>Drymaria cordata</i>	Tropical chickweed
84.	<i>Duranta</i> spp. (<i>D. erecta</i> , <i>D. repens</i>)	Duranta
85.	<i>Echinochloa</i> spp. (<i>E. colona</i> , <i>E. crus-galli</i> , <i>E. esculenta</i>)	Awnless barnyard grass, barnyard grass, Japanese millet
86.	<i>Echium plantagineum</i>	Patterson's curse
87.	<i>Eclipta prostrata</i>	White eclipta
88.	<i>Egeria densa</i>	Dense water weed
89.	<i>Eleocharis parodii</i> ¹	Parodi spike rush
90.	<i>Eleusine indica</i>	Crowsfoot grass
91.	<i>Elodea canadensis</i>	Elodea
92.	<i>Emex australis</i>	Spiny emex
93.	<i>Emilia</i> spp. (<i>E. sonchifolia</i> , <i>E. sonchifolia</i> var. <i>javanica</i>)	Emilia
94.	<i>Eragrostis</i> spp. (<i>E. bahiensis</i> , <i>E. curvula</i> , <i>E. pilosa</i> , <i>E. tenuifolia</i>)	Bahia lovegrass, African lovegrass, soft lovegrass, elastic grass
95.	<i>Erechtites valerianifolia</i>	Brazilian fireweed
96.	<i>Erythrina crista-galli</i>	Cockspur coral tree
97.	<i>Eugenia uniflora</i>	Brazil cherry
98.	<i>Euphorbia</i> spp. (<i>E. cyathophora</i> , <i>E. heterophylla</i> , <i>E. prostrata</i>)	Painted spurge, milk weed, red caustic-creeper
99.	<i>Flindersia brayleyana</i>	Queensland maple
100.	<i>Florestina tripteris</i>	Sticky florestina
101.	<i>Fraxinus griffithii</i>	Mountain ash
102.	<i>Froelichia floridana</i> ¹	Snake cotton
103.	<i>Furcraea</i> spp. (<i>F. foetida</i> , <i>F. selloa</i>)	Cuban hemp, hemp
104.	<i>Galinsoga parviflora</i>	Yellow weed, potato weed, galinsoga
105.	<i>Gazania</i> spp. (<i>G. ringens</i>)	Seaside daisy

	Botanical Name	Common Name
106.	<i>Gloriosa superba</i>	Glory lily
107.	<i>Gomphocarpus physocarpus</i>	Balloon cotton bush
108.	<i>Harungana madagascariensis</i> ²	Harungana
109.	<i>Hedychium gardnerianum</i>	Ginger lily
110.	<i>Helianthus annuus</i>	Sunflower
111.	<i>Heliotropium amplexicaule</i>	Blue heliotrope
112.	<i>Hieracium aurantiacum</i> ³	Orange hawkweed
113.	<i>Hiptage benghalensis</i>	Hiptage
114.	<i>Holcus lanatus</i>	Yorkshire fog
115.	<i>Hydrocleys nymphoides</i>	Water poppy
116.	<i>Hyparrhenia hirta</i>	Coolatai grass
117.	<i>Hypericum tetrapterum</i> ¹	Square-stemmed St. John's wort
118.	<i>Hypochoeris radicata</i>	Catsear, flatweed
119.	<i>Hypoestes</i> spp. (<i>H. phyllostachya</i> , <i>H. sanguinolenta</i>)	Polka-dot plant, freckle face.
120.	<i>Impatiens</i> spp.	Impatiens
121.	<i>Ipomoea</i> spp. (<i>I. alba</i> , <i>I. batatas</i> , <i>I. cairica</i> , <i>I. indica</i>)	Moon flower, sweet potato, coastal morning glory, blue morning glory
122.	<i>Jacaranda mimosifolia</i>	Jacaranda
123.	<i>Juncus articulatus</i>	Jointed rush
124.	<i>Justicia betonica</i>	Squirreltail
125.	<i>Koelreuteria elegans</i> ³	Golden rain tree, pride of India
126.	<i>Kummerowia striata</i>	Japanese clover, Japanese lespedeza
127.	<i>Lachenalia reflexa</i> ³	Yellow soldier
128.	<i>Lactuca serriola</i>	Prickly lettuce
129.	<i>Lantana</i> spp. ² (<i>L. camara</i> ² , <i>L. montevidensis</i> ²)	Lantana, creeping lantana
130.	<i>Leontodon saxatilis</i>	Lesser hawkbit
131.	<i>Lepidium virginicum</i>	Virginian pepperweed
132.	<i>Leptochloa mucronata</i>	Red sprangletop
133.	<i>Leucaena leucocephala</i>	Leucaena, coffee bush
134.	<i>Ligustrum</i> spp. ² (<i>L. lucidum</i> ² , <i>L. sinense</i> ²)	Broad-leaved privet, small-leaved privet
135.	<i>Lilium formosanum</i>	Taiwan lily
136.	<i>Lonicera japonica</i>	Japanese honeysuckle
137.	<i>Lotononis bainesii</i>	Lotononis
138.	<i>Ludwigia peruviana</i>	Peruvian primrose wattle
139.	<i>Macfadyena unguis-cati</i> ²	Cat's claw creeper
140.	<i>Macroptilium atropurpureum</i>	Siratiro
141.	<i>Macrotyloma axillare</i>	Perennial horse gram, Axillaris
142.	<i>Medicago polymorpha</i>	Burr medic
143.	<i>Megathyrsus</i> spp. (<i>M. maximus</i> var. <i>pubiglumis</i> , <i>M. maximus</i> var. <i>maximus</i>)	Green panic, giant panic
144.	<i>Melinis</i> spp. (<i>M. minutiflora</i> , <i>M. repens</i>)	Molasses grass, red natal grass
145.	<i>Mimosa pudica</i>	Common sensitive plant
146.	<i>Mirabilis jalapa</i>	Four o'clock bush
147.	<i>Mitracarpus hirtus</i>	Tropical girdlepod
148.	<i>Mollugo verticillata</i>	Indian chickweed
149.	<i>Murraya paniculata</i> (fertile form)	Mock orange
150.	<i>Myriophyllum aquaticum</i>	Parrot's feather
151.	<i>Nassella</i> spp. (<i>N. charruana</i> ³ , <i>N. hyalina</i> ³)	Lobed needle grass, cane needle grass
152.	<i>Neonotonia wightii</i>	Glycine
153.	<i>Nephrolepis cordifolia</i>	Fishbone fern
154.	<i>Nicotiana glauca</i>	Tobacco tree
155.	<i>Nymphaea</i> spp. (<i>N. caerulea</i> subsp. <i>zanzibarensis</i> , <i>N. mexicana</i>)	Blue lotus, yellow waterlily
156.	<i>Ochna serrulata</i>	Ochna, mickey mouse bush
157.	<i>Oenanthe pimpinelloides</i> ¹	Meadow parsley
158.	<i>Oenothera drummondii</i> subsp. <i>drummondii</i>	Beach evening primrose
159.	<i>Olea africana</i>	African olive
160.	<i>Onopordum tauricum</i> ¹	Taurian thistle
161.	<i>Oxalis</i> spp. (<i>O. corniculata</i> , <i>O. corymbosa</i> , <i>O. latifolia</i> , <i>O. pes-caprae</i>)	Creeping Oxalis (yellow wood-sorrel), lilac oxalis (pink shamrock), fishtail oxalis, soursob

