

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 17 – Rooftop Uses

Made under the *Planning Act 2016*, section 20 (Amending
planning schemes under Minister's rules)

This amendment has effect on and from 10 December 2018



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 17*.

2. Commencement

This amendment instrument has effect on and from 10 December 2018.

3. Purpose

The purpose of this amendment instrument is to provide for some additional building height to encourage the provision of certain publicly accessible rooftop uses in the key tourism locations of Maroochydore, Mooloolaba/Alexandra Headland and Coolum.

4. Amendment table

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

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of Assessment)	Section 5.10 (Categories of development and categories of assessment - overlays), Table 5.10.1 (Overlays)	Amend as shown in Appendix A
Schedule 1 (Definitions)	SC1.2 (Administrative definitions), Table SC1.2.1 (Index of administrative definitions) and Table SC1.2.2 (Administrative definitions)	Amend as shown in Appendix A

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

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of Assessment)	Section 5.5 (Categories of development and categories of assessment – material change of use)	Where applicable, lower the category of assessment from impact assessment to code assessment for all <i>Prescribed rooftop uses</i> within the zones (or part thereof) and local plan areas listed in Table 4.1 of the Explanatory Memorandum. Amend as shown in Appendix A
Part 6 (Zones)	Section 6.2 (Zone codes)	Where applicable, amend to include all <i>Prescribed rooftop uses</i> as consistent uses within the zones (or part thereof) and local plan areas

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		<p>listed in Table 4.1 of the Explanatory Memorandum.</p> <p>Amend as shown in Appendix A</p>

Appendix A Amendment schedule (text)

Part 5 (Tables of Assessment)

Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not otherwise specified.	
<u>Outdoor sport and recreation</u>	<u>Code assessment if for a prescribed rooftop use.</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Applicable local plan code</u> • <u>Business uses and centre design code</u>
	<u>Impact assessment if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u> • <u>The planning scheme</u>
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.5 Principal centre zone

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Outdoor sport and recreation</u>	<u>Code assessment if for a prescribed rooftop use.</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>
	<u>Impact assessment if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Major electricity infrastructure	Accepted development if for underground high voltage sub-transmission powerlines and associated transition structures.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Parking station	Code assessment	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code if involving studios or offices for broadcasting • Telecommunications facility code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.7 District centre zone

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
<u>Outdoor sport and recreation</u>	Code assessment if for a prescribed rooftop use.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.8 Local centre zone

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community residence code Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Code assessment if:- (a) located within a local (full service) activity centre; or (b) for a prescribed rooftop use.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Car wash	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Food and drink outlet	Accepted development if:- (a) in an existing building; (b) not incorporating a drive-through facility; and	<ul style="list-style-type: none"> Transport and parking code

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Accepted development if for an activity other than a <i>high impact home based business activity</i>.</p> <p>Impact assessment if for a <i>high impact home based business activity</i>.</p>	<ul style="list-style-type: none"> Home based business code The planning scheme
Hotel	<p>Code assessment if:- <u>(a)</u> located within a local (full service) activity centre; <u>or</u> <u>(a)(b)</u> <u>for a prescribed rooftop use.</u></p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Market	<p>Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	<p>Accepted development</p>	<ul style="list-style-type: none"> Sales office code
Service station	<p>Code assessment if located within a local (full service) activity centre.</p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Shop	<p>Accepted development if:- (a) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 300m².</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if:- (a) not otherwise specified above; and (b) having a <i>gross leasable floor area</i> not exceeding:- (i) 1,000m² if for a <i>supermarket</i>; and (ii) 300m² otherwise.</p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Shopping centre	<p>Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 2,500m²; and</p>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<u><i>Outdoor sport and recreation</i></u>	<u>Code assessment if for a <i>prescribed rooftop use</i>.</u>	<ul style="list-style-type: none"> <u>Local centre zone code</u> <u>Applicable local plan code</u> <u>Business uses and centre design code</u> <u>Sport and recreation uses code</u> <u><i>Prescribed other development codes</i></u>
	<u>Impact assessment if not otherwise specified.</u>	<ul style="list-style-type: none"> <u>The planning scheme</u>
<i>Indoor sport and recreation</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	
Other activities		
<i>Parking station</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.22 Tourism zone

Note—development in the Tourism zone is intended to be subject to a master plan. An approved plan of development may provide variations to the category of development or category of assessment specified in this table.

