

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Outdoor sport and recreation</i>	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
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Sport and recreation zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<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 5.5.14 Open space zone

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code
Business activities		
<i>Food and drink outlet</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with an open space use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Community activities		
<i>Community use</i>	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
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Open space zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Outdoor sport and recreation</i>	Code assessment if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> or a not-for profit community organisation.	<ul style="list-style-type: none"> Open space zone code Applicable local plan 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
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	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
	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
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.15 Environmental management and conservation zone

ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Environment facility</i>	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
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> No requirements applicable
<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 5.5.16 Community facilities zone

Note—the level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan 2009-2031.

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facility zone annotations		
Any use	Accepted development if:- (a) annotated on a Community facilities zone; (b) located on <i>Council</i> owned or controlled land; and (c) not for a <i>renewable energy facility</i> or <i>utility installation (major utility)</i> ; OR (d) annotated on a Community facilities zone; and (e) in an existing building.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:- (a) annotated on a Community facilities zone; and (b) not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code or the relevant use code <i>Prescribed other development codes</i>
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Rooming accommodation	Code assessment if conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Multi unit residential uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Code assessment if conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Multi unit residential uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
Food and drink outlet	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a community use on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if associated with a <i>service station</i> on Lot 1 SP215755 at 227-237 Sippy Downs Drive,	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Sippy Downs.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if:- (a) in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) conducted in association with a <i>hospital, residential care facility</i> or <i>retirement facility</i> on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) conducted by a not-for-profit organisation; (b) not on <i>Council</i> owned or controlled land; and (c) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> .	<ul style="list-style-type: none"> Market code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Service station	Code assessment if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a <i>community use</i> on the same <i>site</i> ; and (c) having a <i>gross</i>	<ul style="list-style-type: none"> Transport and parking code

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>leasable floor area</i> not exceeding 100m ² .	
	Code assessment if for a <i>corner store</i>	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Uses in the community activity use class (where not provided for by a Community facilities zone annotation)		
Child care centre	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	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"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	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"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Accepted development	<ul style="list-style-type: none"> No requirements applicable
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"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development if:- (a) in an existing building; (b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (c) involving any of the following:- (i) dance studio; (ii) health and fitness training;	<ul style="list-style-type: none"> Transport and parking code

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(iii) indoor sport; (iv) martial arts; or (v) performance arts.	
	Code assessment if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan 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
Outdoor sport and recreation	Accepted development if:- (a) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (b) requiring no building work or only <i>minor building work</i> to accommodate the use.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan 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
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Environment facility	Accepted development if located on <i>Council</i> owned or controlled land.	<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 if conducted in association with a hospital on the same <i>site</i> .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design 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
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.7 Categories of development and categories of assessment – building work

The following table identifies the category of development and category of assessment for building work regulated under the planning scheme.

Note—this table only applies to building work that does not involve a material change of use.

Table 5.7.1 Building work

BUILDING WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	Accepted development ² if involving <i>minor building work</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development ³ if the applicable use code identifies acceptable outcomes applicable to accepted development.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Transport and parking code
	Code assessment if not otherwise specified above.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken The local plan code applicable to the <i>site</i> on which the building work is to be undertaken Transport and parking code

² Editor's note—building work that is accepted development under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

³ Editor's note—building work that is accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

5.8 Categories of development and categories of assessment – operational work

The following table identifies the category of development and category of assessment for operational work.

Table 5.8.1 Operational work

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – engineering work and/or landscape work		
Operational work involving engineering work and/or landscape work associated with a material change of use.	Accepted development if the associated change of use is accepted development.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is accepted development.	<ul style="list-style-type: none"> The code or codes applicable to the material change of use for which the operational work is to be undertaken.
	Code assessment if the associated change of use is assessable development.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work and/or landscape work associated with reconfiguring a lot.	Code assessment	<ul style="list-style-type: none"> Landscape code Reconfiguring a lot code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work not associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) 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
	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work –filling or excavation		
Operational work involving <i>filling</i> or <i>excavation</i> (other than the placement of topsoil) associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling</i> or <i>excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁴ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; and (e) the associated change of use is accepted development.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is	<ul style="list-style-type: none"> The code or codes applicable to the material change of use

⁴ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	accepted development.	for which the operational work is to be undertaken.
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) <u>not</u> associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁵ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; OR (e) on a lot having an area greater than 5,000m ² ; (f) the lot is included in the Rural zone or Rural residential zone; and (g) cumulatively involving not more than 150m ³ of material.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if a <i>third party advertising device</i> erected on a Council owned bus shelter.	
	Accepted development if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) created roof sign; (iv) high-rise building sign; (v) projecting sign; (vi) pylon identification sign; (vii) roof top sign; (viii) sign written roof sign; (ix) three-dimensional sign; and (b) not a <i>third party advertising device</i> , except where:- (i) erected on <i>Council</i> owned or controlled land; and (ii) used for sport and recreation purposes.	<ul style="list-style-type: none"> Advertising devices code
	Code assessment if not otherwise accepted development or assessable development subject to impact assessment.	<ul style="list-style-type: none"> Advertising devices code

⁵ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if a <i>third party advertising device</i> erected on land other than land:- (a) owned or controlled by the <i>Council</i> ; and (b) used for sport and recreation purposes.	<ul style="list-style-type: none"> The planning scheme
Operational work – vegetation clearing		
Operational work involving <i>vegetation clearing</i> .	Accepted development ⁶ if <i>exempt vegetation clearing</i> .	<ul style="list-style-type: none"> No requirements applicable
<i>Vegetation clearing</i> not otherwise specified.	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Vegetation management code
Operational work – not otherwise specified in this table		
Operational work not otherwise specified in this table.	Accepted development ⁷	<ul style="list-style-type: none"> No requirements applicable

⁶ Editor's note—*vegetation clearing* which is accepted development for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.

⁷ Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development or accepted development subject to requirements in Schedule 10 of the Regulation.

5.9.3 Caloundra West local plan

Table 5.9.3 Caloundra West local plan: operational work

Note—this table identifies variations to the category of development and category of assessment for operational work specified in **Table 5.8.1 (Operational work)**. This table must be read in conjunction with **Table 5.8.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
SPORT AND RECREATION ZONE – LOT 200 SP189338 (CORBOULD PARK RACECOURSE)		
Operational work – placing an advertising device on premises		
Placing an <i>advertising device</i> on premises	Code assessment if:- (a) a <i>third party advertising device</i> in the form of a billboard sign or pylon sign; (b) located on Lot 200 SP189338 (Corbould Park Racecourse); and (c) forming part of an integrated advertising strategy primarily aimed at promoting the program and providing directional guidance to the race course.	<ul style="list-style-type: none"> • Advertising devices code • Caloundra West local plan code

5.9.4 Golden Beach/Pelican Waters local plan

Table 5.9.4.1 Golden Beach/Pelican Waters local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.17 (Emerging community zone)**. This table must be read in conjunction with **Table 5.5.17**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Residential activities		
Dual occupancy	Code assessment where on a <i>site</i> nominated as a <i>dual occupancy site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Dual occupancy code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment where on a <i>site</i> nominated as a <i>multiple dwelling site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment where on a <i>site</i> nominated as a <i>retirement facility site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Retirement facility and residential care facility code <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment where on a <i>site</i> nominated as a <i>rooming accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short term accommodation	Code assessment where on a <i>site</i> nominated as a <i>short-term accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Shop	Code assessment if:- (a) for a <i>corner store</i> ; and (b) on a <i>site</i> nominated as a <i>shop (corner store) site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sport and recreation activities		
Outdoor sport and recreation	Code assessment where involving a golf course.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Sport and recreation uses code <i>Prescribed other development codes</i>

5.10 Categories of development and categories of assessment – overlays

The following table identifies where an overlay changes the category of development and category of assessment from that stated in a zone or local plan and the relevant requirements for accepted development and assessment benchmarks for assessable development.

Table 5.10.1 Overlays

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Acid sulfate soils overlay		
Any development if:- (a) within Area 1 as identified on an Acid Sulfate Soils Overlay Map and involving:- (i) excavating or otherwise removing 100m ³ or more of soil or sediment; or (ii) filling of land with 500m ³ or more of material with an average depth of 0.5 metres or greater; or (b) within Area 2 as identified on an Acid Sulfate Soils Overlay Map and involving excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5 metres AHD.	Code assessment if the development is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
Airport environs overlay – where within the outer limits of an obstacle limitation surface (operational airspace)		
Material change of use if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) buildings, structures or works over 12 metres in height; (ii) <i>extractive industry</i> ; (iii) the emission of gaseous plumes, smoke, dust, ash or steam; or (iv) external lighting that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not otherwise specified.	
Operational work if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within specified airport runway separation distances		
Material change of use if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving:- (i) the disposal of putrescible waste within 13km of a runway; or	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not	

⁸ Editor's note—to remove any doubt, development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code and there is no change to the provisional level of assessment.

⁹ Editor's note—to remove any doubt, where there are no relevant acceptable outcomes for accepted development subject to requirements provided in the applicable overlay code, accepted development is not required to be assessed against the overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
(ii) any of the following uses within 8km of a runway:- (A) <i>animal keeping</i> involving a wildlife or bird sanctuary; (B) <i>aquaculture</i> ; (C) an industrial use involving food handling or processing, or an abattoir; (D) <i>intensive animal industry</i> ; or (iii) any the following activities within 6km of a runway:- (A) external lighting that includes straight parallel lines 500 metres to 1,000 metres long; or (B) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or (iv) <i>major sports, recreation and entertainment facilities</i> or <i>outdoor sport and recreation facilities</i> involving fair grounds, showgrounds, outdoor theatres or outdoor cinemas within 3km of a runway; or (v) <i>cropping</i> , where involving a turf farm or fruit tree farm within 3km of a runway; or (vi) the creation of a <i>constructed water body</i> within 3km of a runway.	otherwise specified.	
Reconfiguring a lot if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving any of the following activities:- (i) the construction of a new road within 6km of a runway; or (ii) the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within aviation facility sensitive area		
Material change of use if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within ANEF contours		
Material change of use, if:- (a) involving any of the following uses within the 20 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> involving permanent accommodation; (ii) a use in the <i>community activity group</i> , other than <i>cemetery, crematorium</i> or <i>emergency services</i> ; or (iii) <i>health care services</i> . (b) involving any of the following uses within the 25 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> involving temporary accommodation; (ii) <i>hotel</i> (if incorporating a residential component); or (iii) <i>office</i> .	Code assessment if the change of use is provisionally made accepted development by another table of assessment (other than for a <i>dual occupancy</i> or <i>dwelling house</i>). No change if not otherwise specified.	<ul style="list-style-type: none"> Airport environs overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Reconfiguring a lot if creating additional lots within an ANEF contour as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Airport environs overlay – where within a public safety area		
Material change of use other than in an existing building, if:- (a) within the <i>public safety area</i> as identified on an Airport Environs Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the sport and recreation activity group.	Code assessment if the change of use is provisionally made accepted development by another table of assessment. No change if not otherwise specified.	• Airport environs overlay code
Reconfiguring a lot if creating additional lots within the <i>public safety area</i> as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Biodiversity, waterways and wetlands overlay		
Material change of use , other than in an existing building, if:- (a) on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map; and (b) not for an <i>extractive industry</i> within Precinct RUR 1 (Meridan Plains Extractive Resource Area).	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) dual occupancy; (b) low impact industry; (c) rural industry; (d) service industry; (e) transport depot; or (f) warehouse. No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code • Biodiversity, waterways and wetlands overlay code
Reconfiguring a lot if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	No change	• Biodiversity, waterways and wetlands overlay code
Operational work if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	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> . No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code • Biodiversity, waterways and wetlands overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands	No change	• Biodiversity, waterways and wetlands overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Overlay Map.		
Bushfire hazard overlay		
Material change of use , other than in an existing building, if:- (a) within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> , except for <i>extractive industry</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the <i>sport and recreation activity group</i> .	No change	• Bushfire hazard overlay code
Reconfiguring a lot where creating additional lots within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Building work not associated with a material change of use, other than minor building work , if within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Coastal protection overlay – where within a coastal protection area		
Material change of use if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) the construction of a new building or structure; or (ii) an increase in the <i>gross floor area</i> of an existing building or structure.	No change	• Coastal protection overlay code
Reconfiguring a lot if within a coastal protection area as identified on a Coastal Protection Overlay Map.	No change	• Coastal protection overlay code
Operational work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving tidal work or other work as identified in Schedule 3, Part 1, Table 4, Item 5 of the Regulation.	No change	• Coastal protection overlay code
Building work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) a <i>dwelling house</i> ; or (ii) the construction of a new building or structure; or (iii) an increase in the <i>gross floor area</i> of an existing building or structure; except where the following:- (c) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes ¹⁰ ; or (d) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.	No change	• Coastal protection overlay code
Extractive resources overlay – if within a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> , other than an	No change	• Extractive resources overlay code

¹⁰ Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-

- picnic tables, barbecues, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and
- specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
<i>extractive industry;</i> (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> .		
Reconfiguring a lot if within a <i>resource/processing area</i> as identified on an Extractive Resource Areas Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Extractive resources overlay – if within a separation area for a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any the following:- (i) a use in the <i>residential activity group</i> , other than a caretaker's residence associated with an <i>extractive industry</i> or a <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> other than a landfill or refuse transfer station (<i>utility installation</i>).	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Reconfiguring a lot if within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use , other than in an existing building, if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) involving a <i>sensitive land use</i> .	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Reconfiguring a lot if within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Operational work if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) associated with the creation of, or upgrade to, a vehicular access point to the <i>transport route</i> .	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Flood hazard overlay¹¹		
Material change of use , other than in an existing building, if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) <i>low impact industry</i> ; (b) <i>rural industry</i> ; (c) <i>service industry</i> ; (d) <i>transport depot</i> ; or (e) <i>warehouse</i> .	<ul style="list-style-type: none"> Flood hazard overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code