	Botanical Name	Common Name
162.	<i>Paspalum</i> spp. (<i>P. conjugatum</i> , <i>P. dilatatum</i> , <i>P. mandiocanum</i> , <i>P. notatum</i> , <i>P. paniculatum</i> , <i>P. urvillei</i>)	Paspalum, dallies grass, broad-leaf paspalum, bahia grass, Russell River grass, vasey grass
163.	<i>Passiflora</i> spp. (<i>P. edulis</i> , <i>P. foetida</i> , <i>P. suberosa</i> , <i>P. subpeltata</i>)	Edible passionfruit, stinking passionflower, corky passionflower, orange-flowered passionfruit
164.	<i>Paulownia tomentosa</i>	Paulownia
165.	<i>Pavonia hastata</i>	Pink pavonia
166.	<i>Pelargonium alchemilloides</i> ³	Geranium (a form of)
167.	<i>Pennisetum</i> spp. (<i>P. clandestinum</i> , <i>P. purpureum</i> , <i>P. setaceum</i> ² , <i>P. thunbergii</i>)	Kikuyu grass, elephant grass, African fountain grass, Thunberg's pennisetum
168.	<i>Pereskia aculeata</i> ³	Leaf cactus
169.	<i>Persicaria</i> spp. (<i>P. lapathifolia</i> , <i>P. strigosa</i>)	Pale persicaria, prickly smartweed (native)
170.	<i>Phyllanthus tenellus</i>	Long stalk phyllanthus
171.	<i>Phyllostachys</i> spp. (<i>P. aurea</i> , <i>P. pubescens</i>)	Fishpole bamboo, running bamboo
172.	<i>Physalis philadelphica</i>	Tomatillo (Mexican ground cherry)
173.	<i>Phytolacca octandra</i>	Inkweed
174.	<i>Pilea microphylla</i>	Creeping charlie
175.	<i>Pinus</i> spp. (<i>P. caribaea</i> , <i>P. elliottii</i> , <i>P. radiata</i> , <i>P. taeda</i>) ⁴	Carribbean pine, slash pine, radiata pine, loblolly pine
176.	<i>Piptochaetium montevidense</i> ³	Uruguayan rice grass
177.	<i>Plantago major</i>	Greater plantain
178.	<i>Polygala</i> spp. (<i>P. paniculata</i> , <i>P. virgata</i>)	Island snake root, purple broom
179.	<i>Praxelis clematidea</i> ³	Praxelis
180.	<i>Prunella vulgaris</i>	Self heal
181.	<i>Prunus munsoniana</i>	Wild goose plum
182.	<i>Psidium</i> spp. (<i>P. guajava</i> , <i>P. guineense</i>)	Common guava (yellow guava), Brazilian guava
183.	<i>Pueraria lobata</i>	Kudzu
184.	<i>Pyrostegia venusta</i>	Flame vine
185.	<i>Radermachera sinica</i>	Asian bell tree
186.	<i>Raphanus raphanistrum</i>	Wild radish
187.	<i>Retama raetam</i> ³	White weeping broom
188.	<i>Rhaphiolepis indica</i>	Indian hawthorn
189.	<i>Richardia brasiliensis</i>	White eye, Mexican clover
190.	<i>Ricinus communis</i>	Castor oil plant
191.	<i>Rivina humilis</i>	Baby pepper
192.	<i>Rorippa</i> spp. (<i>R. nasturtium-aquaticum</i> , <i>R. sylvestris</i>) ¹	Watercress, creeping yellow cress
193.	<i>Rubus</i> spp. (<i>R. anglocanadicans</i> ² , <i>R. bellobatus</i> , <i>R. discolor</i> , <i>R. ellipticus</i> , <i>R. fraxinifolius</i> , <i>R. fruticosus</i> ² agg.)	Kittatinny blackberry, blackberry, yellowberry, NQ native raspberry
194.	<i>Ruellia</i> spp.	Ruellia
195.	<i>Rumex</i> spp. (<i>R. crispus</i> , <i>R. sagittatus</i>)	Curled dock, climbing dock
196.	<i>Ruppia maritima</i>	Sea tassel
197.	<i>Sagittaria graminea</i> var. <i>platyphylla</i>	Sagittaria arrowhead
198.	<i>Salix</i> spp. (<i>S. chilensis</i> ² syn. <i>S. humboldtiana</i> , <i>S. matsudana</i> ²)	Pencil willow, tortured willow
199.	<i>Salvia coccinea</i>	Red salvia
200.	<i>Sambucus canadensis</i>	American elder
201.	<i>Sansevieria trifasciata</i>	Mother-in-law's tongue
202.	<i>Schefflera actinophylla</i>	Queensland umbrella tree
203.	<i>Schinus terebinthifolius</i> ²	Broad-leaved pepper tree
204.	<i>Senecio</i> spp. (<i>S. glastifolius</i> ³ , <i>S. tamoides</i>)	Holly leaved senecio, canary creeper
205.	<i>Senna</i> spp. (<i>S. floribunda</i> , <i>S. pendula</i> var. <i>glabrata</i> , <i>S. septemtrionalis</i>)	Smooth cassia, easter cassia, arsenic bush
206.	<i>Setaria</i> spp. (<i>S. italica</i> , <i>S. palmifolia</i> , <i>S. pumila</i> ssp. <i>pallidifusca</i> & ssp. <i>pumila</i> , <i>S. sphacelata</i>)	Italian Millet, palm leaf setaria, pale pigeon grass, South African pigeon grass
207.	<i>Sida</i> spp. (<i>S. cordifolia</i> , <i>S. rhombifolia</i> , <i>S. subspicata</i>)	Flannel weed, paddy's lucerne (<i>sida retusa</i>), spiked sida
208.	<i>Sigesbeckia orientalis</i>	Indian weed
209.	<i>Silybum marianum</i>	Variegated thistle
210.	<i>Sisyrinchium micranthum</i>	Scourweed
211.	<i>Solanum</i> spp. (<i>S. americanum</i> , <i>S. capsicoides</i> , <i>S. erianthum</i> , <i>S. hispidum</i> , <i>S. linnaeanum</i> , <i>S. mauritanum</i> , <i>S. nigrum</i> ssp. <i>nigrum</i> , <i>S. pseudocapsicum</i> , <i>S. seafortianum</i> , <i>S. torvum</i>)	Glossy nightshade, devil's apple, tobacco bush, giant devil's fig, apple of sodom, wild tobacco tree, blackberry nightshade, Jerusalem cherry, Brazilian

	Botanical Name	Common Name
		nightshade, devil's fig
212.	<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian goldenrod
213.	<i>Sonchus oleraceus</i>	Common sowthistle
214.	<i>Spathodea campanulata</i> ²	African tulip tree
215.	<i>Spergula arvensis</i>	Corn spurry
216.	<i>Sphagneticola trilobata</i> ² (Syn. <i>Wedelia trilobata</i>)	Singapore daisy
217.	<i>Stachys arvensis</i>	Stagger weed
218.	<i>Stachytarpheta jamaicensis</i>	Jamaica snakeweed
219.	<i>Stellaria media</i>	Chickweed
220.	<i>Stenotaphrum secundatum</i>	Buffalo grass
221.	<i>Striga curviflora</i>	Witch weed
222.	<i>Stylosanthes</i> spp. (<i>S. guianensis</i> , <i>S. humilis</i> , <i>S. scabra</i>)	Stylo, Townsville stylo, shrubby stylo
223.	<i>Syagrus romanzoffiana</i> (Syn. <i>Arecastrum romanzoffianum</i>)	Cocos palm, queen palm
224.	<i>Tagetes minuta</i>	Stinking roger
225.	<i>Tamarix aphylla</i> ²	Athel pine
226.	<i>Tecoma stans</i> ²	Yellow bells
227.	<i>Tephrosia</i> spp. (<i>T. candida</i> , <i>T. glomeruliflora</i>)	White hoary pea, pink tephrosia
228.	<i>Themeda quadrivalvis</i>	Grader grass
229.	<i>Thunbergia alata</i>	Black-eyed susan
230.	<i>Tipuana tipu</i> ³	Tipu tree, pride of bolivia
231.	<i>Tithonia diversifolia</i>	Japanese (or Mexican) sunflower
232.	<i>Tradescantia</i> spp. (<i>T. albiflora</i> , <i>T. zebrina</i>)	Wandering jew, zebrina (striped wandering jew)
233.	<i>Trianoptiles solitaria</i> ³	Subterranean cape sedge
234.	<i>Triumfetta rhomboidea</i>	Chinese burr
235.	<i>Tropaeolum majus</i>	Garden nasturtium
236.	<i>Urena lobata</i>	Urena weed, urena burr
237.	<i>Verbena</i> spp. (<i>V. bonariensis</i> , <i>V. caracasana</i> , <i>V. officinalis</i> , <i>V. tenuisecta</i>)	Purple top, verbena, common verbena, Mayne's pest
238.	<i>Verbesina encelioides</i>	Crownbeard (wild sunflower)
239.	<i>Vigna radiata</i>	Mung bean, golden gram
240.	<i>Vinca</i> spp.	Periwinkle, vinca
241.	<i>Watsonia meriana</i> var. <i>bulbillifera</i>	Bulbil watsonia
242.	<i>Xanthium pungens</i>	Noogoora burr, Australian burr
243.	<i>Xanthosoma violaceum</i>	Blue taro
244.	<i>Zephyranthes grandiflora</i>	Pink grandiflora
245.	<i>Zingiber officinale</i>	Ginger
246.	<i>Zinnia peruviana</i>	Wild zinnia

Notes:

¹ Bureau of Rural Sciences Sleeper Weeds List (2003)

² Declared Plant Class 3 (*Land Protection (Pest & Stock Route Management) Act 2002*)

³ Federal Government's Alert List for Environmental Weeds (2001)