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Nature-based tourism	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Resort complex	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Business activities		
<u>Bar</u>	Code assessment if for a <u>prescribed rooftop use</u> .	<ul style="list-style-type: none"> • <u>Tourism zone code</u> • <u>Applicable local plan code</u> • <u>Business uses and centre design code</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<u>Food and drink outlet</u>	Code assessment if for a <u>prescribed rooftop use</u> .	<ul style="list-style-type: none"> • <u>Tourism zone code</u> • <u>Applicable local plan code</u> • <u>Business uses and centre design code</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<u>Function facility</u>	Code assessment if for a <u>prescribed rooftop use</u> .	<ul style="list-style-type: none"> • <u>Tourism zone code</u> • <u>Applicable local plan code</u> • <u>Business uses and centre design code</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<u>Hotel</u>	Code assessment if for a <u>prescribed rooftop use</u> .	<ul style="list-style-type: none"> • <u>Tourism zone code</u> • <u>Applicable local plan code</u> • <u>Business uses and centre design code</u>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Tourist attraction	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> • Tourism zone code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
<u>Indoor sport and recreation</u>	Code assessment if for a prescribed rooftop use.	<ul style="list-style-type: none"> Tourism zone code Applicable local plan code Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<u>Outdoor sport and recreation</u>	Code assessment if for a prescribed rooftop use.	<ul style="list-style-type: none"> Tourism zone code Applicable local plan code Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Roadside stall	Accepted development if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Rural industries code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Tourism zone code Applicable local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> Rural uses code The planning scheme
Other activities		
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.10.1 Overlays - Height of buildings and structures overlay

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	No change if not otherwise specified above.	• Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	• Flood hazard overlay code
	No change if not otherwise specified above.	• Flood hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; (iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World); <u>or</u>	Impact assessment	• The planning scheme

¹³ Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(vi) erecting a building or structure associated with a prescribed rooftop use.-		
Material change of use if:- (a) not exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code
Building work not associated with a material change of use if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹⁴ .	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Heritage and character areas overlay – where involving or adjoining a heritage place		
Material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a heritage place; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if:- (a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or (b) on a lot or premises adjoining a <i>State heritage place</i> or <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the building work does not involve the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the building work involves the demolition, relocation or removal of a heritage place.	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if on a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the operational work is provisionally made accepted development by the applicable table of assessment for	<ul style="list-style-type: none"> Heritage and character areas overlay code

¹⁴ Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

Part 6 (Zones)

Table 6.2.4 Consistent uses and potentially consistent uses in the Tourist accommodation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) <i>Function facility</i> (d) <i>Health care services</i> (e) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (f) <i>Hotel</i> (g) <i>Market</i> (h) <i>Office</i> (where for a bank or real estate agent) (i) <i>Sales office</i> (j) <i>Shop</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (k) <i>Shopping centre</i> (where any shop tenancy does not exceed a <i>gross leasable floor area</i> of 300m ²)	incorporating a <i>department store</i> or <i>discount department store</i> (c) <i>Shopping centre</i> (other than as specified in column 1 and not incorporating a <i>department store</i> or <i>discount department store</i>) (d) <i>Theatre</i> (other than a multiplex cinema) (e) <i>Tourist attraction</i>
Industry activities	
<i>Service industry</i>	None
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (b)(c) <i>Park</i>	None
Other activities	
<i>Utility installation</i> (where a <i>local utility</i>)	<i>Parking station</i>

Table 6.2.5 Consistent uses and potentially consistent uses in the Principal centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Adult store</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 450m ²) (i) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 450m ²) (j) <i>Health care services</i> (k) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Nightclub entertainment facility</i> (o) <i>Office</i> (p) <i>Sales office</i> (q) <i>Service station</i> (r) <i>Shop</i> (s) <i>Shopping centre</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i>	(a) <i>Garden centre</i> (where exceeding a <i>gross leasable floor area</i> of 450m ²) (b) <i>Hardware and trade supplies</i> (where exceeding a <i>gross leasable floor area</i> of 450m ²) (c) <i>Tourist attraction</i>
Industrial activities	
<i>Service industry</i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where for a convention and exhibition centre or entertainment centre) (d) <i>Outdoor sport and recreation (where for a prescribed rooftop use)</i> (e) <i>Park</i>	None
Other activities	
(a) <i>Major electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) <i>Parking station</i> (c) <i>Telecommunications facility</i> (where other than a freestanding tower) (d) <i>Utility installation</i> (where a <i>local utility</i>)	None