¹¹ Note—the flood hazard overlay identifies areas where flood and storm tide modelling has been undertaken by the Council. Other areas not identified by the flood hazard overlay may also be subject to the *defined flood event (DFE)* or *defined storm tide event (DSTE)*. Development occurring in such areas will also be assessable against the Flood hazard overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
<p>Operational work if:-</p> <p>(a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and</p> <p>(b) involving:-</p> <p>(i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i>; or</p> <p>(ii) filling cumulatively exceeding 50m³.</p>	<p>Code assessment if:-</p> <p>(a) involving <i>filling</i> or <i>excavation</i>; and</p> <p>(b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work);</p> <p>other than:-</p> <p>(c) where on <i>Council</i> owned or controlled land; and</p> <p>(d) undertaken by or on behalf of the <i>Council</i>.</p>	<ul style="list-style-type: none"> Flood hazard overlay code
	<p>No change if not otherwise specified above.</p>	<ul style="list-style-type: none"> Flood hazard overlay code
<p>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.</p>	<p>No change</p>	<ul style="list-style-type: none"> Flood hazard overlay code
Height of buildings and structures overlay		
<p>Material change of use if:-</p> <p>(a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map¹²; and</p> <p>(b) for a use or purpose other than:-</p> <p>(i) erecting a structure for a telecommunications tower in the:-</p> <p>(A) Rural zone;</p> <p>(B) Principal centre zone;</p> <p>(C) Major centre zone;</p> <p>(D) District centre zone</p> <p>(E) Specialised centre zone;</p> <p>(F) Low impact industry zone;</p> <p>(G) Medium impact industry zone;</p> <p>(H) High impact industry zone;</p> <p>(ii) erecting a structure for an industrial use in the:-</p> <p>(A) Medium impact industry zone; or</p> <p>(B) High impact industry zone; or</p> <p>(iii) erecting a structure for a sport and recreation use in the:-</p> <p>(A) Sport and recreation zone; or</p> <p>(B) Open space zone;</p> <p>(iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or</p> <p>(v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World).</p>	<p>Impact assessment</p>	<ul style="list-style-type: none"> The planning scheme
	<p>No change</p>	<ul style="list-style-type: none"> Height of buildings and structures overlay code
<p>Building work not associated with a material change of use</p>	<p>Impact assessment</p>	<ul style="list-style-type: none"> The planning scheme

¹² 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 ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
use if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ .		
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 operational work.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving vegetation clearing if on a <i>local heritage place</i> or a <i>State heritage place</i> identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Heritage and character areas overlay – where within a neighbourhood character area		
Material change of use if within a neighbourhood character area as identified on a Heritage and Character Areas	Code assessment if the change of use:-	<ul style="list-style-type: none"> Heritage and character

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 ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
Overlay Map.	(a) will not involve the demolition, relocation or removal of a <i>character building</i> ; and (b) is provisionally made accepted development by the applicable table of assessment for material change of use.	areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a <i>character building</i> .	<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 within a neighbourhood character area 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:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving any of the following external building work to a <i>character building</i> :- (i) extensions forward of the existing front building alignment; (ii) extensions not forward of the existing front building alignment having a <i>gross floor area</i> exceeding 10m ² ; (iii) enclosing a front verandah; (iv) a change of external building material or cladding to the front or side elevation; or (v) a change of window placement or window design in the front facade.	Code assessment	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving the demolition, relocation or removal of a <i>character building</i> .	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if within a neighbourhood character area 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 within a character area 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 operational work.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Landslide hazard and steep land overlay		
Material change of use other than in an existing building if:- (a) on <i>steep land</i> or a landslide hazard area as identified	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ⁹
on a Landslide Hazard and Steep Land Overlay Map; and (b) for a use other than animal husbandry or cropping.		
Reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work associated with material change of use or reconfiguring a lot if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) involving:- (i) earthworks exceeding 50m ³ (other than the placement of topsoil); (ii) <i>vegetation clearing</i> ; or (iii) redirecting the existing flow of surface or ground water.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) involving:- (i) earthworks exceeding 50m ³ (other than the placement of topsoil); or (ii) redirecting the existing flow of surface or ground water.	Code assessment if:- (a) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (b) where on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Building work not associated with a material change of use, other than minor building work , if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Regional infrastructure overlay – where within the gas pipeline corridor and buffer or water supply pipeline and buffer		
Material change of use , other than in an existing building, if:- (a) within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> , other than <i>animal husbandry</i> , <i>cropping</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the gas pipeline corridor and buffer or water	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development⁹
supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of lots.		
Operational work associated with reconfiguring a lot if within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if within the gas pipeline corridor and buffer or water supply pipeline buffer as identified on a Regional Infrastructure Overlay Map.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the high voltage electricity transmission line and buffer		
Material change of use , other than in an existing building, if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> , other than <i>animal husbandry, cropping or roadside stall</i> ; or (vii) a use in the <i>other activity group</i> , other than <i>major electricity infrastructure</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work associated with reconfiguring a lot if within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the sewage treatment plant and buffer		
Material change of use , other than in an existing building, if:- (a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>community activity group</i> , except for <i>cemetery</i> ; or (iv) a use in the <i>sport and recreation activity group</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of residential lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development⁹
Regional infrastructure overlay – where within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer		
Material change of use if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving a <i>sensitive land use</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of <i>sensitive land use</i> development lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Scenic amenity overlay		
Material change of use , other than in an existing building, if:- (a) in an area subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving any use, other than <i>animal husbandry</i> , <i>cropping</i> , <i>dual occupancy</i> , <i>dwelling house</i> , <i>roadside stall</i> and <i>wholesale nursery</i> .	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Reconfiguring a lot if on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving filling or excavation if:- (a) on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving earthworks exceeding 100m ³ .	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving placing an advertising device on premises if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	<ul style="list-style-type: none"> Scenic amenity overlay code
Water resource catchments overlay		
Material change of use if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; (b) involving any use other than <i>dual occupancy</i> or <i>dwelling house</i> ; and (c) involving any of the following:- (i) the establishment, expansion or upgrading of an on-site wastewater treatment system; or (ii) an increase in the number of people living or working on the <i>site</i> .	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) involving the following:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if within a <i>water resource catchment area</i> as identified on a Water Resource Catchments	No change	<ul style="list-style-type: none"> Water resource catchments overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay⁸	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development⁹
Overlay Map.		

6.2.10 Medium impact industry zone code

6.2.10.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Medium impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Medium impact industry zone code is to provide for a range of low and medium impact industrial activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the Medium impact industry zone.
- (2) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for low to medium intensity industrial activities, including *low impact industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse uses*;
 - (b) non-industrial activities, including *caretakers accommodation, small scale food and drink outlets* primarily servicing local employees, *service stations* and *veterinary services* may also be established in the zone where they directly support or are compatible with the ongoing industrial use of the zone;
 - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (d) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (f) development is sympathetic to the existing and planned scale and character of the *streetscape* and surrounding development;
 - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (h) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

- (k) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone)** to occur in the Medium impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.10.2.1** to occur in the Medium impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.10.2.1** is an inconsistent use and is not intended to occur in the Medium impact industry zone.

Table 6.2.10.2.1 Consistent uses and potentially consistent uses in the Medium impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Car wash</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m ²) (c) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (d) <i>Service station</i> (e) <i>Veterinary services</i>	(a) <i>Agricultural supplies store</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m ²) (c) <i>Sales office</i>
Industrial activities	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Medium impact industry</i> (d) <i>Research and technology industry</i> (e) <i>Service industry</i> (f) <i>Transport depot</i> (g) <i>Warehouse</i>	<i>High impact industry</i> (where located in the Coolum Industry Park)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Crematorium</i> (c) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i>)	None

- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to open space areas;
- (n) development provides for *infrastructure* and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.14.2.1 (Consistent uses and potentially consistent uses in the Open space zone)** to occur in the Open space zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.14.2.1** to occur in the Open space zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.14.2.1** is an inconsistent use and is not intended to occur in the Open space zone.

Table 6.2.14.2.1 Consistent uses and potentially consistent uses in the Open space zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet</i> (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same <i>site</i> and having a <i>gross leasable floor area</i> not exceeding 100m ²)	<i>Food and drink outlet</i> (where other than as specified in column 1)
(b) <i>Market</i>	
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
(a) <i>Outdoor sport and recreation</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> or a <i>not-for-profit organisation</i>)	<i>Outdoor sport and recreation</i> (where other than as specified in column 1)
(b) <i>Park</i>	
Other activities	
(a) <i>Environment facility</i> (where located on <i>Council</i> owned or controlled land, undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

6.2.15 Environmental management and conservation zone code

6.2.15.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Environmental management and conservation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection and rehabilitation of land to maintain biodiversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
 - (a) areas identified as having natural environmental values in terms of biological diversity, water catchment management, ecological functioning, beach protection or coastal management, and/or historical or cultural significance are:-
 - (i) protected for their importance in contributing to ecological sustainability; and
 - (ii) appropriately managed to the general exclusion of most forms of development;
 - (b) *parks, environmental facilities* and associated activities may be established in the zone where such development:-
 - (i) supports environmental values and provides opportunities for appreciation or study of those values;
 - (ii) promotes *nature-based tourism* activities and other low intensity, low key activities that are compatible with and have a direct connection to the protection of the environmental values; and
 - (iii) provides opportunities for recreational pursuits that have a direct connection with, and are consistent with the protection and appreciation of, the environmental values;
 - (c) low impact *utility installations* may also be established where such activities are:-
 - (i) unable to practicably be located elsewhere;
 - (ii) compatible with the primary use of the Environmental management and conservation zone for environmental protection and rehabilitation activities; and
 - (iii) located, designed and operated to avoid any adverse impacts on ecological systems and processes;
 - (d) development is located, designed and managed so as to:-
 - (i) conserve *ecologically important areas* and the other natural features of the *site* and the setting;
 - (ii) maintain the scenic value and visual quality of the area, particularly prominent ridgelines, escarpments, significant landmarks, important view corridors and vistas;
 - (iii) be sympathetic and respectful to places of cultural significance;
 - (iv) minimise excavation and filling and other changes to landform;
 - (v) minimise soil erosion, landslip and siltation of waterways and achieve *best practice* catchment management practices;
 - (vi) maintain the safety of people, buildings, *infrastructure* and works;
 - (vii) where effluent treatment is required, provide for the sustainable on-site treatment and disposal of effluent; and

- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1** to occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.19.2.1** is an inconsistent use and is not intended to occur in the Rural zone.

Table 6.2.19.2.1 Consistent uses and potentially consistent uses in the Rural zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Dwelling house</i> (b) <i>Nature-based tourism</i> (where for a <i>camping ground</i> or not more than 8 holiday cabins) (c) <i>Short-term accommodation</i> (where for a farm stay or not more than 8 holiday cabins)	(a) <i>Caretaker's accommodation</i> (b) <i>Nature-based tourism</i> (where other than as specified in column 1) (c) <i>Short-term accommodation</i> (where other than as specified in column 1) (d) <i>Tourist park</i> (e) <i>Resort complex</i> (where for an eco-resort)
Business activities	
(a) <i>Home based business</i> (b) <i>Market</i> (where conducted on <i>Council</i> owned or controlled land) (c) <i>Sales office</i> (where for a prize home) (d) <i>Shop</i> (where for an <i>art and craft centre</i> not exceeding a <i>gross floor area</i> of 300m ²)	(a) <i>Food and drink outlet</i> (b) <i>Function facility</i> (c) <i>Market</i> (where other than as specified in column 1) (d) <i>Service station</i> (e) <i>Shop</i> (where for an <i>art and craft centre</i> exceeding a <i>gross floor area</i> of 300m ²) (f) <i>Tourist attraction</i> (g) <i>Veterinary services</i>
Industrial activities	
(a) <i>Extractive industry</i> (where identified as a State Key Resource Area or Local Resource Area on an Extractive Resources Overlay Map) (b) <i>Transport depot</i> (where involving the storage of no more than 2 vehicles)	(a) <i>Extractive industry</i> (where other than as specified in column 1)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Emergency services</i>	(a) <i>Cemetery</i> (b) <i>Community use</i> (where other than as specified in column 1) (c) <i>Educational establishment</i> (where ancillary to and directly related to a rural activity on the same site) (d) <i>Place of worship</i>
Sport and recreation activities	
<i>Park</i>	(a) <i>Outdoor sport and recreation</i> (b) <i>Motor sport facility</i>
Rural activities	
(a) <i>Animal husbandry</i> (b) <i>Aquaculture</i> (c) <i>Cropping</i> (d) <i>Intensive animal industry</i> (where involving less than 21 standard units of pigs, less than 1,000 birds or poultry, less than 50 standard units of cattle or less than 350 standard units of sheep) (e) <i>Intensive horticulture</i> (f) <i>Permanent plantation</i> (g) <i>Roadside stall</i> (h) <i>Rural industry</i> (where no part of the <i>use area</i> is within 200 metres of a <i>site</i> in the Rural residential zone or 500 metres of a <i>site</i> in a <i>residential zone</i>) (i) <i>Rural workers accommodation</i> (where involving accommodation for no more than 20 persons) (j) <i>Wholesale nursery</i> (k) <i>Winery</i>	(a) <i>Animal keeping</i> (b) <i>Agricultural supplies store</i> (c) <i>Intensive animal industry</i> (where other than as specified in column 1) (d) <i>Rural industry</i> (where other than as specified in column 1) (e) <i>Rural workers accommodation</i> (where other than as specified in column 1)
Other activities	
(a) <i>Renewable energy facility</i> (where a solar farm) (b) <i>Utility installation</i> (where a <i>local utility</i>)	(a) <i>Major electricity infrastructure</i> (b) <i>Renewable energy facility</i> (where other than as specified in column 1) (c) <i>Substation</i> (d) <i>Telecommunications facility</i> (e) <i>Utility installation</i> (where other than as specified in column 1)