⁴ Plantation use only

Table 11.C Poisonous Plants to People

Botanical Name	Common Name
Introduced / Exotic	
<i>Acokanthera</i> spp.	Wintersweet, bushman's poison
<i>Aconitum</i> spp.	Monkshood, wolfbane
<i>Agapanthus orientalis</i>	African lily
<i>Agave</i> spp.	Agave
<i>Aglaonema commutatum</i>	Chinese lucky plant
<i>Allamanda</i> spp.	Yellow allamanda
<i>Araujia sericifera</i>	Moth vine
<i>Argemone ochruleuca</i>	Mexican poppy
<i>Asclepias</i> spp. (<i>A. curassavica</i> , <i>A. fruticosa</i> , <i>A. physocarpa</i>)	Red-headed cotton bush, swan plant, balloon cotton bush
<i>Atropa balladonna</i>	Belladonna, deadly nightshade
<i>Brugmansia</i> spp.	Angel's trumpet
<i>Bryophyllum</i> spp. (<i>B. daigremontianum</i> , <i>B. pinnatum</i>)	Mother of millions, resurrection plant (live leaf)
<i>Buddleja madagascariensis</i>	Buddleja
<i>Buxus</i> spp.	Boxwood
<i>Caladium hortulanum</i>	Caladium
<i>Canna indica</i>	Canna lily
<i>Cascabela thevetia</i>	Yellow oleander
<i>Catharanthus roseus</i> (Syn. <i>Vinca rosea</i>)	Pink periwinkle
<i>Cestrum</i> spp. (<i>C. diurnum</i> , <i>C. nocturnum</i> , <i>C. parqui</i>)	Day-blooming cestrum, day jessamine, lady of the night, night jessamine, green cestrum
<i>Clematis microphylla</i>	Small-leaf clematis
<i>Clivia miniata</i>	Clivia
<i>Codiaeum variegatum</i>	Croton
<i>Colchicum autumnale</i>	Autumn crocus, crocus, meadow saffron
<i>Conium maculatum</i>	Hemlock
<i>Consolida</i> spp.	Larkspur
<i>Convallaria majallis</i>	Lily-of-the-valley
<i>Cycas</i> spp.	Cycad, zamia
<i>Cytisus scoparius</i>	English broom
<i>Daphne</i> spp.	Daphne, garland flower, lilac daphne, mezereon, rose daphne, spurge laurel, winter daphne
<i>Datura</i> spp.	Angel's trumpet, thorn apple, false castor oil
<i>Delphinium</i> spp.	Delphinium, larkspur
<i>Dieffenbachia</i> spp.	Dumbcane
<i>Digitalis</i> spp.	Foxglove
<i>Duranta</i> spp. (<i>D. erecta</i> , <i>D. lorentzii</i> , <i>D. repens</i>)	Golden dewdrop, Sheenas gold, Aussie 2000
<i>Euonymus</i> spp.	Spindle tree
<i>Euphorbia</i> spp.	Snow flake, naked lady, poinsettia
<i>Gloriosa superba</i> (& cultivars)	Climbing lily, glory lily
<i>Gomphocarpus</i> spp. (<i>G. fruticosa</i> , <i>G. physocarpus</i>)	See <i>Asclepias</i> spp.
<i>Hedera</i> spp.	Ivy
<i>Helleborus</i> spp.	Christmas rose, Corsican hellebore, Easter rose, hellebore, Lenten rose
<i>Hippeastrum</i> spp.	Hippeastrum
<i>Hydrangea</i> sp.	Hydrangea
<i>Hyoscyamus niger</i>	Black henbane, henbane
<i>Jatropha</i> spp. (<i>J. multifida</i> , <i>J. podagrica</i>)	Coral plant, coral bush, physic nut
<i>Laburnum</i> spp.	Golden chain tree, golden rain, laburnum, scotch laburnum
<i>Lantana camara</i>	Common lantana
<i>Lepidozamia</i> spp.	Cycad, zamia
<i>Ligustrum sinense</i>	Small-leaved privet
<i>Lilium candidum</i>	Madonna lily
<i>Lobelia cardinalis</i>	Cardinal flower
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Macrozamia</i> spp.	Cycad, zamia, pineapple zamia

Botanical Name	Common Name
<i>Monstera deliciosa</i>	Monstera
<i>Nerium oleander</i>	Oleander, white and pink oleander
<i>Oenanthe crocata</i>	Hemlock water drop-wort
<i>Ornithogalum</i> spp.	Common star of Bethlehem, chinchinchee, giant chinchinchee, star of Bethlehem
<i>Philodendron</i> spp.	Philodendron
<i>Phytolacca octandra</i>	Inkweed
<i>Rheum rhabarbarium</i>	Garden rhubarb
<i>Ricinis communis</i>	Castor oil plant
<i>Solanum</i> spp. (<i>S. dulcamara</i> , <i>S. mauritianum</i> , <i>S. nigrum</i> , <i>S. pseudocapsicum</i> , <i>S. seaforthianum</i>)	Bittersweet, wild tobacco, climbing nightshade, black nightshade, common nightshade, Brazilian nightshade
<i>Spathiphyllum</i>	Peace lily
<i>Stropanthus</i> spp.	Corkscrew flower, spider tresses, stropanthus
<i>Synadenium grantii</i>	African milk bush
<i>Toxicodendron succedaneum</i>	Rhus, rhus tree, wax tree, poison sumac
<i>Urtica dioica</i>	Stinging nettle
<i>Veratrum</i> spp.	False hellebores
<i>Vinca major</i>	Periwinkle
<i>Wisteria sinensis</i>	Chinese wisteria
<i>Zantedeschia aethiopica</i>	Arum lily
Native / Endemic	
<i>Abrus precatorius</i>	Crab's eye, gidee-gidee, jequirity bean, rosary bean
<i>Alocasia</i> spp. (<i>A. brisbanensis</i> , <i>A. macrorrhizos</i>)	Cunjevoi, giant taro, giant elephant ear
<i>Calophyllum inophyllum</i>	Beauty leaf
<i>Castanospermum australe</i>	Black bean
<i>Cheilanthes</i> spp.	Rock fern
<i>Cycas</i> spp.	Cycad, zamia
<i>Dendrocnide</i> spp. (<i>D. moroides</i> , <i>D. excelsa</i> , <i>D. photinophylla</i>)	Stinging tree, giant stinging tree, Gympie stinging tree
<i>Excoecaria</i> spp. (<i>E. agallocha</i> , <i>E. dallachyana</i>)	Mangrove blind-your-eye, scrub blind-your-eye
<i>Hoya australis</i>	Wax flower
<i>Lepidozamia</i> spp.	Cycad, zamia
<i>Lobelia</i> spp.	Cardinal flower, lobelia
<i>Macadamia ternifolia</i>	Maroochy nut
<i>Macrozamia</i> spp.	Cycad, zamia, pineapple zamia
<i>Melia azedarach</i>	White cedar
<i>Mucuna gigantea</i>	Burney bean
<i>Pimelea</i> spp.	Rice flowers
<i>Pteridium</i> spp.	Bracken fern
<i>Ranunculus lappaceus</i>	Australian buttercup
<i>Rhodomertus macrocarpa</i>	Cooktown laquat, finger cherry, wannakai
<i>Sarcostemma viminalis</i> ssp. <i>brunonianum</i>	Caustic vine, caustic bush, pencil
<i>Solanum aviculare</i>	Kangaroo apple
<i>Trema tomentosa</i>	Native poison peach

Assessment and Management Planning Scheme Policies

11.15 Environmental Assessment and Management Planning Scheme Policy

11.15.1 Purpose

(1) The purpose of this policy is to:

- (a) identify the circumstances when Ecological Assessment Reports, Environmental Impact Statements and Environmental Management Plans are required;
- (b) provide guidance on the preparation of Ecological Assessment Reports, Environmental Impact Statements and Environmental Management Plans; and
- (c) identify the types of development which may be subject to Environmental Impact Reporting pursuant to the Act.

11.15.2 Assessment Guidance: Explanation of Key Terms

“Ecological Assessment Report (EAR)” means a document which assesses the short term and long term impacts of a proposed development on ecosystem species, ecological processes and significant vegetation. Ameliorative measures and management to protect and where necessary enhance and rehabilitate habitat, natural values and connectivity are also required to be specified and cross referenced where appropriate to an Environmental Management Plan.

“Environmental Impact Statement (EIS)” means a document prepared by a competent person which:

- (a) provides an assessment of the impacts of a development on the environment; and
- (b) includes:
 - (i) a description of the development; and
 - (ii) a description of the existing environment and its values and significance; and
 - (iii) a statement of the impacts on the environment of the development; and
 - (iv) a statement of the measures to be used to avoid or mitigate adverse impacts on the environment by the development and enhance potential positive impacts on the environment of the development; and
 - (v) a statement of the means to be used to monitor the effectiveness of the mitigation measures.