Table 6.2.7.2.1 Consistent uses and potentially consistent uses in the District centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i>) (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (other than for a <i>high volume convenience restaurant</i> located in Buderim or Maleny local plan areas) (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (j) <i>Health care services</i> (k) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Office</i> (o) <i>Sales office</i> (p) <i>Service station</i> (q) <i>Shop</i> (other than a <i>department store</i> or <i>discount department store</i>) (r) <i>Shopping centre</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (s) <i>Theatre</i> (other than a multiplex cinema, or any cinema where located in the Kawana Waters district activity centre) (t) <i>Veterinary services</i>	(a) <i>Garden centre</i> (where exceeding a <i>gross leasable floor area</i> of 300m ²) (b) <i>Hardware and trade supplies</i> (where exceeding a <i>gross leasable floor area</i> of 300m ²) (c) <i>Nightclub entertainment facility</i> (where located in a designated hospitality area)
Industrial activities	
<i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	<i>Hospital</i>
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	None

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Residential care facility</i> (b) <i>Retirement facility</i>
Business activities	
(a) <i>Agricultural supplies store</i> (b) <i>Bar</i> (where located in a local (full service) activity centre <u>or where for a prescribed rooftop use</u>) (c) <i>Car wash</i> (where located in a local (full service) activity centre) (d) <i>Food and drink outlet</i> (other than where incorporating a <i>drive-through facility</i> or where for a <i>high volume convenience restaurant</i>) (e) <i>Function facility</i> (f) <i>Funeral parlour</i> (g) <i>Garden centre</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (h) <i>Hardware and trade supplies</i> (other than where exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Health care services</i> (j) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (k) <i>Hotel</i> (where located in a local (full service) activity centre <u>or where for a prescribed rooftop use</u>) (l) <i>Market</i> (m) <i>Office</i> (n) <i>Sales office</i> (o) <i>Service station</i> (where located in a local (full service) activity centre) (p) <i>Shop</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (q) <i>Shopping centre</i> (other than where involving a <i>department store</i> or <i>discount department store</i>) (r) <i>Veterinary services</i>	(a) <i>Bar</i> (other than as specified in column 1) (b) <i>Theatre</i> (other than a multiplex cinema)
Industrial activities	
(a) <i>Low impact industry</i> (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) <i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (b) <i>Indoor sport and recreation</i> (c) <i>Outdoor sport and recreation</i> (where for a <u>prescribed rooftop use</u>) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation</i> (where a <i>local utility</i>)	None

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding • Drive-through facility • Dwelling 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • High impact home based business activities • High volume convenience restaurant • Home office • Household • Industrial activity group • Industry zone • Infrastructure • Intensive rural use • Kawana Waters Development Agreement • Koala habitat tree • Local area structure plan • Local heritage place • Local utility • Major road • Major utility • Maritime development • Mezzanine • Minor building work • Minor electricity infrastructure • Mixed use building • Mixed use development • Natural ground level • Net developable area • Netserv Plan • Non-juvenile koala habitat tree • Non-urban zone • Not-for-profit organisation • Obstacle limitation surface (OLS) • Other activity group • Operational airspace • Outermost projection • Planning assumptions • Plot ratio • Prescribed other development codes • <u>Prescribed rooftop use</u> • Primary active street frontage • Principal public transport network 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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Column 1 Term	Column 2 Definition
	of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-juvenile koala habitat tree	A <i>koala habitat tree</i> that has a height of more than four (4) metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.
Non-urban zone	Means each of the following zones:- (a) Community facilities zone if located outside the urban growth management boundary; (b) Sport and recreation zone if located outside the urban growth management boundary; (c) Open space zone; (d) Environmental management and conservation zone; (e) Limited development (landscape residential) zone; (f) Rural zone; (g) Rural residential zone; and (h) Tourism zone if located outside the urban growth management boundary.
Not-for-profit organisation	A bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office as a charitable/non-profit organisation or with the Office of Fair Trading under either the <i>Associations Incorporation Act 1981</i> or <i>Collections Act 1966</i> .
Obstacle limitation surface (OLS)	The surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The <i>OLS</i> consists of an outer surface, a take-off/approach surface and a transitional surface.
Other activity group	The uses identified in Figure SC1.1.2G (Other activity group) as forming part of the <i>other activity group</i> .
Operational airspace	The areas and vertical dimensions of the <i>OLS</i> of the Sunshine Coast Airport and Caloundra Aerodrome.
Outermost projection	The <i>outermost projection</i> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of <i>gross floor area</i> to the area of the <i>site</i> .
Prescribed other development codes	The following other development codes contained in Part 9 (Development codes) of the planning scheme:- (a) Landscape code; (b) Nuisance code; (c) Safety and security code; (d) Stormwater management code; (e) Sustainable design code; (f) Transport and parking code; (g) Waste management code; (h) Works, services and infrastructure code.
<u>Prescribed rooftop use</u>	<i>A bar, food and drink outlet (restaurant), function facility, hotel (excluding any accommodation component), indoor sport and recreation, outdoor sport and recreation or other recreation and entertainment facilities ancillary to a use in the residential activity group that are:-</i> (a) <u>located on a rooftop and exceeding (whether fully or partially) the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map under the following circumstances:-</u> (i) <u>the building or structure does not exceed 3 metres above the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map, with the exception of a lift overrun which does not exceed 5 metres above the maximum height specified for the site on the applicable Height of Buildings</u>