6.2.20 Rural residential zone code

6.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.20.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code is to ensure that development is low density and semi-rural in nature, and rural activities are limited to small-scale activities that do not impact on the rural residential amenity of the zone.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities, in the form of *dwelling houses* on relatively large lots within a semi-rural setting;
 - (b) *home based businesses* may also be established in the zone where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;
 - (c) non-residential uses are limited to small scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone;
 - (d) the built form of development integrates with and complements the predominant rural residential character intended for the locality and sensitively responds to the environmental and topographic features of the landscape;
 - (e) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
 - (f) development incorporates a high level of residential amenity, personal health and safety and protection for property;
 - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (j) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment;
 - (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
 - (l) development provides for the following:-

Contents of Part 7

Part 7	Local Plans	7-1
7.1	Preliminary	7-1
7.2	Local plan codes.....	7-4
7.2.1	Beerburrum local plan code.....	7-4
	7.2.1.1 Application.....	7-4
	7.2.1.2 Context and setting	7-4
	7.2.1.3 Purpose and overall outcomes.....	7-5
	7.2.1.4 Performance outcomes and acceptable outcomes	7-5
7.2.2	Beerwah local plan code	7-10
	7.2.2.1 Application.....	7-10
	7.2.2.2 Context and setting	7-10
	7.2.2.3 Purpose and overall outcomes.....	7-11
	7.2.2.4 Performance outcomes and acceptable outcomes	7-12
7.2.3	Blackall Range local plan code.....	7-19
	7.2.3.1 Application.....	7-19
	7.2.3.2 Context and setting	7-19
	7.2.3.3 Purpose and overall outcomes.....	7-20
	7.2.3.4 Performance outcomes and acceptable outcomes	7-21
7.2.4	Bli Bli local plan code	7-32
	7.2.4.1 Application.....	7-32
	7.2.4.2 Context and setting	7-32
	7.2.4.3 Purpose and overall outcomes.....	7-33
	7.2.4.4 Performance outcomes and acceptable outcomes	7-33
7.2.5	Buderim local plan code.....	7-39
	7.2.5.1 Application.....	7-39
	7.2.5.2 Context and setting	7-39
	7.2.5.3 Purpose and overall outcomes.....	7-40
	7.2.5.4 Performance outcomes and acceptable outcomes	7-41
7.2.6	Caloundra local plan code	7-46
	7.2.6.1 Application.....	7-46
	7.2.6.2 Context and setting	7-46
	7.2.6.3 Purpose and overall outcomes.....	7-47
	7.2.6.4 Performance outcomes and acceptable outcomes	7-50
7.2.7	Caloundra West local plan code	7-69
	7.2.7.1 Application.....	7-69
	7.2.7.2 Context and setting	7-69
	7.2.7.3 Purpose and overall outcomes.....	7-70
	7.2.7.4 Performance outcomes and acceptable outcomes	7-71
7.2.8	Coolum local plan code.....	7-81
	7.2.8.1 Application.....	7-81
	7.2.8.2 Context and setting	7-81
	7.2.8.3 Purpose and overall outcomes.....	7-82
	7.2.8.4 Performance outcomes and acceptable outcomes	7-83
7.2.9	Eudlo local plan code	7-90
	7.2.9.1 Application.....	7-90
	7.2.9.2 Context and setting	7-90
	7.2.9.3 Purpose and overall outcomes.....	7-91
	7.2.9.4 Performance outcomes and acceptable outcomes	7-91
7.2.10	Eumundi local plan code.....	7-96
	7.2.10.1 Application.....	7-96
	7.2.10.2 Context and setting	7-96
	7.2.10.3 Purpose and overall outcomes.....	7-97
	7.2.10.4 Performance outcomes and acceptable outcomes	7-98
7.2.11	Forest Glen/Kunda Park/Tanawha local plan code	7-104
	7.2.11.1 Application.....	7-104
	7.2.11.2 Context and setting	7-104

7.2.11.3	Purpose and overall outcomes.....	7-105
7.2.11.4	Performance outcomes and acceptable outcomes	7-106
7.2.12	Glass House Mountains local plan code.....	7-114
7.2.12.1	Application.....	7-114
7.2.12.2	Context and setting	7-114
7.2.12.3	Purpose and overall outcomes.....	7-115
7.2.12.4	Performance outcomes and acceptable outcomes	7-116
7.2.13	Golden Beach/Pelican Waters local plan code.....	7-122
7.2.13.1	Application.....	7-122
7.2.13.2	Context and setting	7-122
7.2.13.3	Purpose and overall outcomes.....	7-123
7.2.13.4	Performance outcomes and acceptable outcomes	7-124
7.2.14	Kawana Waters local plan code.....	7-134
7.2.14.1	Application.....	7-134
7.2.14.2	Context and setting	7-134
7.2.14.3	Purpose and overall outcomes.....	7-135
7.2.14.4	Performance outcomes and acceptable outcomes	7-137
7.2.15	Kenilworth local plan code.....	7-150
7.2.15.1	Application.....	7-150
7.2.15.2	Context and setting	7-150
7.2.15.3	Purpose and overall outcomes.....	7-151
7.2.15.4	Performance outcomes and acceptable outcomes	7-152
7.2.16	Landsborough local plan code	7-156
7.2.16.1	Application.....	7-156
7.2.16.2	Context and setting	7-156
7.2.16.3	Purpose and overall outcomes.....	7-157
7.2.16.4	Performance outcomes and acceptable outcomes	7-158
7.2.17	Maleny local plan code	7-168
7.2.17.1	Application.....	7-168
7.2.17.2	Context and setting	7-168
7.2.17.3	Purpose and overall outcomes.....	7-169
7.2.17.4	Performance outcomes and acceptable outcomes	7-170
7.2.18	Maroochy North Shore local plan code.....	7-178
7.2.18.1	Application.....	7-178
7.2.18.2	Context and setting	7-178
7.2.18.3	Purpose and overall outcomes.....	7-179
7.2.18.4	Performance outcomes and acceptable outcomes	7-180
7.2.19	Maroochydoore/Kuluin local plan code	7-191
7.2.19.1	Application.....	7-191
7.2.19.2	Context and setting	7-191
7.2.19.3	Purpose and overall outcomes.....	7-192
7.2.19.4	Performance outcomes and acceptable outcomes	7-193
7.2.20	Mooloolaba/Alexandra Headland local plan code.....	7-200
7.2.20.1	Application.....	7-200
7.2.20.2	Context and setting	7-200
7.2.20.3	Purpose and overall outcomes.....	7-201
7.2.20.4	Performance outcomes and acceptable outcomes	7-203
7.2.21	Mooloolah local plan code	7-215
7.2.21.1	Application.....	7-215
7.2.21.2	Context and setting	7-215
7.2.21.3	Purpose and overall outcomes.....	7-216
7.2.21.4	Performance outcomes and acceptable outcomes	7-217
7.2.22	Nambour local plan code	7-223
7.2.22.1	Application.....	7-223
7.2.22.2	Context and setting	7-223
7.2.22.3	Purpose and overall outcomes.....	7-224
7.2.22.4	Performance outcomes and acceptable outcomes	7-226
7.2.23	Palmwoods local plan code	7-241
7.2.23.1	Application.....	7-241
7.2.23.2	Context and setting	7-241

7.2.23.3	Purpose and overall outcomes.....	7-242
7.2.23.4	Performance outcomes and acceptable outcomes	7-243
7.2.24	Peregian South local plan code.....	7-253
7.2.24.1	Application.....	7-253
7.2.24.2	Context and setting	7-253
7.2.24.3	Purpose and overall outcomes.....	7-253
7.2.24.4	Performance outcomes and acceptable outcomes	7-254
7.2.25	Sippy Downs local plan code.....	7-260
7.2.25.1	Application.....	7-260
7.2.25.2	Context and setting	7-260
7.2.25.3	Purpose and overall outcomes.....	7-261
7.2.25.4	Performance outcomes and acceptable outcomes	7-264
7.2.26	Woombye local plan code.....	7-295
7.2.26.1	Application.....	7-295
7.2.26.2	Context and setting	7-295
7.2.26.3	Purpose and overall outcomes.....	7-295
7.2.26.4	Performance outcomes and acceptable outcomes	7-297
7.2.27	Yandina local plan code.....	7-302
7.2.27.1	Application.....	7-302
7.2.27.2	Context and setting	7-302
7.2.27.3	Purpose and overall outcomes.....	7-303
7.2.27.4	Performance outcomes and acceptable outcomes	7-304

Figures in Part 7

Figure 7.2.1A	Beerburrum local plan elements	7-9
Figure 7.2.2A	Beerwah local plan elements	7-18
Figure 7.2.3A	Blackall Range local plan elements	7-27
Figure 7.2.3B	Places of high community value	7-28
Figure 7.2.3C	Typical Queensland vernacular roof designs	7-28
Figure 7.2.3D	Buildings of consistent height and bulk as to achieve a human scale.....	7-28
Figure 7.2.3E	Use of vegetation to break up large building masses	7-29
Figure 7.2.3F	Use of street trees and site frontage landscaping.....	7-29
Figure 7.2.3G	Siting of built elements.....	7-29
Figure 7.2.3H	Embellishments – use of components which create a distinctive character.....	7-30
Figure 7.2.3I	Awnings and parapets	7-30
Figure 7.2.3J	Appropriate detailing	7-30
Figure 7.2.3K	Sensitive signage.....	7-31
Figure 7.2.3L	Hard Landscape components	7-31
Figure 7.2.3M	Landscaping	7-31
Figure 7.2.4A	Bli Bli local plan elements	7-38
Figure 7.2.5A	Buderim local plan elements.....	7-45
Figure 7.2.6A	Caloundra local plan elements.....	7-67
Figure 7.2.6B	Kings Beach Tavern preferred design treatment	7-68
Figure 7.2.7A	Caloundra West local plan elements.....	7-80
Figure 7.2.8A	Coolum local plan elements.....	7-89
Figure 7.2.9A	Eudlo local plan elements.....	7-95
Figure 7.2.10A	Eumundi local plan elements.....	7-103
Figure 7.2.11A	Forest Glen/Kunda Park/Tanawha local plan elements	7-113
Figure 7.2.12A	Glass House Mountains local plan elements	7-121
Figure 7.2.13A	Golden Beach/Pelican Waters local plan elements	7-133
Figure 7.2.14A	Kawana Waters local plan elements	7-149
Figure 7.2.15A	Kenilworth local plan elements	7-155
Figure 7.2.16A	Landsborough local plan elements	7-165
Figure 7.2.16B	Design principles for development fronting the northern side of Caloundra Street	7-166
Figure 7.2.16C	Design principles for development in Landsborough’s Local centre zone	7-166
Figure 7.2.16D	Design principles for development in Landsborough’s Medium impact industry zone.....	7-167
Figure 7.2.16E	Design principles for development in Landsborough’s Medium density residential zone.....	7-167
Figure 7.2.17A	Maleny local plan elements.....	7-177
Figure 7.2.18A	Maroochy North Shore local plan elements	7-190
Figure 7.2.19A	Maroochydore/Kuluin local plan elements	7-199
Figure 7.2.20A	Mooloolaba/Alexandra Headland local plan elements	7-213
Figure 7.2.20B	Brisbane Road upgrade.....	7-214
Figure 7.2.21A	Mooloolah local plan elements.....	7-222
Figure 7.2.22A	Nambour local plan elements	7-239
Figure 7.2.22B	Typical vertical proportions along part of Currie Street	7-240
Figure 7.2.22C	Articulated and ‘fine grain’ skyline.....	7-240
Figure 7.2.23A	Palmwoods local plan elements.....	7-252
Figure 7.2.24A	Peregian South local plan elements	7-259
Figure 7.2.25A	Sippy Downs local plan elements	7-290
Figure 7.2.25B	Sippy Downs Town Centre Master Plan	7-291
Figure 7.2.25C	Sippy Downs Town Centre Core Plan	7-292
Figure 7.2.25D	Sippy Downs Town Centre Road / Street Designations.....	7-293
Figure 7.2.25E	Sippy Downs Town Centre Building Heights.....	7-293
Figure 7.2.25F	Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages	7-294
Figure 7.2.26A	Woombye local plan elements	7-301
Figure 7.2.27A	Yandina local plan elements	7-311

Tables in Part 7

Table 7.2.1.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-5
Table 7.2.2.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-12
Table 7.2.3.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-21
Table 7.2.4.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-33
Table 7.2.5.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-41
Table 7.2.6.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-50
Table 7.2.7.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-71
Table 7.2.8.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-83
Table 7.2.9.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-91
Table 7.2.10.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-98
Table 7.2.11.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-106
Table 7.2.12.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-116
Table 7.2.13.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-124
Table 7.2.14.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-137
Table 7.2.14.4.2	Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone	7-147
Table 7.2.15.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-152
Table 7.2.16.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-158
Table 7.2.17.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-170
Table 7.2.18.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-180
Table 7.2.19.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-193
Table 7.2.20.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-203
Table 7.2.21.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-217
Table 7.2.22.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-226
Table 7.2.22.4.2	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-235
Table 7.2.22.4.3	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone.....	7-237
Table 7.2.23.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-243
Table 7.2.24.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-254
Table 7.2.25.4.1	Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally	7-264
Table 7.2.25.4.2	Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)	7-269
Table 7.2.25.4.3	Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-287
Table 7.2.26.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-297
Table 7.2.27.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-304

7.2.8 Coolum local plan code

7.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Coolum local plan area as shown on Map ZM11 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Coolum local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.8.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.8A (Coolum local plan elements)**.

7.2.8.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Coolum local plan code.