“Environmental Management Plan (EMP)” means a document prepared by a competent person which describes in respect of the design, construction and operation of the premises (including emergency situations):

- (a) what acceptable levels of impact on the environment of the development are intended to be achieved or maintained; and
- (b) the management measures to avoid or minimise risks of serious environmental harm or nuisance from the development; and
- (c) who is responsible for implementing the management measures; and
- (d) what monitoring and reporting will be undertaken; and
- (e) when actions will be undertaken.

11.15.3 Application of Policy

(1) This policy applies to development which:

- (a) is subject to the Habitat and Biodiversity Code; or
- (b) involves a use or is an area nominated by this policy or in a Code as requiring an Environmental Impact Statement; or
- (c) is identified in this policy or in a Code as requiring an Environmental Management Plan; or
- (d) is identified pursuant to the *Integrated Planning and Other Legislation Amendment Act 2003 (IPOLAA)* as requiring an Environmental Impact Statement.

11.15.4 Ecological Assessment Reports (EAR's)

- (1) An Ecological Assessment Report may be required to be submitted to demonstrate compliance with the Habitat and Biodiversity Code, except where:
 - (a) the development does not involve any structural additions to existing development on the site; or
 - (b) it can be demonstrated that the Planning Area Overlay Map information applying to the site was incorrect due to clearing prior to 25 June 2001; or
 - (c) the Assessment Manager determines that the development is of a minor or ancillary nature not necessitating preparation of an Ecological Assessment Report.

11.15.5 Information Requirements (Terms of Reference) for Ecological Assessment Reports

- (1) An Ecological Assessment Report is to assess the ecological impact of a proposed development by:
 - (a) Considering applicable legislation in relation to natural environmental attributes and values, including, but not limited to:
 - (i) *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth);
 - (ii) *Environmental Protection Act 1994* (Qld);
 - (iii) *Land Protection (Pest and Stock Route Management) Act 2002* (Qld);
 - (iv) *Nature Conservation Act 1992* (Qld);
 - (v) *Vegetation Management Act 1999* (Qld);
 - (vi) *Water Act 2000* (Qld);
 - (vii) *Soil Conservation Act 1986* (Qld);
 - (viii) *Fisheries Act 1994* (Qld);
 - (ix) *Coastal Protection and Management Act 1995* (Qld);
 - (x) *Marine Parks Act 2004* (Qld); and
 - (xi) *Animal Care and Protection Act 2001* (Qld).
 - (b) Describing the significant natural areas on and adjacent to the site and providing standardised description and mapping of the vegetation communities and regional ecosystems relative to the proposed development design.
 - (c) Describing and mapping the presence of all endangered and of concern regional ecosystems as defined in the *Vegetation Management Act 1999*, any critical habitat of any flora and fauna defined as 'protected' pursuant to the *Nature Conservation Act 1992*, the *Fisheries Act 1994* or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* and locally significant flora and fauna as defined in **Table 11.12 (Significant Flora Species in Caloundra City)** and **Table 11.13 (Significant Fauna Species in Caloundra City)** of this policy, describing the relationship of the population and distribution of these species to habitat and vegetation on the site and off-site population and habitat.
 - (d) Assessing the role of the remnant vegetation and habitat on the site in Caloundra City's Habitat Network (e.g. whether they are part of a Core Habitat Area, Broad Mosaic Area, Major Corridor or Environmental Link) as defined by **Map 7.7 (Habitat Areas)** and **Map 7.8 (Habitat Corridors and Links)** of the Habitat and Biodiversity Code and describing how the proposed development seeks to maintain those network values.
 - (e) Assessing the significance of remnant vegetation and habitat of the site in relation to the City's Conservation Significance mapping (**Map 7.5 – Significant Vegetation**) of the Habitat and Biodiversity Code by application of the criteria that determine whether the remnant is considered to be of State, Regional or Local Significance. These criteria, as identified in the Common Nature Conservation Classification System, include:

- (i) Criteria A - Significant Habitat for 'At Risk' Species;
 - (ii) Criteria B - Ecosystem Value;
 - (iii) Criteria C - Remnant Size;
 - (iv) Criteria D - Relative Size of Ecosystem;
 - (v) Criteria E - Condition;
 - (vi) Criteria F - Ecosystem Diversity; and
 - (vii) Criteria G - Context and Connection (relationship to water, endangered ecosystems and physical connection between contiguous remnants).
- (f) Any application likely to cause detrimental effects on areas identified as State or Regional significance should be accompanied by detailed consideration of the criteria listed in (d) above.
- (g) Providing a flora (vegetation) and fauna management plan which properly addresses, describes or includes the following specific requirements:
- (i) salvage methods for any flora and fauna that may be cleared or displaced, including anticipated survival or establishment rates of relocated flora/fauna (including targets for survival of relocated flora/fauna, e.g. relocated topsoil and vegetation, relocated nesting site or hollows of the installation of artificial nesting hollows);
 - (ii) rehabilitation measures to be utilised for cleared or disturbed areas, including proposed maintenance regime;
 - (iii) buffers of local native vegetation to waterway features, protected areas and habitats supporting 'protected' species;
 - (iv) measures to minimise edge effects;
 - (v) measures to ensure protection of water quality and quantity;
 - (vi) measures to manage existing and potential weeds and bushfire hazard;
 - (vii) measures to exclude uncontrolled access to protected areas and habitat of 'protected' species whilst facilitating desirable fauna movement; and
 - (viii) monitoring and performance evaluation.

11.15.6 Environmental Impact Statements (EIS's)

(1) An Environmental Impact Statement may be requested to be submitted:

- (a) as a requirement of the *Integrated Planning Act 1997*; or
- (b) to demonstrate compliance with an applicable Code; or
- (c) for development in the areas nominated below; or
- (d) for development which is one of the uses nominated below;

except where the Assessment Manager determines that the development is of a minor or ancillary nature (for (b), (c), (d) only) not necessitating preparation of an Environmental Impact Statement.

Note:

Where a proponent is required to prepare an Environmental Impact Statement pursuant to the Act, referral coordination will apply, and the Terms of Reference will be determined by the Department of Local Government and Planning in conjunction with other referral agencies. This policy does not apply to such development pursuant to the Act.

Areas Nominated

(2) For the purposes of this policy, development proposed in the following areas is nominated:

- (a) Assessable development in the Pumicestone Passage Catchment Area other than within a Township Planning Area or the Rural Residential Settlement precinct.
- (b) Assessable development within the Lake Baroon and Ewen Maddock Dam Catchment Areas except where proposed within a Township Planning Area or the Rural Residential Settlement precinct.
- (c) Assessable development in areas adjoining wetlands and higher order waterways (including buffers) indicated on **DEO Map 3.1 (Water catchments, waterways and wetlands)** the following rivers and creeks, where deleterious impacts of an environmental nature may result.

- (d) Areas identified as State or Regional Significance in **Map 7.5 (Significant Vegetation)**, Core Habitat Areas in **Map 7.7 (Habitat Areas)**, or Special Remnants in **Map 7.8 (Habitat Corridors and Links)** of the Habitat and Biodiversity Code.

Uses Nominated

- (3) For the purposes of this policy, the following uses are nominated:
 - (a) Assessable development for Material Change of Use where involving the following development activities:
 - (i) Animal Husbandry – High Impact;
 - (ii) Aquaculture;
 - (iii) Extractive Industry;
 - (iv) Industry – High Impact; and
 - (v) Major Utility.

11.15.7 Information Requirements (Terms of Reference) for Environmental Impact Statements

- (1) An Environmental Impact Statement is to assess the environmental impacts of a proposed development and should include as a minimum the following information:

- IMPACT ASSESSMENT STUDY OBJECTIVES
- IMPACT ASSESSMENT STUDY
- EXECUTIVE SUMMARY
 - (a) *Purpose and Objectives of the Proposal*
 - (b) *Construction and Operational Issues*
 - (c) *Description of the Proposal*
- SOCIAL AND NATURAL ENVIRONMENT IMPACT ASSESSMENT
 - (a) *Land Use Planning*
 - (b) *Social and Community Features*
 - (c) *Economic*
 - (d) *Noise and Vibration*
 - (e) *Air Quality*
 - (f) *Visual Amenities*
 - (g) *Soils and Geology*
 - (h) *Acid Sulfate Soils*
 - (i) *Contaminated Land*
 - (j) *Hydrology and Water Quality*
 - (k) *Coastal Processes*
 - (l) *Flora and Fauna*
 - (m) *Cultural Heritage*
 - (n) *Emergency Services*
- RELEVANT APPROVALS
- CONSULTATION
 - (a) *Community Consultation*
 - (b) *Consultation with Government/Advisory Bodies*
- ENVIRONMENTAL MANAGEMENT PLAN
- CONCLUSIONS AND RECOMMENDATIONS

11.15.8 Environmental Management Plans (EMP's)

- (1) An Environmental Management Plan (EMP) may be required to be submitted in conjunction with an Environmental Impact Statement, or as part of a condition of approval.