Column 1 Term	Column 2 Definition
	<p><u>and Structures Overlay Map:</u></p> <ul style="list-style-type: none"> (ii) <u>the building or structure is not located within 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading;</u> (iii) <u>lift overrun and building plant associated with any part of the building are setback a minimum of 3 metres from the rooftop perimeter (applicable to new building work only), other than where facing another tower element on the same site;</u> (iv) <u>having a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the storey directly below;</u> (v) <u>providing for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls); and</u> (vi) <u>including visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements.</u> <p>(b) <u>accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests); and</u></p> <p>(c) <u>located in a zone nominated in the following local plan areas:-</u></p> <ul style="list-style-type: none"> (i) <u>Maroochydore/Kuluin local plan area (Principal centre zone, that part of the Tourist accommodation zone adjacent to The Esplanade and Cotton Tree Parade or that part of the Local centre zone adjacent to King Street); or</u> (ii) <u>Mooloolaba/Alexandra Headland local plan area (District centre zone, Tourism zone or Tourist accommodation zone); or</u> (iii) <u>Coolum local plan area (District centre zone or Tourist accommodation zone).</u>
Primary active street frontage	<p>Any frontage of a building that creates activity on the adjacent street or other public place.</p> <p>Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i>:-</p> <ul style="list-style-type: none"> (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 90% of the street front boundary, (b) is built to the street front boundary at ground level; (c) has windows and door openings to the adjacent street or public place; and (d) minimises driveway and servicing access across the active street frontage.
Principal public transport network	<p>The public transport corridors identified on Figure 9.4.8C (Strategic Network of Public Transport Links) as a dedicated public transport corridor, public transport priority corridor and public transport advantage corridor.</p>
Private open space	<p>An outdoor space for the exclusive use of occupants of a building.</p>
Probable maximum flood (PMF)	<p>The largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The <i>PMF</i> defines the extent of flood-prone land. Generally, it is not physically or financially possible to provide general protection against this event.</p>
Probable maximum storm tide (PMST)	<p>The maximum storm tide level that may be expected from the combination of meteorological and hydrological conditions that are reasonably possible in a particular locality, including the predicted impacts of climate change.</p>
Property maintenance activities	<p><i>Vegetation clearing</i> that is <i>reasonably necessary</i> for property maintenance including construction and maintenance of farm tracks, fences, farm structures (e.g. sheds, bores, windmills, tank stands, and stock yards), maintenance of crops, slashing grass, harvesting of crops, maintenance of pasture and cleared land areas and the pruning, felling and clearing of orchard vegetation species.</p>
Protected estate	<p>Means:-</p> <ul style="list-style-type: none"> (a) any protected area to which the <i>Nature Conservation Act 1992</i> applies, including any national park, conservation park, resource reserve, nature refuge, coordinated conservation area, wilderness area, World heritage management area and international agreement area; (b) any area protected under other legislation primarily for its conservation