The Coolum local plan area is located in the central eastern part of the Sunshine Coast between the coastal communities of Marcoola and Peregian Beach and includes the coastal township of Coolum Beach and surrounding communities of Point Arkwright, Yaroomba, Mount Coolum and The Boardwalk as well as renowned tourism developments such as the Palmer Coolum Resort. The local plan area also includes the Coolum Industry Park, which is identified as a significant industry and enterprise opportunity area for the region. The local plan area has a land area of approximately 1,880 hectares.

The local plan area is traversed by Stumers Creek and framed by a picturesque natural setting, including the South Peregian section of the Noosa National Park to the north, rural land to the west, Mount Coolum National Park in the south and the Pacific Ocean in the east. Other significant environmental and landscape features within the local plan area include the Coolum section and part of the Peregian section of the Noosa National Park, Point Perry, Point Arkwright with its mosaic of significant remnant vegetation and rocky shore ecosystem, Emu Mountain and Eurungunder Hill and the Yaroomba parabolic dune which contribute to the character, identity and sense of place of Coolum.

The local plan area is characterised by predominantly dwelling houses with some multi unit development and tourist accommodation mainly in the beachfront areas of Coolum Beach and to a lesser extent, Point Arkwright and Mount Coolum (The Boardwalk).

Coolum Beach has a dual role in providing both for tourists and the local community. These two roles are reflected in two distinct commercial areas, with tourist activities focussed along the Coolum Esplanade (David Low Way) and local commercial and retail activity focussed in the Birtwill Street area.

The Coolum Beach Town Centre, centred on Birtwill Street and generally bound by Margaret Street, David Low Way (Coolum Esplanade), Elizabeth Street and Sunrise Avenue, is intended to function as a District Activity Centre providing a focus for small scale retail, commercial, residential and community activities which maintain the coastal village character of the local plan area. Tourist accommodation and related services and activities are intended to remain focussed on the Esplanade, taking advantage of the proximity to the beach and foreshore.

The local plan area also includes a local activity centre at Coolum West and smaller local activity centres along David Low Way, which provide the day to day convenience needs of local residents.

The local plan area includes a range of community activities and sport and recreational areas, including the Coolum Peregian Sports Complex, the Palmer Coolum Resort, Mount Coolum Golf Club, Quanda Road Water Ski Park, Coolum Beach Pony Club, Luther Heights Youth Camp, Coolum State High School and Primary School. The Coolum beachfront stretching from Point Arkwright in the south to the southern end of

the Noosa National Park in the north, includes Tickle Park, Coolum Beach Holiday Park and Coolum Surf Life Saving Club.

The Sunshine Motorway, Emu Mountain Road, Yandina – Coolum Road, South Coolum Road and David Low Way are major road links within the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the Coolum local plan code is to provide locally relevant planning provisions for the assessment of development within the Coolum local plan area.
- (2) The purpose of the Coolum local plan code will be achieved through the following overall outcomes:-
 - (a) The Coolum local plan area remains a low key coastal urban community, with a strong focus on tourism and well serviced by a range of small-medium scale business, community, sport and recreational activities.
 - (b) Urban development within the Coolum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the small scale coastal village character and identity of Coolum, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect significant environmental areas and adjoining rural lands.
 - (c) Centre activities are consolidated within the Coolum Beach Town Centre in the east of the local plan area and generally bounded by Margaret Street, David Low Way (also known as Coolum Esplanade), Elizabeth Street and Sunrise Avenue. The Coolum Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area.

Mixed uses and uses which enhance the beachside character and district level role and function of the Coolum Beach Town Centre are encouraged. Retail and commercial development does not extend beyond the boundaries of the District centre zone and Tourist accommodation zone. No new large floor plate retail uses are intended to be established in the Coolum Beach Town Centre. Residents continue to rely upon the nearby larger centres of Maroochydore, Nambour and Noosa Business Centre to fulfil higher order business and retail needs.

- (d) Development in the Coolum Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character, a high level of pedestrian permeability and visual links with the beach, Tickle Park and Jack Morgan Park and attractive gateways through the provision of streetscape and landscaping treatments, active *frontages* where appropriate, improved pedestrian and cycle connections and off-street car parking.
- (e) Development within the District centre zone and Tourist accommodation zone reinforces the *frontage* to Coolum Esplanade as the tourism focus area with active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore area and surrounding residential, business and community uses.
- (f) The Coolum West Local Centre, located along the Yandina-Coolum Road and South Coolum Road, functions as a local (full service) activity centre servicing the convenience needs of nearby residents. Development within the Coolum West Local Centre supports, and does not detract from, the role of the Coolum Beach Town Centre as the district activity centre for the local area and contributes to the establishment of a gateway to Coolum through the provision of streetscape and landscaping treatments. Retail and commercial development in this area does not extend beyond the boundaries of the Local centre zone, other than for the purposes of small scale *office* activities on Lot 26 RP80884 at 135 Yandina-Coolum Road, Coolum.
- (g) Land to the west of Barns Lane and South Coolum Road is retained in the Rural zone providing a natural landscape gateway to Coolum.
- (h) Development in the Medium impact industry zone and High impact industry zone, to the west of Coolum Beach, provides for a diverse mix of predominantly high and medium impact industrial uses set within an integrated, modern and visually appealing industry park with a

high level of environmental performance and is designed to service the Sunshine Coast Region. The industry park is protected from incompatible development that may adversely affect operations and avoids adverse affects on adjoining environmental areas.

- (i) The *tourist park* at Coolum Beach is protected for its role in providing budget accommodation and its contribution to the low key, family friendly character of Coolum.
- (j) The Palmer Coolum Resort and The Coolum Residences continues to be developed as an integrated tourist and residential development focussed around an 18 hole championship golf course and large areas of open space. Development is configured in a series of beachside villages and other precincts that sit lightly in the landscape and that are separated by green corridors and lush subtropical landscaping. Development protects the natural vegetated character of the coastal foreshore and foredunes and respects the scale and character of surrounding areas and *vegetation*. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Coolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.
- (k) Development is designed and sited to protect significant environmental areas, character *vegetation* and views either to or from important landscape features and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, remnant *vegetation* and other *ecologically important areas*.
- (l) Locally significant landscape and environmental elements which contribute to the character, identity and sense of place of the Coolum local plan area including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort site, the Yaroomba parabolic dune and other foreshore dunes are retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.
- (m) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.8.4 Performance outcomes and acceptable outcomes

Table 7.2.8.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Coolum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the low key beachside character of, the Coolum local plan area in that they are integrated with the natural and coastal landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to and the coastal village character of the Coolum local plan area.	AO2.2	<p>Figure 7.2.8A (Coolum local plan elements):-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal village character of, the Coolum local plan area and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> , contributing to the setting, character and sense of place of the Coolum local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Coolum Beach, Mount Coolum, Emu Mountain, Eurungunder Hill, Point Arkwright and Point Perry, including where identified on Figure 7.2.8A (Coolum local plan elements) .
		AO3.2	<p>Development provides for the retention and enhancement of existing mature trees and <i>vegetation</i> contributing to the character and vegetated backdrop of the local plan area including:-</p> <p>(a) <i>vegetation</i> on elevated hilltops and ridgelines;</p> <p>(b) <i>vegetation</i> along David Low Way; and</p> <p>(c) other character <i>vegetation</i> where identified on Figure 7.2.8A (Coolum local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	Development provides for locally significant landscape and environmental elements, including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	site, the Yaroomba parabolic dune and other foreshore dunes, to be retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.		
Development in the District Centre Zone			
PO5	Development in the District centre zone provides for small to medium scale uses and mixed uses that:- (a) support the role and function of the Coolum Beach Town Centre as a small district activity centre; and (b) provide a wide range of goods and services to residents and visitors.	AO5	No acceptable outcome provided.
PO6	Development in the District centre zone provides for the establishment of:- (a) Coolum Esplanade as the focus for tourist activities providing a range of small scale boutique <i>shops</i> , restaurants and cafes at ground level with residential above; and (b) Birtwill Street area as the main convenience shopping area providing a range of commercial and retail uses.	AO6	No acceptable outcome provided.
PO7	Development in the District centre zone:- (a) is sympathetic to the coastal village character of the Coolum Beach Town Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (c) creates vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians.	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> built to the front boundary where identified on Figure 7.2.8A (Coolum local plan elements) ; (b) provides for residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO8	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO8	No acceptable outcome provided.
PO9	Development provides through block pedestrian linkages which:- (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the	AO9	Development provides through block pedestrian linkages where identified on Figure 7.2.8A (Coolum local plan elements) .

Performance Outcomes		Acceptable Outcomes	
	street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.		
PO10	Development for a <i>food and drink outlet</i> does not incorporate a <i>drive-through facility</i> .	AO10	No acceptable outcome provided.
PO11	Development does not provide for the establishment of any additional large floor plate retail uses.	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone			
PO12	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (c) provides continuous weather protection for pedestrians.	AO12	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a <i>site</i> having a <i>primary active street frontage</i> where identified on Figure 7.2.8A (Coolum local plan elements) :- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction built to the boundary of the active street <i>frontage</i> ; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO13	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (Coolum West)			
PO14	Development in the Local centre zone at Coolum West:- (a) supports the role and function of the Coolum West Local Centre as a local (full service) activity centre serving the convenience needs of local residents; (b) does not detract from the role and function of Coolum Beach Town Centre as the district activity centre for the local area; and (c) provides an attractive interface to	AO14	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	major roads and promotes a gateway experience.		
Development in the Low Density Residential Zone (135 Yandina-Coolum Road, Coolum (Lot 26 RP80884))			
PO15	Development in the Low density residential zone at 135 Yandina-Coolum Road, Coolum (Lot 26 RP80884) may provide for small scale office activities which:- (a) are compatible with surrounding land uses; and (b) support the Coolum West Local Centre.	AO15	No acceptable outcome provided.
Development in the Emerging Community Zone (Precinct COL LPP-1, Palmer Coolum Resort and The Coolum Residences)			
PO16	Development in the Emerging community zone in Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences) identified on Local Plan Map LPM11:- (a) maintains the primary function of the site as an integrated tourist facility; (b) provides for the retention of large areas of open space, including the 18 hole championship golf course; (c) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (d) protects the natural vegetated character of the coastal foreshore and foredunes; (e) provides for development and building design which respects the scale and character of surrounding areas and vegetation; (f) provides for retail and commercial development to be limited to resort facilities and local convenience goods only; (g) provides for the maintenance and enhancement of public access to the beach and foreshore in a manner that respects the natural foredune and beach character and environmental values; (h) minimises and rationalises access to David Low Way, Warren Road and other local roads; (i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way and surrounding the Palmer Coolum Resort; and (j) provides for the maintenance and enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, rainforest areas on the Palmer Coolum Resort site, and views to and from Mount Coolum and Point Arkwright.	AO16	No acceptable outcome provided. Editor's Note—Development in the Emerging community zone at Palmer Coolum Resort and The Coolum Residences is currently regulated in accordance with an approved Master Plan and Plan of Development.

Performance Outcomes		Acceptable Outcomes	
Development in the Medium and High Impact Industry Zones			
PO17	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	AO17	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development adjacent to conservation areas and other <i>ecologically important areas</i> .
PO18	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	AO18	No acceptable outcome provided.
PO19	Development provides for <i>access</i> arrangements to industrial land which:- (a) avoid additional vehicle <i>access</i> from Yandina-Coolum Road; and (b) are rationalised with existing vehicular <i>access</i> arrangements, where possible.	AO19	No acceptable outcome provided.
Coolum Beach Holiday Park			
PO20	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	AO20	No acceptable outcome provided.
Development in the Rural Zone (Barns Lane)			
PO21	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	AO21	No acceptable outcome provided.

- (h) Development in the Emerging community zone south of Mons Road provides for *retirement facilities* or other medium density residential uses that enjoy high levels of access to the Forest Glen Local Centre. Development in this part of the Emerging community zone contributes to the upgrading of the Mons Road/Owen Creek Road intersection and to improved pedestrian connections to the Forest Glen Local Centre.
- (i) Development in the Emerging community zone south of Old Maroochydore Road provides for *retirement facilities* and low density residential uses that are compatible with existing residential development in the locality and are appropriately buffered and separated from the Kunda Park Industrial Estate to mitigate potential land use conflicts. Development in this part of the Emerging community zone contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection and provides for a local road network that promotes connectivity and accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres.
- (j) Development retains identified sites in the Medium density residential zone for *retirement facilities* in order to preserve these sites for these uses in the future.
- (k) Development in the Rural residential zone retains the bushland character of the area and provides for lot layouts and buildings that sit lightly in the landscape with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas of retained native *vegetation*, landscaping and *private open space*.
- (l) Development in the Low impact industry zone and Medium impact industry zone provides for the continued development of the Kunda Park Industrial Estate and the Forest Glen Industrial Area as modern and visually appealing industry areas with a high standard of environmental performance and design.
- (m) The Sunshine Coast Grammar School continues to develop with built form elements and associated works limited to unconstrained parts of the *site*. Future stages of development are subject to improvements in vehicle *access* and circulation arrangements with a second campus *access* point provided to Mons Road (as opposed to Gardenia Place) so as to reduce congestion at the Bruce Highway exit road.
- (n) Development provides for the upgrading of existing roads and establishment of a new roads including:-
 - (i) a north-south road corridor connecting the Sunshine Coast Grammar School and adjacent development to Mons Road, forming a four way intersection at Owen Creek Road;
 - (ii) a secondary access road off Sandalwood Lane to service industrial land at this location; and
 - (iii) a new road connection between Whites Road and Vise Road to service residential land south of Old Maroochydore Road.
- (o) Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and associated exits and entry points to these *major roads*.
- (p) Development is set well back from the Bruce Highway and Maroochydore Road/Old Maroochydore Road and incorporates landscape buffers or other landscape/urban design treatments to effectively screen development and provide an attractive and coherent *streetscape* that enhances the appearance and visual amenity of these *major roads*.
- (q) Development in the local plan area is supported by a network of open space that meets the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- (r) Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