- (2) An EMP is intended to ensure that the impacts of a development on the environment are adequately controlled, where that development may otherwise cause harm to the environment. This can include the construction, operational and decommissioning stages of a development.
- (3) The information requested by the assessment manager and/or referral agencies to be included in an EMP will vary for each individual development proposal and may deal with the management of one or a number of impacts. The content of the EMP will vary depending on the nature and scale of the development, the characteristics of the site and the impacts generated by each proposal.
- (4) An EMP should detail the management strategies to be implemented for identified impacts and may be requested to include all stages of development as well as monitoring, corrective actions and complaint response. The EMP should also include specific performance indicators.
- (5) An EMP may also be used for the purpose of maintaining Significant Vegetation, including Core Habitat Areas, Broad Mosaic Areas, Major Corridors, Special Remnants, and Corridors and Environmental Links, to ensure appropriate and effective environmental management practices and procedures are implemented for retention, management, protection, enhancement and/or buffering of the Significant Vegetation, which the developer shall be required to manage until such time as the Significant Vegetation is accepted "off maintenance" by Council. The EMP shall also include specific performance indicators.

11.15.9 General Information Requirements (Terms of Reference) for Environmental Management Plans

- (1) An EMP is to demonstrate the commitments made to environmental impact management by:
 - (a) identifying all aspects of the project that require environmental management;
 - (b) establishing practical and achievable measures for the containment of environmental impacts to acceptable levels;
 - (c) allocating authority and responsibility for implementing management measures;
 - (d) nominating criteria for measuring impact levels and any sources from which criteria may be derived including legislative requirements and government policies;
 - (e) describing a course of action and responsibilities for responding to incidents of non-compliance and emergency events that may be detected or arise; and
 - (f) establishing procedures for monitoring and reporting.
- (2) The range of issues that may be requested to be addressed in an EMP include:
 - (a) acid sulfate soil;
 - (b) air quality;
 - (c) biting insects;
 - (d) buffer area management;
 - (e) building/structure conservation or retention;
 - (f) energy efficiency and management;
 - (g) erosion and sediment control;
 - (h) management of activities and events, including monitoring and corrective action;
 - (i) management of the impacts of land uses on surrounding sites;
 - (j) natural and cultural heritage preservation / management;
 - (k) noise control;
 - (l) rehabilitation / landscaping;
 - (m) rehabilitation of sites;
 - (n) resource and waste management;
 - (o) stormwater management;
 - (p) vegetation management;
 - (q) visual amenity;
 - (r) water quality / waterway health;
 - (s) weed control; and

- (t) fauna protection and retention.
- (3) Other matters identified through the development assessment process, including issues identified by stakeholders in the consultation process may also be requested to be addressed.

Table 11.12 Significant Flora Species in Caloundra City

	Botanical Name	Common Name	Significance
1.	<i>Acacia attenuata</i>	Whipstick wattle	(b), (c)
2.	<i>Acacia aulacocarpa</i>	Salwood	(a), (d)
3.	<i>Acacia baueri</i> spp. <i>baueri</i>		(c)
4.	<i>Acacia glaucocarpa</i>		(d)
5.	<i>Acacia o'shanesii</i>	Irish wattle	(d)
6.	<i>Acomis acoma</i>		(c)
7.	<i>Acronychia littoralis</i>	Scented acronychia	(b), (c), (d)
8.	<i>Acronychia octandra</i>	Doughwood	(d)
9.	<i>Allocasuarina emuina</i>	Emu Mountain sheoak	(b), (c), (d)
10.	<i>Allocasuarina filidens</i>		(c), (d)
11.	<i>Allocasuarina littoralis</i>	Black she-oak	(d)
12.	<i>Allocasuarina torulosa</i>		(d)
13.	<i>Alpinia arundelliana</i>	Dwarf native ginger	(d)
14.	<i>Alyxia ilicifolia</i> var. <i>magnifolia</i>	Large-leaf chainfruit	(c)
15.	<i>Angiopteris evecta</i>	King fern	(d)
16.	<i>Aponogeton elongatus</i> (forma <i>elongatus</i>)	Qld Lace	(c)
17.	<i>Aponogeton elongatus</i> (forma <i>latifolius</i>)	Qld Lace	(c)
18.	<i>Araucaria bidwillii</i>	Bunya pine	(d)
19.	<i>Archidendron lovelliae</i>	Baconwood	(b), (c)
20.	<i>Arthraxon hispidus</i>		(b), (c)
21.	<i>Arundinella montana</i>		(c)
22.	<i>Atractocarpa benthamianus</i> (Syn. <i>Randia benthamiana</i>)	Native gardenia	(d)
23.	<i>Austrosteensia glabristyla</i>	Giant blood vine	(d)
24.	<i>Baloghia marmorata</i>	Jointed baloghia	(b), (c)
25.	<i>Banksia conferta</i> subsp. <i>conferta</i>	Glasshouse banksia	(c), (d)
26.	<i>Blandfordia grandiflora</i>	Christmas bells	(c)
27.	<i>Boehmeria macrophylla</i>	Native ramie	(d)
28.	<i>Boronia falcifolia</i>		(d)
29.	<i>Boronia parviflora</i>		(d)
30.	<i>Boronia polygalifolia</i>		(d)
31.	<i>Boronia rosmarinifolia</i>	Forest Boronia	(d)
32.	<i>Boronia saffrolifera</i>		(d)
33.	<i>Bosistoa transversa</i>	Heart-leaved / three-leaved bosistoa	(b)
34.	<i>Bulbophyllum globuliforme</i>	Miniature moss-orchid	(b), (c)
35.	<i>Caladenia</i> sp. Kilcoy Ck		(d)
36.	<i>Callerya australis</i>	Native wisteria	(c)
37.	<i>Calystegia solandella</i>		(c)
38.	<i>Carronia multiseptata</i>	Carronia	(d)
39.	<i>Casuarina cunninghamiana</i>	River she-oak	(d)
40.	<i>Casuarina equisetifolia</i>	Coast she-oak	(d)
41.	<i>Casuarina glauca</i>	Swamp she-oak	(d)
42.	<i>Choricarpia subargentea</i>	Giant ironwood	(c)
43.	<i>Clausena brevistyla</i>	Kalomata, native wampi	(d)
44.	<i>Corymbia intermedia</i>	Pink bloodwood	(d)
45.	<i>Corynocarpus rupestris</i> subsp. <i>arborescens</i>		(c)
46.	<i>Cryptandra</i> sp. Ngun Ngun		(d)
47.	<i>Cryptocarya foetida</i>	Stinking cryptocarya	(b), (c)
48.	<i>Dicksonia youngiae</i>	Bristly Treefern	(d)
49.	<i>Dinosperma melanophloia</i>	Doughwood	(d)
50.	<i>Dodonaea rupicola</i>	Velvet hop-bush	(b), (c), (d)
51.	<i>Doryphora sassafras</i>	Sassafras	(d)
52.	<i>Duringtonia paludosa</i>		(c)
53.	<i>Elaeocarpus eumundi</i>	Eumundi quandong, smooth-leaved quandong	(d)
54.	<i>Elaeocarpus kirtonii</i>		(d)
55.	<i>Eucalyptus acmenoides</i>	White mahogany, yellow stringybark	(d)
56.	<i>Eucalyptus bancroftii</i>	Tumbledown gum	(d)