7.2.11.4 Performance outcomes and acceptable outcomes

Table 7.2.11.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Forest Glen/Kunda Park/Tanawha Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen/Kunda Park/Tanawha local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential use, business use, community activity or an industrial use where fronting a <i>major road</i> provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; and (c) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of an attractive <i>streetscape</i> character along the <i>frontage</i> of the Bruce Highway and Maroochydore Road/Old Maroochydore Road and enhances the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to the Bruce Highway or Maroochydore Road/Old Maroochydore Road, where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , provides a minimum 10 metre wide mounded landscaped <i>buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
		AO2.2	Development adjacent to Mons Road, Owen Creek Road, Tanawha Tourist Drive, Sandalwood Lane and Chevallum Road provides a minimum 3 metre wide <i>landscape buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
PO3	Development provides for the retention and enhancement of key landscape elements including existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Forest Glen/Kunda Park/Tanawha local plan area.	AO3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated setting and backdrop of the Forest Glen/Kunda Park/Tanawha local plan area including:- (a) bushland areas on the slopes of the Buderim escarpment; (b) bushland areas along the Bruce Highway, Tanawha Tourist Drive, Owen Creek Road and Mons Road; and (c) other character <i>vegetation</i> identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the character of, and sense of arrival to, Forest Glen,	AO4.1	Development adjacent to an identified primary <i>streetscape</i> treatment area or gateway/entry point where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) :-

Performance Outcomes		Acceptable Outcomes	
	Buderim and other parts of the local plan area.	AO4.2	<p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen local centre, and emphasise corner locations; and</p> <p>(b) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO5	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	AO5	No acceptable outcome provided.
PO6	Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and entry points to these <i>major roads</i> by limiting and rationalising <i>access points</i> and avoiding the introduction of high traffic generating uses into the local plan area, other than where already provided for by the allocation of zones.	AO6	No acceptable outcome provided.
PO7	As identified conceptually on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , development provides for the establishment of:- <ul style="list-style-type: none"> (a) a new north-south road corridor connecting the Sunshine Coast Grammar School and the Emerging community zone to the east of the Forest Glen Local Centre to Mons Road, forming a four way intersection at Owen Creek Road; (b) a secondary access road off Sandalwood Lane to service the industrial land at this location; and (c) a new road connection (neighbourhood collector road) between Whites Road and Vise Road to service the Emerging community zone south of Old Maroochydore Road. 	AO7	No acceptable outcome provided.
PO8	Development on land identified as a local ecological linkage on Figure 7.2.11A (Forest Glen/Kunda	AO8	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity,

Performance Outcomes		Acceptable Outcomes	
	Park/Tanawha local plan elements) facilitates the provision of the local ecological linkage.		waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO9	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> , or (b) incorporate a <i>drive-through facility</i> .	AO9	No acceptable outcome provided.
Development in the Local Centre Zone (Forest Glen)			
PO10	Development in the Local centre zone provides for small scale business uses that:- (a) support the role of Forest Glen as a small local (not full service) activity centre; and (b) provide a basic level of convenience goods and services to local residents and visitors.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	AO11	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides for <i>primary active street frontages</i> where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) ; (c) provides for buildings to be built to the front property boundary at street level and <i>setback</i> a minimum of 2 metres from the front property boundary for the second <i>storey</i> ; (d) provides building openings overlooking the street; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non load bearing posts over footpath areas in conjunction mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; (g) includes the provision of landscaping, shaded seating and consistent paving materials on footpaths; and (h) provides for on-site car parking at the rear or to one side of the development.
Development in the Emerging Community Zone (North of Mons Road, Forest Glen)			
PO12	Development in the Emerging community zone north of Mons Road provides for expansion of the Forest Glen Local Centre with small scale business activities that:- (a) complement the uses provided within the existing centre; and (b) maintain the role and function of the centre as a local (not full service) activity centre.	AO12	No acceptable outcome provided.
PO13	Development in the Emerging community zone north of Mons Road provides for:-	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) a built form and urban design outcome that contributes to the creation of a coherent local centre; (b) attractive and usable public spaces that provide a focal point for community activity and interaction; (c) a permeable internal road and pedestrian/cycle network that interconnects with existing development in the Forest Glen Local Centre; and (d) integrated car parking and access arrangements. 		
PO14	Development in that part of the Emerging community zone fronting Mons Road provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	AO14	Development in the Emerging community zone fronting Mons Road complies with Acceptable Outcome AO11 (applicable to development in the Local centre zone).
Development in the Emerging Community Zone (South of Mons Road, Forest Glen)			
PO15	Development in the Emerging community zone south of Mons Road (Lot 2 RP177389):- <ul style="list-style-type: none"> (a) provides for <i>retirement facilities</i> or other appropriate forms of medium density housing that are compatible with the character and amenity of the locality; (b) contributes to the upgrading of the Mons Road,/Owen Creek Road intersection; and (c) provides for improved pedestrian connections to the Forest Glen Local Centre. 	AO15	No acceptable outcome provided.
Development in the Emerging Community Zone (South of Old Maroochydore Road, Buderim)			
PO16	Development in the Emerging community zone south of Old Maroochydore Road, Buderim:- <ul style="list-style-type: none"> (a) provides for <i>retirement facilities</i> and other appropriate forms of low density housing that are compatible with the character and amenity of the locality; (b) provides for and maintains appropriate buffering and separation to the Kunda Park Industrial Estate to mitigate potential land use conflicts; (c) provides for the appropriate protection of land required to manage the flood risk and accommodate the conveyance of flood flows through the area; (d) provides for the protection, buffering and connection of <i>ecologically important areas</i>; (e) retains the bushland character currently experienced along Vise Road; (f) provides for a permeable and interconnected local road network that enhances accessibility, including to supporting services and facilities in the Buderim and 	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Forest Glen activity centres;</p> <p>(g) contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection; and</p> <p>(h) provides for the safe and efficient operation of the Old Maroochydore Road/Whites Road intersection in accordance with State government requirements and standards</p>		
Development in the Medium Density Residential Zone (Mons Road/Parsons Road Forest Glen)			
PO17	Development in the Medium density residential zone on Lot 5 SP254405, part Lot 1 RP28272 and Lot 1 RP28168 located at Mons Road/Parsons Road Forest Glen, provides for these sites to be preserved for the purpose of providing <i>retirement facilities</i> .	AO17	No acceptable outcome provided.
Development in the Low Impact Industry Zone (Forest Glen)			
PO18	Reconfiguring a lot in the Low impact industry zone at Forest Glen provides for comparatively large lot sizes that provide sufficient area to accommodate landscape buffers and other streetscape treatments along <i>major road frontages</i> and allow for industrial buildings to be set within generous landscaped grounds.	AO18	<p>Reconfiguring a lot in the Low impact industry zone provides for lots which are a minimum of 4,000m² in area.</p> <p>Note—it is noted that some existing lots included in the Low impact industry zone (e.g. on the eastern side of Owen Creek Road) have lot sizes considerably less than 4,000m².</p>
PO19	<p>Development in the Low impact industry zone on the eastern side of Owen Creek Road provides for:-</p> <p>(a) buildings and <i>use areas</i> to be sited and designed to protect the privacy and amenity of occupants of the adjoining <i>tourist park</i> and <i>relocatable home park</i>;</p> <p>(b) the rationalisation of direct access points to Owen Creek Road (e.g. through lot amalgamations and/or shared access driveways) to minimise traffic impacts; and</p> <p>(c) improved pedestrian connections to the Forest Glen Local Centre.</p>	AO19	No acceptable outcome provided.
Development in the Rural Residential Zone			
PO20	<p>Development in the Rural residential zone:-</p> <p>(a) is subordinate to the natural landscape and unobtrusive when viewed from <i>major roads</i> and prominent public vantage points;</p> <p>(b) retains the bushland character currently experienced along the Bruce Highway, Tanawha Tourist Drive and Mons Road; and</p> <p>(c) is sympathetic to the characteristics and capacity of the physical and natural environment and applies environmentally sensitive design and construction techniques.</p>	AO20	No acceptable outcome provided.
Development in the Community Facilities Zone (Sunshine Coast Grammar School) (Lot 1 SP 169832, Lot 16 SP 169831, Lot 9 SP 169400, Mons Road)			
PO21	<p>Development in the Community facilities zone on Lot 1 SP 169832, Lot 16 SP 169831 and Lot 9 SP 169400:-</p> <p>(a) occurs in accordance with an</p>	AO21	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<p>approved plan of development for the whole of the <i>site</i> that provides for facility elements to be configured in a functionally efficient and integrated way;</p> <p>(b) provides for the establishment of a second campus access point by way of a new north-south road, connecting to Mons Road and forming a new four way intersection at Owen Creek Road as identified conceptually on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements); and</p> <p>(c) ensures that no <i>access</i> (other than limited and controlled emergency access) is provided from Gardenia Place.</p>	

7.2.12 Glass House Mountains local plan code

7.2.12.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Glass House Mountains local plan area as shown on Map ZM50 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Glass House Mountains local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.12.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.12.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.12A (Glass House Mountains local plan elements)**.

7.2.12.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Glass House Mountains local plan code.

The Glass House Mountains local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Beerwah and Beerburrum. The local plan area includes the Glass House Mountains town centre and surrounding residential and rural residential areas and has a land area of approximately 474 hectares.

The local plan area is surrounded by a picturesque rural and natural landscape dominated by the National heritage listed Glass House Mountains and surrounding rural land used largely for crop farming and forestry. The landform of the local plan area is gently undulating. It is contained within the catchment of Coonowrin Creek, which traverses the local plan area in a south-west, north-east direction. Coonowrin Creek flows to the Pumicestone Passage and is subject to periodic local flooding.

The Glass House Mountains town centre, focused on Bruce Parade, Reed Street and the railway station, provides a range of convenience goods and services to meet the daily needs of the local community and visitors, including some service industry uses. A number of community facilities are located within the local plan area including a State primary school, neighbourhood centre, community hall, visitor and interpretive centre and sportsgrounds. Tourism opportunities within the local plan area are enhanced by its proximity to the Glass House Mountains National Park.

The residential areas within the local plan area are characterised by dwelling houses on large urban and rural residential size lots. Further opportunities for urban residential development are available to the south of Fullertons Road and Coonowrin Road.

Steve Irwin Way is the principal road link providing access to the town of Glass House Mountains and is subject to planned realignment and upgrade. Other major road links within the local plan area include Railway Parade, Coonowrin Road and Sahara Road. Coonowrin Road and Steve Irwin Way are identified haulage routes with heavy vehicles carrying extractive material frequently travelling these routes.

The Glass House Mountains railway station, located at the end of Reed Street, is of local heritage significance and functions as a commuter transfer station, providing park and ride facilities. The rail line between Beerburrum and Landsborough is planned to be subject to duplication, including upgrading of the Glass House Mountains railway station.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage. Reticulated water is also available to rural residential areas within the local plan area.

7.2.12.3 Purpose and overall outcomes

- (1) The purpose of the Glass House Mountains local plan code is to provide locally relevant planning provisions for the assessment of development within the Glass House Mountains local plan area.
- (2) The purpose of the Glass House Mountains local plan code will be achieved through the following overall outcomes:-
 - (a) Glass House Mountains remains a small rural town with a heritage character, primarily servicing the local community and visitors to the area. Some expansion of local business and residential areas is provided for.
 - (b) Urban and rural residential development in the Glass House Mountains local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Glass House Mountains Township, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of the Glass House Mountains local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, including Mount Ngungun and Mount Tibrogargan, and to reflect the physical characteristics and constraints of the land including avoiding flood prone areas and providing appropriate buffers to watercourses and rural uses.
 - (e) The Glass House Mountains Town Centre functions as a local (full service) activity centre providing a range of convenience goods and services to residents of the local plan area and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
 - (f) Whilst the business functions of the Glass House Mountains Town Centre may expand and be enhanced, the centre remains compact with any expansion limited to land included within the Local centre zone. Residents of Glass House Mountains continue to rely upon larger centres such as Beerwah or Caloundra to fulfil higher order business and industry needs.
 - (g) Development provides for centre activities to be consolidated in the Local centre zone on the eastern side of the rail line, with the Local centre zone on the western side of the rail line retaining a service role supporting the main town centre and providing local convenience goods and services, complementary *service industries* and medium density residential development.
 - (h) The traditional built form and *streetscape* character of the Glass House Mountains Town Centre is retained and reinforced with Bruce Parade and Reed Street enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the local plan area, the scale and character of the *streetscape* and surrounding development.
 - (j) Development in the Low density residential zone and Rural residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
 - (k) Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively visually screen built form elements and maintain the visual amenity of this road as a scenic route.
 - (l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.12.4 Performance outcomes and acceptable outcomes

Table 7.2.12.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Glass House Mountains Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Glass House Mountains local plan area in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance, including where identified on Figure 7.2.12A (Glass House Mountains local plan elements) . Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	Where buildings of heritage or local character significance cannot be retained due to <i>infrastructure</i> upgrades, (i.e. the Neighbourhood Centre in Ryan Street, Community Hall in Coonowrin Road, and the Glasshouse Country RSL building and Lutheran Church in Reed Street), they are relocated to the community hub along Ryan Street.
		AO1.3	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.4	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.5	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Glass House Mountains local plan area.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to Mount Tibrogargan and Mount Ngungun, particularly from the town centre, and other views to surrounding rural and natural areas as identified on Figure 7.2.12A (Glass House Mountains local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the Glass House Mountains local plan area including:- (a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral, Tibouchina and Frangapani trees within the town centre;

Performance Outcomes		Acceptable Outcomes	
			<p>(b) the memorial Camphor Laurel on the corner of Reed Street and Bishop Street;</p> <p>(c) Ivory Curl Flower, Yellow Poinciana and Flindersia street trees and parkland trees;</p> <p>(d) stands of Eucalyptus trees adjacent to the Neighbourhood Centre, Uniting Park and the railway station car park;</p> <p>(e) <i>vegetation</i> along Bruce Parade;</p> <p>(f) bushland along the Local centre zone boundaries;</p> <p>(g) remnant <i>vegetation</i> along Coonowrin Creek and tributaries; and</p> <p>(h) other character <i>vegetation</i> where identified on Figure 7.2.12A (Glass House Mountains local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry and the rural town character of Glass House Mountains local plan area.	AO3.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.12A (Glass House Mountains local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural town character of, Glass House Mountains, and emphasise corner locations.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.
			Note – Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.
			Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO4	Development on land adjacent to Steve Irwin Way incorporates a dense <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the road as a scenic route.	AO4	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along Steve Irwin Way.
			Editor's Note— Section 8.2.12 (Scenic amenity overlay code) sets out additional requirements in relation to development on scenic routes.
PO5	Development on land with frontage to Coonowrin Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.12A (Glass House Mountains local plan elements) , facilitates the provision of the local ecological linkage.	AO5	No acceptable outcome provided.
			Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.

Performance Outcomes		Acceptable Outcomes	
PO6	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Glass House Mountains Township's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone provides for:- (a) that part of the Glass House Mountains Town Centre located on the eastern side of the rail line to be retained as the primary focus for centre activities; and (b) that part of the Glass House Mountains Town Centre located on the western side of the rail line to function as a mixed use area, with a service role supporting the main town centre and providing local convenience goods and services, complementary <i>service industries</i> and medium density residential development.	AO8	Development for a <i>supermarket, shopping centre</i> or for business uses (other than for the purposes of an <i>agricultural supplies store, garden centre or service industry</i>) with a total <i>gross leasable floor area</i> exceeding 1,000m ² occurs in the Local centre zone on the eastern side of the railway.
PO9	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Glass House Mountains Township; (b) addresses the street; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; (e) complements the traditional built form and <i>streetscape</i> ; and (f) uses traditional building materials.	AO9	Development in the Local centre zone:- (a) provides for Bruce Parade and Reed Street to be maintained as wide, attractive and pedestrian friendly main streets; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary where identified on Figure 7.2.12A (Glass House Mountains local plan elements) ; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (f) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (g) uses understated colour schemes and low-reflective roofing and

Performance Outcomes		Acceptable Outcomes	
			cladding materials; (h) ensures that signage is integrated with the building; (i) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; 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.
PO10	Development in the Local centre zone:- (a) provides safe and convenient access which respects the road hierarchy and protects the safety and efficiency of Steve Irwin Way; and (b) provides integrated and functional parking and access arrangements that do not dominate the street.	AO10.1 AO10.2 AO10.3	Development does not gain access from Steve Irwin Way. Development provides for shared car parking and access arrangements between sites. Development provides on-site car parking at the rear or to one side of the development
Development in the Medium Density Residential Zone			
PO11	Development in the Medium density residential zone:- (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) provides good pedestrian and cycle connectivity to the town centre; (c) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek; (d) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (f) contributes positively to local <i>streetscape</i> character; (g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (h) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i> .	AO11	No acceptable outcome provided.
PO12	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO12	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .
Development in the Low Density Residential Zone and Rural Residential Zone			
PO13	Reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Glass	AO13.1	Development in the Rural residential zone provides for lots which are a minimum of 2,500m ² in area, or larger where required to provide for adequate on-site effluent disposal.

Performance Outcomes		Acceptable Outcomes	
	House Mountains local plan area; and (b) provides for the safe and effective treatment and disposal of effluent on-site where applicable.	AO13.2	Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets including where identified on Figure 7.2.12A (Glass House Mountains local plan elements) .
		AO13.3	Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.
PO14	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; (b) avoids flood prone land; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek and tributaries; and (d) provides an open feel and transition between the township and adjoining rural areas.	AO14	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified Figure 7.2.12A (Glass House Mountains local plan elements) ; (b) avoids land subject to flooding and drainage constraints; (c) protects native <i>vegetation</i> and dedicates land for ecological purposes along <i>waterways</i> , where identified as a local ecological linkage on Figure 7.2.12A (Glass House Mountains local plan elements) , that links to existing land in the Open space zone or Environmental management and conservation zone; and (d) provides for larger lot sizes adjoining land in the Rural zone or Rural residential zone.
PO15	Development provides for an appropriate separation distance from nearby intensive animal industries (poultry).	AO15	A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.

7.2.13 Golden Beach/Pelican Waters local plan code

7.2.13.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Golden Beach/Pelican Waters local plan area as shown on Map ZM46 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Golden Beach/Pelican Waters local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.13.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.13.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements)**.

7.2.13.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Golden Beach/Pelican Waters local plan code.

The Golden Beach/Pelican Waters local plan area is located in the south-eastern part of the Sunshine Coast and takes in a land area of approximately 1,275 hectares.

The local plan area is located on a coastal lowland plain on the edge of Pumicestone Passage. Lamerough Creek is the main waterway traversing the local plan area and Bells Creek adjoins the southern local plan area boundary. Except for the large environmental area located immediately to the west of Golden Beach, the local plan area has been largely cleared of native vegetation to accommodate coastal urban development.

Owing to its low lying topography a significant part of the local plan area is potentially at risk from acid sulfate soils and coastal hazards, including flooding and storm surge.

Pumicestone Passage is a significant environmental feature for the Sunshine Coast and South East Queensland more generally, and has values protected under State and Commonwealth legislation and international treaties. The State government, through the Environment Protection Policy (Water) 2009 specifically recognises the need to protect and substantially improve the environmental values of Pumicestone Passage and its tributaries.

The local plan area includes the residential communities of Golden Beach and Pelican Waters. Both of these neighbourhoods are generally characterised by dwelling houses on conventional sized lots and canal allotments.

Multi-storey residential development is located adjacent to the Esplanade at Golden Beach and in a small number of locations within Pelican Waters. A local shopping area is located at Landsborough Parade, Golden Beach and a district level centre is partially developed on Pelican Waters Boulevard.

Education, community and recreation facilities within the local plan area include the Golden Beach State Primary School, Caloundra City Private School, Pelican Waters Golf Club and the sporting fields on the western fringe of Golden Beach.

Recreation opportunities are also available along the foreshore park and reserve system that extends from Bells Creek in the south to Leach Park in the north and forms part of the Coastal Walk.

Golden Beach Esplanade/Landsborough Parade and Pelican Waters Boulevard are the main roads traversing and providing access to and from the local plan area. The proposed alignment of the Dedicated Public Transport Corridor (CAMCOS) traverses the north-western corner of the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.13.3 Purpose and overall outcomes

- (1) The purpose of the Golden Beach/Pelican Waters local plan code is to provide locally relevant planning provisions for the assessment of development within the Golden Beach/Pelican Waters local plan area.
- (2) The purpose of the Golden Beach/Pelican Waters local plan code will be achieved through the following overall outcomes:-
 - (a) The Golden Beach/Pelican Waters local plan area is a mature coastal urban area comprising the residential communities of Golden Beach and Pelican Waters.
 - (b) Urban development in the Golden Beach/Pelican Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas, avoid land substantially constrained to development and provide for the efficient provision of *infrastructure* and services.
 - (c) The Pelican Waters District Centre is developed as a district level activity centre offering a wide range of business and community activities and servicing the weekly shopping needs of residents in the local plan area.
 - (d) The design and layout of development in the District centre zone integrates existing centre elements with a waterside retail and tourist area to be developed in the Emerging community zone (Pelican Waters Southern Lakes Area) and achieves high levels of connectivity between existing and future centre elements and activities.
 - (e) The Golden Beach Local Centre is retained as a local (not full service) activity centre providing for the day to day needs of residents of and visitors to the local plan area.
 - (f) The main street configuration of the Golden Beach Local Centre is maintained and reinforced with buildings that address the street and contribute to a coherent *streetscape* character.
 - (g) Whilst opportunities exist for the expansion and enhancement of business functions within the different centres within the local plan area, residents continue to rely upon the nearby Caloundra Major Regional Activity Centre and industrial areas for their higher order business needs and all industry needs.
 - (h) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) is integrated with the existing Pelican Waters residential community and adjoining areas of Golden Beach and provides for the establishment of a mix of residential and non-residential uses in an urban village configuration.
 - (i) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) achieves the following:-
 - (i) establishment of a waterside retail and tourist area that is adjacent to, integrates with and complements the established shopping centre on Pelican Waters Boulevard and which incorporates uses that do not compete with the established shopping centre;
 - (ii) provision of a variety of lot sizes and housing types with an emphasis on multi-unit housing in a range of formats;
 - (iii) provision of the highest densities of housing in areas close to the Pelican Waters District Centre and the waterside retail and tourist area;
 - (iv) the extension of the Pelican Waters waterway system and the provision of other channels and small boat mooring facilities in a manner that is functionally efficient from a marine perspective, effectively addresses coastal hazards and is environmentally responsible;
 - (v) a high level of pedestrian permeability and connectivity with a walkable waterfront and the extension of the Coastal Path;
 - (vi) provision of a town square and an extensive waterfront park and reserve system;
 - (vii) a safe, permeable and functionally efficient street network; and
 - (viii) a contemporary coastal built form that epitomises sub-tropical design.

- (j) Development in the Emerging community zone (Pelican Waters Southern Lakes Area) occurs within existing and planned *infrastructure* capacities.
- (k) Development in the Emerging community zone (Pelican Waters Golf Course) provides for the establishment of a high amenity urban residential village in an attractive, open space setting.
- (l) Development in the Emerging community zone (Pelican Waters Golf Course):-
 - (i) comprehensively addresses physical and environmental constraints and mitigates any adverse impacts;
 - (ii) provides for a variety of housing types and densities, with a generally low-rise building form;
 - (iii) does not compromise or interfere with the use of the balance of the golf course site for sport and recreation and environmental open space purposes;
 - (iv) provides an attractive and functional interface to the surrounding open space;
 - (v) provides a high level of pedestrian permeability and connectivity; and
 - (vi) is in accordance with an infrastructure agreement between the developer and *Council* which provides for the *infrastructure* necessary to service the development, ecological areas to be dedicated to *Council* and remaining parts of the golf course to be preserved as open space into perpetuity.
- (m) Development in other residential areas, including areas in the Low density residential zone, Medium density residential zone, High density residential zone and Tourist accommodation zone provides for high quality residential buildings that reflect a beachside setting, with development having a form, scale and level of intensity that minimises its visual impact on the Pumicestone Passage waterfront and views of the Glass House Mountains from Caloundra.
- (n) The natural and environmental qualities of Pumicestone Passage, Bells Creek and Lamerough Creek are maintained including the protection and enhancement of significant *vegetation* adjacent to these *waterways*.
- (o) The major open space links and scenic qualities offered by the foreshore park and reserve system are protected and enhanced with the open space network extended through the Pelican Waters Southern Lakes Area with the provision of a walkable waterfront, waterfront parks and extensions to existing parks.
- (p) Development does not compromise the provision or operation of the proposed Dedicated Public Transport Corridor (CAMCOS) or the proposed east-west connector road linking Pelican Waters Boulevard with the Caloundra South Priority Development Area. Areas adjacent to the Dedicated Public Transport Corridor (CAMCOS) included in the Environmental conservation and management zone are retained for their environmental, acoustic and visual buffering value.

7.2.13.4 Performance outcomes and acceptable outcomes

Table 7.2.13.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Golden Beach/Pelican Waters Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Golden Beach and Pelican Waters.	AO1.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and