	Botanical Name	Common Name	Significance
57.	<i>Eucalyptus conglomerata</i>	Swamp stringybark	(b), (c), (d)
58.	<i>Eucalyptus crebra</i>	Narrow-leaved ironbark	(d)
59.	<i>Eucalyptus curtisii</i>	Plunkett mallee	(c), (d)
60.	<i>Eucalyptus grandis</i>	Flooded gum, rose gum	(d)
61.	<i>Eucalyptus kabiana</i>	Mt Beerwah red gum	(b), (c), (d)
62.	<i>Eucalyptus microcorys</i>	Tallowwood	(d)
63.	<i>Eucalyptus pilularis</i>	Blackbutt	(d)
64.	<i>Eucalyptus propinqua</i>	Grey gum	(d)
65.	<i>Eucalyptus racemosa</i>	Scribbly gum	(d)
66.	<i>Eucalyptus resinifera</i>	Red mahogany	(d)
67.	<i>Eucalyptus robusta</i>	Swamp mahogany, swamp messmate	(d)
68.	<i>Eucalyptus seeana</i>	Narrow-leaf red gum	(d)
69.	<i>Eucalyptus siderophloia</i>	Grey ironbark, Qld. grey ironbark	(d)
70.	<i>Eucalyptus</i> sp. Glasshouse Mts		(d)
71.	<i>Eucalyptus tereticornis</i>	Qld. Blue gum, forest red gum	(d)
72.	<i>Eucalyptus tindaliae</i>	Qld. white stringybark	(d)
73.	<i>Eupomatia bennettii</i>	Small bolwarra	(d)
74.	<i>Flindersia schottiana</i>	Bumpy ash, cudgerie, southern silver ash	(a)
75.	<i>Floydia praealta</i>	Ball nut, opossum nut, beefwood	(b), (c)
76.	<i>Gahnia clarkei</i>	Sawsedge	(d)
77.	<i>Gahnia sieberiana</i>	Sawsedge	(d)
78.	<i>Galbulimima baccata</i>	Australian pine	(d)
79.	<i>Geijera salicifolia</i> var. <i>latifolia</i>	Scrub wilga, greenheart, green satinheart	(a)
80.	<i>Glycine argyrea</i>		(c)
81.	<i>Gompholobium virgatum</i> var. <i>emarginatum</i>		(c)
82.	<i>Gonocarpus effusus</i>		(c)
83.	<i>Gossia fragrantissima</i>	Small-leaf myrtle	(b), (c)
84.	<i>Gossia inophloia</i>	Blushing beauty, thread-barked myrtle	(c)
85.	<i>Graptophyllum reticulatum</i>		(b), (c)
86.	<i>Graptophyllum spinigerum</i>		(d)
87.	<i>Grevillea hilliana</i>	White yiel yiel	(d)
88.	<i>Grevillea hodgei</i>		(c), (d)
89.	<i>Guioa acutifolia</i>	Northern guioa	(d)
90.	<i>Helicia ferruginea</i>	Rusty oak	(c), (d)
91.	<i>Helmholtzia glaberrima</i>		(c)
92.	<i>Hibiscus divaricatus</i>		(d)
93.	<i>Lenwebbia</i> sp. Blackall Range		(c), (d)
94.	<i>Lepiderema pulchella</i>	Fine-leaved tuckeroo	(c), (d)
95.	<i>Lepidium hyssopifolium</i>	Peppergrass	(b)
96.	<i>Lepidozamia proffskyana</i>	Shining burrawang	(d)
97.	<i>Leptospermum luehmannii</i>	Ngun Ngun bush	(c), (d)
98.	<i>Leptospermum oreophilum</i>		(c), (d)
99.	<i>Leptospermum whitei</i>		(d)
100.	<i>Leucopogon recurvisepalus</i>		(c)
101.	<i>Leucopogon rupicola</i>		(c)
102.	<i>Lindernia subulata</i> (syn. sp. 'Bribie Island')		(d)
103.	<i>Linospadix monostachys</i>	Walking-Stick Palm	(d)
104.	<i>Liparis simmondsii</i>		(c)
105.	<i>Macadamia integrifolia</i>	Qld Nut, Macadamia Nut	(b), (c)
106.	<i>Macadamia ternifolia</i>	Maroochy nut	(b), (c)
107.	<i>Macadamia tetraphylla</i>	Macadamia	(b), (c)
108.	<i>Macarthuria complanata</i>		(c)
109.	<i>Macrozamia pauli-guilielmi</i>	Cycad / pineapple zamia	(b), (c)
110.	<i>Marsdenia coronata</i>	Slender milkvine	(b), (c)
111.	<i>Marsdenia hemiptera</i>		(c)
112.	<i>Medicosma</i> sp. Mt Mellum	Mt. Mellum medicosma	(c), (d)
113.	<i>Melaleuca groveana</i>	Grove's paperbark	(c)
114.	<i>Melaleuca nodosa</i>	Prickly-leaf paperbark	(d)
115.	<i>Melaleuca sieberi</i>	Wallum tea tree	(d)

	Botanical Name	Common Name	Significance
116.	<i>Micromelum minutum</i>		(d)
117.	<i>Myrcine arenaria</i>	Northern muttonwood	(d)
118.	<i>Myrcine howittiana</i>	Brush muttonwood	(d)
119.	<i>Myrcine porosa</i>	Northern muttonwood	(d)
120.	<i>Nothoalsomitra suberosa</i>		(c)
121.	<i>Notolaea microcarpa</i>		(d)
122.	<i>Nymphaea gigantea</i>	Giant waterlily	(d)
123.	<i>Papillilabium beckleri</i>		(c)
124.	<i>Pararistolochia praevanosa</i>	Richmond birdwing vine	(c)
125.	<i>Parsonsia largiflorens</i>		(c), (d)
126.	<i>Phaius australis</i>	Swamp orchid	(b), (c)
127.	<i>Phaius bernaysii</i>	Swamp orchid	(b), (c)
128.	<i>Phaius tancarvilleae</i>	Swamp Orchid	(b), (c)
129.	<i>Picris conyzoides</i>		(c)
130.	<i>Plectranthus torrenticola</i>		(b), (c)
131.	<i>Podocarpus spinulosus</i>	Spiny-leaf podocarp	(d)
132.	<i>Pouteria eerwah</i> (syn. <i>Planchonella</i>)	Shiny-leaved condoo	(b), (c)
133.	<i>Prasophyllum fuscum</i>	Tawny Leek Orchid, Fly Orchid	(b)
134.	<i>Prasophyllum wallum</i>		(b), (c)
135.	<i>Ricinocarpus pinnifolius</i>	Wedding bush	(d)
136.	<i>Ricinocarpus speciosus</i>		(c)
137.	<i>Romnaldia strobilacea</i>	Rainforest rush	(b), (c)
138.	<i>Rulingia salvifolia</i>		(c)
139.	<i>Sarcophilus dilatatus</i>		(c)
140.	<i>Sarcophilus fitzgeraldii</i>	Ravine orchid	(b), (c)
141.	<i>Schizaea malaccana</i>		(c)
142.	<i>Schoenus scabripes</i>		(c)
143.	<i>Senna acclinis</i>		(c)
144.	<i>Sophora fraseri</i>		(b), (c)
145.	<i>Stenocarpus salignus</i>		(d)
146.	<i>Symplocos harroldii</i>		(c)
147.	<i>Syzygium corynanthum</i>	Sour cherry	(d)
148.	<i>Syzygium crebrinerve</i>	Purple Cherry	(d)
149.	<i>Syzygium hodgkinsoniae</i>	Red lilly pilly	(b), (c)
150.	<i>Taeniophyllum muelleri</i>		(b)
151.	<i>Tapeinosperma</i> sp. Woombye		(d)
152.	<i>Tecomanthe hillii</i>	Pink Trumpet Vine	(c)
153.	<i>Triplarina volcanica</i> ssp. <i>volcanica</i>		(d)
154.	<i>Tristaniopsis collina</i>	Hill Kanuka	(d)
155.	<i>Triunia robusta</i>		(b), (c), (d)
156.	<i>Triunia youngiana</i>	Spice bush	(d)
157.	<i>Viola betonicifolia</i> var. <i>betonicifolia</i>	Native violet	(d)
158.	<i>Westringia grandiflora</i>		(c)

NOTE: All species in the Orchidaceae should be considered as many local species are significant.

Key to Significance of flora species within Caloundra City:

- (a) Listed on the IUCN Red List as Ex, EW, CR, EN, VU, NT, LR (cd) or LR (nt)
- (b) Listed in the *Environment Protection and Biodiversity Conservation Act 1999*
- (c) Listed in the *Nature Conservation (Wildlife) Regulation 1994*
- (d) Otherwise significant (endemic to Sunshine Coast, culturally significant, an important food plant for a significant fauna species as listed in Table 11.13, biological edge of range or locally uncommon)