Performance Outcomes		Acceptable Outcomes	
			cladding materials.
PO2	Development contributes to the establishment of coherent and attractive <i>streetscapes</i> and gateways to enhance the sense of entry and the coastal urban character of Golden Beach and Pelican Waters.	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character, of the local plan area, and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO3	Development protects the important sightlines from Bulcock Beach and elevated positions in the Caloundra local plan area to the Glass House Mountains.	AO3	No acceptable outcome provided.
PO4	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Golden Beach and Pelican Waters.	AO4	Development protects and emphasises, but does not intrude upon, the significant views to Pumicestone Passage and other views and vistas to surrounding natural areas identified on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) .
PO5	Development provides for a continuous pedestrian, cycle and open space (greenspace) link along the Pumicestone Passage foreshore and Bells Creek to the Pelican Waters Golf Course.	AO5.1	Development integrates with and extends the coastal path where identified on the Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) .
		AO5.2	Development protects and enhances the greenspace link where identified on the Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) .
PO6	Development on land with frontage to Bells Creek and tributaries or on land otherwise identified as a local ecological linkage on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) facilitates the provision of a local ecological linkage connecting Pumicestone Passage to core habitat areas in the west of the local plan area.	AO6	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO7	Development does not compromise the	AO7	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>future provision and operation of <i>transport networks</i> including:-</p> <ul style="list-style-type: none"> (a) the Dedicated Public Transport Corridor (CAMCOS); and (b) the proposed east-west connector road linking Pelican Waters Boulevard with the Caloundra South Priority Development Area. 		
Development in the District Centre Zone			
PO8	<p>Development in the District centre zone provides for small to medium scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support the role and function of the Pelican Waters Shopping Centre and adjacent business uses as a small district activity centre; and (b) provide a wide range of goods and services to residents and visitors. 	A08	No acceptable outcome provided.
PO9	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) provides a high level of functional integration between the existing Pelican Waters Shopping Centre and nearby centre elements in the Emerging community zone (Pelican Waters Southern Lakes Area), including a retail and tourist area; (b) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces; (c) contributes to the creation of a contemporary coastal built form that reinforces the district activity centre as a key node and focus of community activity in Pelican Waters; and (d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street. 	A09	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) provides for the existing Pelican Waters Shopping Centre and adjacent business uses in the District centre zone to be functionally and visually integrated with nearby centre elements in the Emerging community zone (Pelican Waters Southern Lakes Area) through the provision of:- <ul style="list-style-type: none"> (i) interconnecting streets; (ii) through-site and waterside pedestrian and cycle connections; and (iii) a contemporary built form and landscape character that is compatible with a coastal urban setting and that draws upon the urban village themes reflected by development in the Southern Lakes Area; (b) incorporates buildings along at least 60% of the <i>frontage</i> of Pelican Waters Boulevard; (c) incorporates mature or semi-mature shade trees planted along Pelican Waters Boulevard and internal streets; (d) ensures that signage is integrated with buildings; (e) provides landscaping, shaded seating and consistent and simple paving materials on footpaths; and (f) provides for on-site car parking to be sleeved behind buildings fronting Pelican Waters Boulevard and Lamerough Canal.
Development in the Local Centre Zone			
PO10	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support the role and function of the Golden Beach Local Centre as a local (not full service) activity centre; and (b) provide convenience goods and services to local residents and visitors. 	A010	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
PO11	Development in the Local centre zone:- (a) is sympathetic to the coastal village character of the Golden Beach Local Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.	AO11	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides <i>primary active street frontages</i> built to the front property boundary, where identified on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) ; (c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (d) has buildings overlooking the street; (e) ensures that signage is integrated with the building; (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (g) provides for off-street car parking to be provided in shared parking areas behind buildings; and (h) provides for kerb crossovers and driveways (other than where required to provide access to an off-street car parking area) to be removed to increase available on-street car parking.
Development in the Medium Density Residential Zone			
PO12	Development in that part of the Medium density residential zone between Burke Street and Earnshaw Street is compatible with the predominantly detached residential character of this part of Golden Beach.	AO12	The layout and design of development ensures that:- (a) buildings have the appearance of one or more individual buildings on the <i>site</i> with each building being the scale of a <i>dwelling house</i> ; (b) buildings step down in height for that part of a building within 4 metres of a side property boundary shared with a <i>dwelling house</i> ; (c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and (d) buildings are set within densely landscaped grounds that preserve key view lines.
Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area) Generally			
PO13	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) occurs within existing and planned <i>infrastructure</i> capacities and does not exceed a total population of 4,500 persons.	AO13	No acceptable outcome provided.
PO14	Development in the Emerging community zone (Pelican Waters Southern Lakes Area):- (a) is integrated with the existing Pelican Waters residential community and adjoining areas of Golden Beach;	AO14	No acceptable outcome provided. Note— Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) identifies local structure planning elements for the Pelican Waters Southern Lakes Area including a local road network, bus routes,

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (b) provides for the establishment of a mix of residential and non-residential uses in a configuration that creates an urban village style of development and results in neighbourhoods with a strong and positive sense of identity; (c) provides for the expansion of the Pelican Waters District Centre to incorporate a new waterside retail and tourist area located on an extended Lamerough Canal; (d) ensures that any expansion of the Pelican Waters District Centre complements but does not compete with the existing elements of the district activity centre in terms of scale or type of retail offer; (e) provides for the establishment of a variety of residential lots and housing types with an emphasis on multi-unit housing; (f) provides for the highest density of housing to be located close to the Pelican Waters District Centre and the waterside retail and tourist area; (g) provides for extension of the Pelican Waters waterway system and the establishment of channels and small scale boat mooring facilities in a manner that protects and improves flood storage capacity, reduces exposure to storm surge and other coastal hazards and meets <i>best practice</i> hydraulic and environmental standards whilst maintaining functional efficiency for maritime activities; (h) provides for the establishment of a town square and an extensive waterfront park and reserve system linking to the existing open space network; (i) provides a high level of pedestrian permeability and connectivity with a walkable waterfront along the canal frontage and pathways linking to the existing pathway network; (j) provides for the establishment of a safe and functionally efficient local street network with major connections to Pelican Waters Boulevard, New Holland Drive, Michael Street and Bledisloe Boulevard; (k) provides for the establishment of a safe and functionally efficient public and active <i>transport network</i> with a bus circulation system that has no route redundancy; and (l) provides for a contemporary 	<p>pedestrian and cycle linkages, major <i>public open space</i> areas, civic spaces and a community hub.</p>

Performance Outcomes		Acceptable Outcomes	
	coastal built form that epitomises sub-tropical design.		
Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – (Focal Tower Development)			
PO15	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for the establishment of not more than one focal tower.	AO15	No acceptable outcome provided.
PO16	Focal tower development:- (a) respects and responds to its setting; (b) integrates with surrounding development; (c) is visually interesting; (d) has building elevations that visually balance the height of the building; (e) minimises the appearance of building bulk; (f) incorporates an attractively designed rooftop; (g) incorporates high quality and climatically responsive architectural design and landscaping; and (h) does not cause overshadowing of public spaces or living areas in other residential premises.	AO16.1 AO16.2 AO16.3	The maximum height of the focal tower does not exceed 30 metres. The focal tower is provided generally in the location identified on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) . The focal tower incorporates most or all of the following design elements:- (a) variations in plane shape, such as curves, steps, recesses, projections 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 the facade; (d) elements of a finer scale than the main structural framing; (e) balconies, verandahs and terraces; and (f) planting at any or all levels, particularly on podiums or lower level roof decks.
		AO16.4	The focal tower is <i>setback</i> from street front property boundaries in accordance with the following:- (a) at least 8 metres for building walls; and (b) at least 4 metres for balconies, eaves, awnings, garden structures and the like.
		AO16.5	The focal tower has a building roof top that contributes to the architectural distinction of the building with service structures and mechanical plant designed as part of the building or effectively screened from view.
Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – Open Space Network)			
PO17	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for a <i>public open space</i> network that:- (a) meets the open space and recreational needs of residents and visitors to the local plan area; (b) provides a range of open space settings including a town square, district and local recreation and sports parks and a walkable waterfront; (c) is visible and easy to access and	AO17.1	Development in the Emerging community zone (Pelican Waters Southern Lakes Area) provides for the following <i>public open space</i> areas to be established:- (a) a town square at least 1 hectare in area in a waterfront location within or proximate to the district activity centre located adjacent to the future waterway and along the walkable waterfront; (b) 2 district recreation parks;, (i) one being centrally located adjacent to the Pelican Waters

Performance Outcomes		Acceptable Outcomes	
	<p>navigate;</p> <p>(d) provides frequent access to the waterfront; and</p> <p>(e) is a focus and source of pride for the local community.</p>		<p>District Centre and at least 3 hectares in area; and</p> <p>(ii) one being an extension to Jensen Park with a minimum total area, including the established Jensen Park, of 5 hectares;</p> <p>(c) 1 district sporting <i>park</i> (sporting fields) at least 5 hectares in area;</p> <p>(d) 1 local recreation <i>park</i> at least 1 hectare in area, located in the south-western part of the Pelican Waters Southern Lakes Area;</p> <p>(e) sufficient other local recreation parks and open space to meet the needs of the development and integrate with existing open space in other parts of the local plan area; and</p> <p>(f) a walkable waterfront at least 6 metres wide:-</p> <p>(i) linking the Pelican Waters Tavern, Shopping Centre and town centre sites; and</p> <p>(ii) linking the town centre to the central pedestrian spine through the Pelican Waters Southern Lakes Area.</p>
		AO17.2	Open space is provided generally in the locations identified on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) .
		AO17.3	Open space is provided in locations that maximise its visibility to both the resident and visitor population with <i>park</i> areas proximate to key focal points and areas of community interaction.
		AO17.4	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.
		AO17.5	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.
		AO17.6	Recreational opportunities associated with man-made waterways are maximised through the provision of suitable areas and facilities to enable public access.
		AO17.7	Development provides for public pedestrian and cycle links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.
Development in the Emerging Community Zone (Pelican Waters Southern Lakes Area – Community Facilities)			
PO18	Development in the Emerging	AO18	An integrated community facility capable

Performance Outcomes		Acceptable Outcomes	
	community zone (Pelican Waters Southern Lakes Area) provides for the establishment of community facilities in an appropriate location within the Pelican Waters District Centre in the north eastern part of the Pelican Waters Southern Lakes Area to meet the needs of residents of and visitors to the local plan area.		of accommodating the following activities is provided generally in the location identified as a civic area on Figure 7.2.13A (Golden Beach/Pelican Waters local plan elements) :- (a) library; (b) <i>child care centre</i> ; (c) medical centre; (d) community centre; (e) <i>place of worship</i> ; (f) art gallery; and (g) <i>emergency services</i> .
Development in the Emerging Community Zone (Pelican Waters Golf Course)			
PO19	Development in the Emerging community zone (Pelican Waters Golf Course) provides for a discrete and high amenity urban residential village characterised by:- (a) a variety of residential lots and housing types in a predominantly low-rise format; (b) a contemporary coastal built form that epitomises sub-tropical design; (c) outwardly focused residential development that positively addresses and overlooks the surrounding open space; and (d) a high level of pedestrian permeability and connectivity with pathways linking to the existing and planned pathway network.	AO19	No acceptable outcome provided.
PO20	The scale and intensity of residential activities in the Emerging community zone (Pelican Waters Golf Course) sensitively responds to the open space setting of the <i>site</i> and is compatible with surrounding residential development.	AO20	Development provides for a relatively higher scale and intensity of residential activities in the south, close to the clubhouse, transitioning to a relatively lower scale and intensity of residential activities in the north.
PO21	Development in the Emerging community zone (Pelican Waters Golf Course) ensures that:- (a) there is no worsening of off-site flooding conditions and no people or property will be placed at risk from flooding as a result of the development; and (b) adverse impacts on environmental values within and adjoining the zone are avoided, or where avoidance is not practicable, adverse impacts are minimised and environmental offsets are provided.	AO21	No acceptable outcome provided.
PO22	Development in the Emerging community zone (Pelican Waters Golf Course) is in accordance with an infrastructure agreement between the developer and <i>Council</i> which provides for:- (a) that part of Lot 65 SP208108 included in the Environmental management and conservation zone to be rehabilitated and dedicated to <i>Council</i> for environmental protection purposes;	AO22	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (b) that part of Lot 65 SP208108 in the Sport and recreation zone to be subject to covenant providing for the retention of the golf course as sport and recreation open space into perpetuity; (c) the continued viable operation of the Pelican Waters Golf Club; and (d) the necessary <i>infrastructure</i> to service the development including, but not necessarily limited to, the following:- <ul style="list-style-type: none"> (i) water supply and sewerage <i>infrastructure</i>; (ii) stormwater <i>infrastructure</i>; (iii) open space <i>infrastructure</i>; and (iv) road, pedestrian and bicycle path, and public transport <i>infrastructure</i>. 	

7.2.14 Kawana Waters local plan code

7.2.14.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Kawana Waters local plan area as shown on Map ZM35 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Kawana Waters local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.14.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.14A (Kawana Waters local plan elements)**.

7.2.14.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Kawana Waters local plan code.

The Kawana Waters local plan area is located in the south eastern part of the Sunshine Coast and includes the coastal urban communities of Kawana Waters, including the established beachside neighbourhoods of Buddina, Minyama, Warana, Wurtulla, Bokarina and Parrearra, that part of Mountain Creek south of the Sunshine Motorway including the community of Hideaway Waters, and the emerging community of Brightwater.

The local plan 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 located primarily at nodes along the Nicklin Way. An industrial area is located centrally in the local plan area providing industrial services and employment.

A significant part of the local plan area has, and continues to be, developed as part of the Kawana Waters master planned community (Kawana Waters Community Development Area), including the proposed Kawana Town Centre, Sunshine Coast University Hospital, the Homemaker Centre, the Kawana business village, the Bokarina Beach site and the newer residential areas of Kawana Island, Kawana Forest, Creekside, Birtinya and parts of Parrearra. It also includes Lake Kawana which contributes to the waterside setting of the area and includes a regionally significant rowing course. These areas are subject to Development Control Plan 1 Kawana Waters and do not form part of this local plan code. The local plan area has a land area of approximately 2,485 hectares.

The Kawana Waters local plan area is located on a low sand dune system and coastal floodplain within the Mooloolah River catchment. As a result, most of the local plan area is relatively flat and close to sea level. The landform and landscape of the local plan area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake. The local plan area is framed by a picturesque natural setting including the Mooloolah River National Park and Birtinya Wetlands in the west, the Mooloolah River in the north, Currimundi Creek, Currimundi Lake and Kathleen McArthur Conservation Park in the south and Kawana Beach and the Pacific Ocean in the east.

Most of the local plan area is currently developed for residential housing or committed to development for residential housing. In existing developed areas, dwelling houses are the dominant housing form with dual occupancies and multi-unit accommodation also established in a number of locations. Emerging urban areas including Brightwater are planned as integrated communities accommodating a variety of housing types as well as local businesses and community facilities.

Significant community and sporting facilities within the local plan area include Sunshine Coast Stadium, Kawana Library and Community Centre, Bokarina and Buddina State Primary Schools, Kawana Waters State High School, Kawana Surf Club, Kawana Bowls Club and Lake Kawana Community Centre. Major parks in the area include the Point Cartwright Lighthouse and Scenic Reserve, Jessica Park and La Balsa

Park. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River to Currimundi Lake.

Principal roads in the local plan area include Nicklin Way, Kawana Way, Point Cartwright Drive, Oceanic Drive, Kawana Island Boulevard, Main Drive, Lake Kawana Boulevard and Creekside Boulevard. Nicklin Way is one of the Sunshine Coast's major north-south road connections and has a significant influence on the character and identity of the local plan area.