Table 11.13 Significant Fauna Species in Caloundra City

	Scientific Name	Common Name	Significance
	Birds		
1.	<i>Accipiter novaehollandiae</i>	Grey goshawk	(c)
2.	<i>Actitis hypoleucos</i>	Common sandpiper	(d)
3.	<i>Anous stolidus</i>	Common noddy	(d)
4.	<i>Apus pacificus</i>	Fork-tailed swift	(d)
5.	<i>Aquila audax</i>	Wedge-tailed eagle	(e)
6.	<i>Ardea alba</i>	Great egret	(e)
7.	<i>Ardeotis australis</i>	Australian bustard	(a), (e)
8.	<i>Arenaria interpres</i>	Ruddy turnstone	(d)
9.	<i>Burhinus grallarius</i>	Bush stone-curlew (bush thick knee)	(a), (e)
10.	<i>Calidris acuminata</i>	Sharp-tailed sandpiper	(d)
11.	<i>Calidris alba</i>	Sanderling	(d)
12.	<i>Calidris canutus</i>	Red knot	(d)
13.	<i>Calidris ferruginea</i>	Curlew sandpiper	(d)
14.	<i>Calidris melanotos</i>	Pectoral sandpiper	(d)
15.	<i>Calidris ruficollis</i>	Red-necked stint	(d)
16.	<i>Calidris tenuirostris</i>	Great knot	(d)
17.	<i>Calonectris leucomelas</i>	Streaked shearwater	(d)
18.	<i>Calyptorhynchus lathamii</i>	Glossy black-cockatoo	(c), (e)
19.	<i>Charadrius leschenaultii</i>	Greater sand plover	(d)
20.	<i>Charadrius mongolus</i>	Lesser sand plover	(d)
21.	<i>Chlidonias leucoptera</i>	White-winged black tern	(d)
22.	<i>Chthonicola sagittata</i>	Speckled warbler	(a), (e)
23.	<i>Cinlosoma punctatum</i>	Spotted quail-thrush	(e)
24.	<i>Climacteris erythropters</i>	Red-browed treecreeper	(c)
25.	<i>Cuculus saturatus</i>	Oriental cuckoo	(d)
26.	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's fig-parrot	(b), (c), (e)
27.	<i>Dasyornis brachypterus</i>	Eastern bristlebird	(a), (c), (e)
28.	<i>Diomedea cauta</i>	Shy albatross	(d)
29.	<i>Diomedea chlororhynchus</i>	Yellow-nosed albatross	(d)
30.	<i>Diomedea melanophrys</i>	Black-browed albatross	(d)
31.	<i>Egretta sacra</i>	Eastern reef egret	(d)
32.	<i>Elanus scriptus</i>	Letter-winged kite	(a)
33.	<i>Ephippiorhynchus asiaticus</i>	Black-necked stork	(a), (c)
34.	<i>Erythrotriorchis radiatus</i>	Red goshawk	(a), (b), (c), (e)
35.	<i>Esacus neglectus</i>	Beach stone-curlew (beach thick knee)	(c)
36.	<i>Falco hypoleucos</i>	Grey falcon	(a), (c), (e)
37.	<i>Falcunculus frontatus</i>	Crested shrike-tit	(e)
38.	<i>Fregata ariel</i>	Lesser frigatebird	(d)
39.	<i>Fregata minor</i>	Great frigatebird	(d)
40.	<i>Gallinago hardwickii</i>	Latham snipe	(d)
41.	<i>Haematopus fuliginosus</i>	Sooty oystercatcher	(c)
42.	<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	(d), (e)
43.	<i>Heteroscelis (Tringa) brevipes</i>	Grey-tailed tattler	(d)
44.	<i>Hirundapus caudactus</i>	White-throated needletail	(d)
45.	<i>Hirundo rustica</i>	Barn swallow	(d)
46.	<i>Ixobrychus flavicollis</i>	Black bittern	(e)
47.	<i>Lathamus discolor</i>	Swift parrot	(a), (b), (c), (e)
48.	<i>Lichenostomus melanops</i>	Yellow-tufted Honeyeater	(e)
49.	<i>Limicola falcinellus</i>	Broad-billed sandpiper	(d)
50.	<i>Limosa lapponica</i>	Bar-tailed godwit	(d)
51.	<i>Limosa limosa</i>	Black-tailed godwit	(d)
52.	<i>Lophoictinia isura</i>	Square-tailed kite	(c)
53.	<i>Melithreptus gularis</i>	Black-chinned honeyeater	(c)
54.	<i>Merops ornatus</i>	Rainbow bee-eater	(e)
55.	<i>Monarcha leucotis</i>	White-eared monarch	(e)
56.	<i>Neophema pulchella</i>	Turquoise parrot	(c)

	Scientific Name	Common Name	Significance
57.	<i>Nettapus coromandelianus</i>	Cotton pygmy-goose	(c)
58.	<i>Ninox connivens</i>	Barking owl	(e)
59.	<i>Ninox strenua</i>	Powerful owl	(c)
60.	<i>Numenius madagascariensis</i>	Eastern curlew	(c), (d)
61.	<i>Numenius phaeopus</i>	Whimbrel	(d), (e)
62.	<i>Oceanites oceanicus</i>	Wilson's storm-petrel	(d)
63.	<i>Orthonyx temminckii</i>	Logrunner	(e)
64.	<i>Pandion haliaetus</i>	Osprey	(d), (e)
65.	<i>Petroica rosea</i>	Rose robin	(e)
66.	<i>Pezoporus wallicus</i>	Ground parrot	(c)
67.	<i>Phaethon lepturus</i>	White-tailed tropicbird	(d)
68.	<i>Phaethon rubricauda</i>	Red-tailed tropicbird	(c)
69.	<i>Philomachus pugnax</i>	Ruff	(d)
70.	<i>Pitta versicolor</i>	Noisy pitta	(e)
71.	<i>Plegadis falcinellus</i>	Glossy ibis	(d)
72.	<i>Pluvialis dominica</i>	Pacific golden plover	(d)
73.	<i>Pluvialis squatarola</i>	Grey plover	(d)
74.	<i>Podargus ocellatus plumiferus</i>	Marbled / plumed frogmouth	(c)
75.	<i>Pomatostomus temporalis</i>	Grey-crowned babbler	(e)
76.	<i>Porzana pusilla</i>	Baillon's crake	(e)
77.	<i>Pterodroma solandri</i>	Providence petrel	(a), (d), (e)
78.	<i>Ptilinopus superbus</i>	Superb fruit-dove	(e)
79.	<i>Ptiloris paradiseus</i>	Paradise riflebird	(e)
80.	<i>Puffinus griseus</i>	Sooty shearwater	(a), (d)
81.	<i>Puffinus huttoni</i>	Hutton's shearwater	(a)
82.	<i>Puffinus pacificus</i>	Wedge-tailed shearwater	(d)
83.	<i>Puffinus tenuirostris</i>	Short-tailed shearwater	(d)
84.	<i>Rallus pectoralis</i>	Lewin's rail	(c)
85.	<i>Rostratula benghalensis</i>	Painted snipe	(c), (d)
86.	<i>Sericulus chrysocephalus</i>	Regent bowerbird	(e)
87.	<i>Stercorarius parasiticus</i>	Arctic jaeger	(d)
88.	<i>Stercorarius pomarinus</i>	Pomarine jaeger	(d)
89.	<i>Sterna albifrons</i>	Little tern	(c), (d)
90.	<i>Sterna bergii</i>	Crested tern	(d)
91.	<i>Sterna hirundo</i>	Common tern	(d)
92.	<i>Sterna sumatrana</i>	Black-naped tern	(d)
93.	<i>Stictonetta naevosa</i>	Freckled duck	(c)
94.	<i>Stipiturus malachurus</i>	Southern emu-wren	(c)
95.	<i>Sula dactylatra</i>	Masked booby	(d)
96.	<i>Sula leucogaster</i>	Brown booby	(d)
97.	<i>Tregellasia capito</i>	Pale-yellow robin	(e)
98.	<i>Tringa glareola</i>	Wood sandpiper	(d)
99.	<i>Tringa nebularia</i>	Common greenshank	(d), (e)
100.	<i>Tringa stagnatilis</i>	Marsh sandpiper	(d)
101.	<i>Turnix melanogaster</i>	Black-breasted button-quail	(a), (b), (e)
102.	<i>Tyto capensis-longimembris</i>	Grass owl	(e)
103.	<i>Tyto tenebricosa</i>	Sooty owl	(c)
104.	<i>Xanthomyza phrygia</i>	Regent honeyeater	(a), (b), (c), (e)
105.	<i>Xenus cinereus</i>	Terek sandpiper	(d)
Fish and Crustaceans			
106.	<i>Ambassis agassizii</i>	Agassiz's glassfish	(a)
107.	<i>Bidyanus bidyanus</i>	Silver perch	(a)
108.	<i>Euastacus hystricosus</i>	Conondale spiny crayfish	(a), (e)
109.	<i>Euastacus urospinosus</i>	Blue crayfish	(a), (e)
110.	<i>Maccullochella peeli mariensis</i>	Mary River cod	(a), (b), (e)
111.	<i>Macquaria novemaculeata</i>	Australian bass	(e)
112.	<i>Nannoperca oxleyana</i>	Oxleyan pygmy perch	(a), (b), (c), (e)
113.	<i>Neoceratodus forsteri</i>	Queensland lungfish	(b)
114.	<i>Pseudomugil mellis</i>	Honey blue-eye	(a), (b), (c), (e)
115.	<i>Rhadinocentrus ornatus</i>	Ornate rainbowfish	(e)

	Scientific Name	Common Name	Significance
116.	<i>Sclerophages leichardti</i>	Southern saratoga	(a)
Sharks and Rays			
117.	<i>Carcharias taurus</i>	Grey nurse shark	(a), (b), (c), (e)
118.	<i>Dasyatis fluviarum</i>	Estuary stingray	(a)
Snakes, Skinks and Lizards			
119.	<i>Acanthophis antarcticus</i>	Common death adder	(c)
120.	<i>Chlamydosaurus kingii</i>	Frilled lizard	(e)
121.	<i>Coeranoscincus reticulatus</i>	Three-toed snake-tooth	(a), (b), (c), (e)
122.	<i>Cyclodomorphus gerrardii</i>	Pink-tongued skink	(e)
123.	<i>Delma torquata</i>	Collared delma	(a), (b), (c)
124.	<i>Egernia major</i>	Land mullet	(e)
125.	<i>Erotoscincus graciloides</i>	Elf skink	(c)
126.	<i>Hoplocephalus stephensii</i>	Stephen's banded snake	(c)
127.	<i>Hypsilurus spinipes</i>	Southern angle-headed dragon	(e)
128.	<i>Ophioscincus truncatus</i>	Un-named skink	(c)
129.	<i>Ramphotyphlops silvia</i>	Un-named blind snake	(c)
130.	<i>Saproscincus rosei</i>	Rose-shaded sun-skink	(c)
Turtles			
131.	<i>Caretta caretta</i>	Loggerhead turtle	(a), (b), (c), (d), (e)
132.	<i>Chelonia mydas</i>	Green turtle	(b), (c), (d), (e)
133.	<i>Dermochelys coriacea</i>	Leatherback turtle	(a), (b), (c), (d), (e)
134.	<i>Elusor macrurus</i>	Mary River turtle	(a), (b), (c), (e)
135.	<i>Eretmochelys imbricata</i>	Hawksbill turtle	(a), (b), (c), (d), (e)
136.	<i>Natator depressus</i>	Flatback turtle	(a), (b), (c), (d)
Frogs			
137.	<i>Adelotus brevis</i>	Tusked frog	(a), (c), (e)
138.	<i>Assa darlingtoni</i>	Pouched frog	(c)
139.	<i>Crinia tinnula</i>	Wallum froglet	(a), (c)
140.	<i>Litoria brevipalmata</i>	Green-thighed frog	(a), (c)
141.	<i>Litoria freycineti</i>	Wallum rocket frog	(a), (c)
142.	<i>Litoria olongburensis</i>	Wallum sedge frog	(a), (b), (c), (e)
143.	<i>Litoria pearsoniana</i> (includes sp. cf. <i>barringtonensis</i>)	Cascade tree frog	(a), (c), (e)
144.	<i>Mixophyes fasciolatus</i>	Great barred-frog	(e)
145.	<i>Mixophyes fleayi</i>	Fleay's barred-frog	(a), (b), (c), (e)
146.	<i>Mixophyes iteratus</i>	Giant barred frog / southern barred frog	(a), (b), (c), (e)
147.	<i>Rheobatrachus silus</i>	Southern platypus frog / gastric brooding frog	(a), (b), (c), (e)
148.	<i>Taudactylus diurnus</i>	Southern dayfrog	(a), (b), (c), (e)
Terrestrial Mammals, Flying Foxes and Bats			
149.	<i>Aepyprymnus rufescens</i>	Rufous bettong	(e)
150.	<i>Cercartetus nanus</i>	Eastern pygmy-possum	(e)
151.	<i>Chalinolobus dwyeri</i>	Large-eared pied bat	(a), (b), (c), (e)
152.	<i>Dasyurus maculatus maculatus</i>	Spotted-tailed quoll	(a), (b), (c), (e)
153.	<i>Kerivoula papuensis</i>	Golden-tipped bat	(c), (e)
154.	<i>Miniopterus schreibersii</i>	Eastern bent-winged bat	(b)
155.	<i>Nyctinomus australis</i>	White-striped freetail bat	(e)
156.	<i>Ornithorhynchus anatinus</i>	Platypus	(c), (e)
157.	<i>Petauroides volans</i>	Greater glider	(e)
158.	<i>Petaurus australis australis</i>	Yellow-bellied glider	(a), (e)
159.	<i>Petaurus norfolcensis</i>	Squirrel glider	(a), (e)
160.	<i>Petrogale penicillata</i>	Brush-tailed rock-wallaby	(a), (b), (c)
161.	<i>Phascogale tapoatafa</i>	Brush-tailed phascogale	(a), (e)
162.	<i>Phascolarctos cinereus</i>	Koala	(a), (c), (e)
163.	<i>Potorous tridactylus</i>	Long-nosed potoroo	(b), (c)
164.	<i>Pseudomys delicatulus</i>	Delicate mouse	(a)
165.	<i>Pseudomys gracilicaudatus</i>	Eastern chestnut mouse	(e)
166.	<i>Pseudomys oralis</i>	Hastings River mouse	(a), (b), (c), (e)
167.	<i>Pteropus poliocephalus</i>	Grey-headed flying-fox	(b), (e)
168.	<i>Rattus tunneyi</i>	Pale field-rat	(a), (e)

	Scientific Name	Common Name	Significance
169.	<i>Saccolaimus flaviventris</i>	Yellow-bellied sheath-tail-bat	(a)
170.	<i>Scoteanax rueppellii</i>	Greater broad-nosed bat	(e)
171.	<i>Tachyglossus aculeatus</i>	Short-beaked echidna	(c), (e)
172.	<i>Thylogale stigmatica</i>	Red-legged pademelon	(e)
173.	<i>Thylogale thetis</i>	Red-necked pademelon	(e)
174.	<i>Wallabia bicolor</i> (includes <i>welsbyi</i>)	Swamp wallaby	(e)
175.	<i>Xeromys myoides</i>	False water-rat	(a), (b), (c), (e)
Whales, Dolphins and Dugong			
176.	<i>Balaenoptera acutorostrata</i>	Minke whale	(a), (d), (e)
177.	<i>Balaenoptera edeni</i>	Bryde's whale	(a), (e)
178.	<i>Dugong dugon</i>	Dugong	(a), (c), (e)
179.	<i>Globicephala melas</i>	Long-finned pilot whale	(d), (e)
180.	<i>Koiga breviceps</i>	Pygmy sperm whale	(e)
181.	<i>Megaptera novaeangliae</i>	Humpback whale	(a), (b), (c), (d), (e)
182.	<i>Peponocephala electra</i>	Melon-headed whale	(e)
183.	<i>Sousa chinensis</i>	Indopacific humpback dolphin	(a), (c), (e)
184.	<i>Tursiops truncatus</i>	Bottle-nosed dolphin	(a), (d), (e)
Butterflies and Moths			
185.	<i>Acrodipsas brisbanensis</i>	Bronze ant-blue	(e)
186.	<i>Acrodipsas illidgei</i>	Illidge's ant blue butterfly	(a), (c), (e)
187.	<i>Argyreus hyperbius inconstans</i>	Australian fritillary butterfly, laced fritillary	(c)
188.	<i>Danaus plexippus plexippus</i>	Monarch	(d)
189.	<i>Euschemon rafflesia rafflesia</i>	Regent skipper	(e)
190.	<i>Hypochrysops epicurus</i>	Mangrove jewel	(e)
191.	<i>Hypochrysops miskini</i>	Coral jewel	(e)
192.	<i>Junonia hedonia</i>	Chocolate argus	(e)
193.	<i>Ogyris amaryllis amaryllis</i>	Satin azure	(e)
194.	<i>Ogyris zozine</i>	Purple azure	(e)
195.	<i>Ornithoptera richmondia</i>	Richmond birdwing butterfly	(c)
196.	<i>Phyllodes imperialis</i> (southern subsp. - ANIC 3333)	A moth	(b)
197.	<i>Pseudodipsas cephenes</i>	Bright forest-blue	(e)
198.	<i>Telicota eurychlora</i>	Southern sedge-darter	(e)
199.	<i>Tisiphone abeona rawnsleyi</i>	Varied sword-grass brown	(e)
200.	<i>Trapezites luteus</i>	Yellow ochre	(e)
Caloundra limpet and Caloundra abalone – see coastal management plan			
201.	<i>Cellana turbator</i>	Caloundra limpet	(e)
202.	<i>Haliotis melculus</i>	Caloundra abalone	(e)
203.	<i>Papuexul bidwilli</i>	A mollusc	(a)

Key to Significance of fauna species within Caloundra City:

- (a) Listed on the IUCN Red List as Ex, EW, CR, EN, VU, NT, LR (cd) or LR (nt)
- (b) Listed in the *Environment Protection and Biodiversity Conservation Act 1999*
- (c) Listed in the *Nature Conservation (Wildlife) Regulation 1994*
- (d) Cited under the Bonn Convention, JAMBA, CAMBA and / or ROKAMBA
- (e) Otherwise significant (endemic to Sunshine Coast, culturally significant, biological edge of range, locally uncommon and / or subject to a Commonwealth or State Recovery or Action Plan).

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