Several proposed transport corridors traverse the local plan area, including the Dedicated Public Transport Corridor (CAMCOS) linking the North Coast Rail Line at Beerwah to Maroochydore, the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway, the CoastConnect Priority Public Transport and Bicycle Corridor along the Nicklin Way.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.14.3 Purpose and overall outcomes

- (1) The purpose of the Kawana Waters local plan code is to provide locally relevant planning provisions for the assessment of development within the Kawana Waters local plan area.
- (2) The purpose of the Kawana Waters local plan code will be achieved through the following overall outcomes:-
 - (a) Kawana Waters is a diverse coastal urban area comprising a number of mature and emerging residential communities, supported by a proposed major regional activity centre at Kawana Town Centre and district activity centre in the vicinity of Kawana Shoppingworld, as well as the Sunshine Coast University Hospital, an industrial area and significant community, sport and recreation facilities.
 - (b) Opportunities for transit oriented development are maximised, particularly within and adjacent to the Kawana Town Centre (Kawana Waters Community Development Area) and at designated nodes along the CoastConnect Priority Public Transport Corridor in accordance with relevant zonings.
 - (c) Urban development in the Kawana Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
 - (d) Development in the District centre zone supports the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre providing retail, commercial, community, entertainment (other than a *theatre* being a cinema) and tourist uses predominantly servicing the needs of residents and visitors in the northern part of the local plan area. Development in the District centre zone provides for limited expansion of retail and commercial uses within the District centre zone in a manner which does not detract from the intended functioning of the planned major regional activity centre at Kawana Town Centre.
 - (e) In order to protect the intended functioning of the planned major regional activity centre at Kawana Town Centre and the *Sunshine Coast activity centre network*, development in the District centre zone:-
 - (i) provides for:-
 - (A) the total *gross leasable floor area* for retail and commercial uses to not exceed 40,000m² in Precinct KAW LPP-1 (South of Point Cartwright Drive); and
 - (B) the *gross leasable floor area* of any single retail tenancy to not exceed 1,000m² in Precinct KAW LPP-2 (North of Point Cartwright Drive); and
 - (ii) does not provide for the following higher order uses:-
 - (A) a *department store*;
 - (B) a *discount department store*; or
 - (C) a *theatre* (being cinemas).
 - (f) Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) in the vicinity of Kawana Shoppingworld provides for an integrated, high quality design which minimises building bulk and provides an attractive interface to Nicklin Way, Point Cartwright Drive and adjoining residential areas. Development provides safe and efficient vehicular access and enhances pedestrian connectivity.

- (g) Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) 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 or semi-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 visitor accommodation above the ground *storey*.
- (h) Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for predominantly *office* and health related uses with limited retail uses in accordance with **Table 7.2.14.4.2 (Kawana Waters supplementary table of consistent uses and potentially consistent uses in the District centre zone)**. Development presents an attractive appearance to Kawana Waters Canal, adjoining residential areas and all road *frontages*, especially Nicklin Way.
- (i) Development in the Local centre zone supports the role and function of the local business areas, including those located at nodes along the Nicklin Way, and in Buddina, and Hideaway Waters, as local (not full service) activity centres servicing the basic convenience needs of residents and visitors. Development in the Local centre zone provides for the expansion and enhancement of business uses; however such development does not extend beyond the boundaries of this zone.
- (j) Development in the Specialised centre zone provides for improved and expanded comparison shopping functions predominantly in the form of *showrooms* and bulky goods retailing.
- (k) Development in the Specialised centre zone and Local centre zone provides for a high standard of building and landscape design quality which minimises building bulk, improves pedestrian connectivity, promotes community interaction and provides a high quality presentation to Nicklin Way and other local roads.
- (l) Development in Precinct KAW LPP-4 (Buddina Urban Village) provides for the creation of the Buddina Urban Village linking Kawana Shoppingworld to Kawana Waters Surf Lifesaving Club by a public pedestrian way and providing active *frontages* which encourage movement and interaction between the district activity centre and the adjacent foreshore areas. Development at this location provides for higher density residential accommodation in the form of permanent and visitor 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.
- (m) Development in the Medium density residential zone:-
 - (i) provides for a range of housing choices located at nodes with convenient access to centres and/or local business areas, public transport and community facilities; and
 - (ii) contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (n) Development in the Medium density residential zone at Nicklin Way, Warana and Regatta Boulevard, Wurtulla provides a high quality presentation to Nicklin Way and is designed to ensure the acoustic, visual and traffic impacts of Nicklin Way are minimised.

Note—Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) is strategically located on the Nicklin Way transit corridor and is recognised as a potential key development area.
- (o) Brightwater continues to be developed as an integrated residential community. Development contributes to the establishment of a walkable, integrated residential community providing a mix of dwelling types supported by a local (full service) activity centre providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.
- (p) Development in the Low density residential zone at Minyama Island maintains the low density character and amenity of this area by providing for any residential lot to be a minimum of 1,500m² in area.
- (q) Industrial development is contained in the Medium impact industry zone, which is progressively developed as a modern industrial estate. Development in this zone maintains a

high standard of building and landscaping design and an attractive waterfront address to Parrearra Lake.

- (r) The *transport network* is progressively upgraded to meet the needs of the local plan area and to reduce traffic pressure on Nicklin Way. Development does not compromise the provision and operation of the proposed Sunshine Motorway extension, Dedicated Public Transport Corridor (CAMCOS) or the CoastConnect Priority Public Transport and Bicycle Corridor.
- (s) Development is designed and sited to protect and enhance the natural environmental and scenic values of the local plan area including *wetland*, dunal systems and riparian *vegetation* associated with major open space links along the coastal foreshore, Currimundi Creek, Mountain Creek and the Mooloolah River.
- (t) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link, from the mouth of the Mooloolah River to Currimundi Lake.

7.2.14.4 Performance outcomes and acceptable outcomes

Table 7.2.14.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kawana Waters Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Kawana Waters local plan area.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to, and the coastal urban character of, the Kawana Waters local plan area; (b) enhance the landscape and visual amenity of Nicklin Way to better define the boundaries of individual neighbourhoods; and (c) enhance the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on Figure 7.2.14A (Kawana Waters local plan elements) , or with <i>frontage</i> to Nicklin Way or Point Cartwright Drive:- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape

Performance Outcomes		Acceptable Outcomes	
			<p>improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO3	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO3	<p>Development provides through block pedestrian linkages where identified on Figure 7.2.14A (Kawana Waters local plan elements).</p>
PO4	<p>Development provides for a continuous pedestrian and cycle link along the coastal foreshore from the mouth of the Mooloolah River to Currimundi Lake.</p>	AO4	<p>Development integrates with and extends the coastal path where identified on the Figure 7.2.14A (Kawana Waters local plan elements).</p>
PO5	<p>The major open space links and scenic qualities offered by the foreshore park and reserve system along the coastline, and <i>wetland</i> areas and remnant <i>vegetation</i> along Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River, are protected and enhanced.</p>	<p>AO5.1</p> <p>AO5.2</p>	<p>Development protects and enhances the greenspace link where identified on the Figure 7.2.14A (Kawana Waters local plan elements).</p> <p>Development provides for the retention and enhancement of native <i>vegetation</i> adjacent to the foreshore, Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River.</p>
PO6	<p>Development on land with frontage to the Mooloolah River and Currimundi Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.14A (Kawana Waters local plan elements), facilitates the provision of the local ecological linkage.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO7	<p>Development does not compromise the future provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydore;</p> <p>(b) the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway; and</p> <p>(c) the Maroochydore to Caloundra Priority Public transport and Bicycle corridor along the Nicklin Way.</p>	AO7	<p>No acceptable outcome provided.</p>
Development in the District Centre Zone Generally			
PO8	<p>Development in the District centre zone</p>	AO8	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>provides for small to medium scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre; (b) provide a wide range of goods and services to residents and visitors; and (c) are of a nature and scale which does not compromise the intended role and function of the proposed Kawana Town Centre or the <i>Sunshine Coast activity centre network</i> generally. 		
PO9	<p>Development in the District centre zone provides for:-</p> <ul style="list-style-type: none"> (a) the total <i>gross leasable floor area</i> for retail and commercial uses to not exceed 40,000m² in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on Local Plan Map LPM35; and (b) the maximum <i>gross leasable floor area</i> of any single retail tenancy to not exceed 1,000m² in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on Local Plan Map LPM35. 	AO9	No acceptable outcome provided.
PO10	<p>Development in the District centre zone does not provide for the following higher order uses:-</p> <ul style="list-style-type: none"> (a) a <i>department store</i>; (b) a <i>discount department store</i> (other than the one already existing at commencement of the planning scheme); or (c) a <i>theatre</i> (being cinemas). 	AO10	No acceptable outcome provided.
PO11	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) improves the functional relationships that exist between different parts of the centre; (b) contributes to the creation of a contemporary coastal built form; (c) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians along active or semi-active street front areas. 	AO11	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) creates a more pedestrian friendly internal and external street environment which effectively links the different parts of the centre; (b) reduces the dominance of signage elements along the Nicklin Way and Point Cartwright Drive site <i>frontages</i>; (c) creates a more contemporary built form and landscape character that is compatible with a coastal urban setting; (d) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (e) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.14A (Kawana Waters local plan elements); (f) provides for any residential uses to be effectively integrated with business uses; (g) has building openings overlooking the street; (h) provides all weather protection in the form of continuous awnings and/or

Performance Outcomes		Acceptable Outcomes	
			<p>light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; and</p> <p>(i) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
PO12	Development in the District centre zone provides functional and integrated car parking and vehicular access.	AO12	Shared car parking and access arrangements are provided between sites.
Development in the District Centre Zone in Precinct KAW LPP-1 (South of Point Cartwright Drive)			
PO13	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on Local Plan Map LPM35 on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <p>(a) occurs in an integrated manner in accordance with a master plan or approved plan of development;</p> <p>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</p> <p>(c) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive;</p> <p>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements;</p> <p>(e) enhances pedestrian connectivity to surrounding areas including the foreshore; and</p> <p>(f) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas.</p>	AO13	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <p>(a) provides for buildings to be identified on a master plan or approved plan of development;</p> <p>(b) provides safe and convenient vehicular and pedestrian movements across Point Cartwright Drive;</p> <p>(c) incorporates high quality architectural design and an attractive street front address;</p> <p>(d) incorporates high quality landscaping, pedestrian facilities, shade and public art;</p> <p>(e) incorporates variations in design between buildings, including bulk and facade articulation;</p> <p>(f) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive from adjoining roads and public spaces;</p> <p>(g) provides for minimum front boundary <i>setbacks</i> for all buildings on the <i>site</i> (except as provided for in (m) below) as follows:-</p> <p>(i) 7 metres for that part of a building up to 13.5 metres in height; and</p> <p>(ii) 10 metres for that part of a building exceeding 13.5m in height;</p> <p>(h) provides that for part of a building exceeding 13.5 metres in height, usage is confined to residential uses;</p> <p>(i) enhances pedestrian connectivity between the <i>site</i> and surrounding areas including Kawana Library, Community Hall and the foreshore to the east, the Kawana Waters Canal and Hotel to the northwest and the major transit hub to the west;</p> <p>(j) avoids adverse overshadowing impacts to adjoining properties or public spaces;</p> <p>(k) provides underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(l) has a <i>site</i> area exceeding 5,000m²; and</p> <p>(m) ensures above ground car parking structures are <i>setback</i> a minimum of 30 metres from all property</p>

Performance Outcomes		Acceptable Outcomes	
			boundaries of the <i>site</i> and screened and landscaped so as to present an attractive frontage to the street.
PO14	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <p>(a) integrates with development on Lot 2 SP202887 (Kawana Shoppingworld site);</p> <p>(b) improves connections between Kawana Shoppingworld, Weema Street and the foreshore;</p> <p>(c) maximises site area to achieve good quality urban design;</p> <p>(d) is designed to exhibit a high standard of architectural design;</p> <p>(e) provides active and attractive street <i>frontages</i> to pedestrian connections; and</p> <p>(f) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	AO14	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <p>(a) amalgamates lots to create a minimum development <i>site</i> of 2,500m² and a minimum <i>frontage</i> of 30 metres;</p> <p>(b) ensures that the amalgamated lots do not isolate excluded lots;</p> <p>(c) dedicates to the <i>Council</i> 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 linking to Weema Street where identified on the Figure 7.2.14A (Kawana Waters local plan elements);</p> <p>(d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way;</p> <p>(e) provides <i>primary active street frontages</i> to the pedestrian way where identified on Figure 7.2.14A (Kawana Waters local plan elements);</p> <p>(f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way;</p> <p>(g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; and</p> <p>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
Development in the District Centre Zone in Precinct KAW LPP-2 (North of Point Cartwright Drive)			
PO15	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on Local Plan Map LPM35:-</p> <p>(a) provides for a mixed use (predominantly residential), integrated development for the whole of the District centre zone north of Point Cartwright Drive;</p> <p>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</p> <p>(c) complements the amenity of adjoining uses fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way;</p> <p>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow;</p> <p>(e) provides integrated car parking arrangements that do not dominate the street;</p>	AO15	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for:-</p> <p>(a) buildings which are sited and designed to provide an attractive address to all street <i>frontages</i>, and a <i>primary active street frontage</i> to the Kawana Waters Canal, where identified on Figure 7.2.14A (Kawana Waters local plan elements);</p> <p>(b) <i>mixed use development</i> with residential and visitor accommodation above the ground <i>storey</i>;</p> <p>(c) variations in design between buildings, including bulk and facade articulation;</p> <p>(d) the maximum wall length of any tower to not exceed 25 metres;</p> <p>(e) <i>building height</i> which does not exceed 8.5 metres above ground level within 20 metres of the Orana</p>

Performance Outcomes		Acceptable Outcomes	
	<p>(f) incorporates public access adjacent to Kawana Waters Canal; and</p> <p>(g) maintains public views to Kawana Waters Canal, particularly from Nicklin Way.</p>		<p>Street <i>frontage</i> of the <i>site</i>;</p> <p>(f) buildings which are sited and designed to achieve visual permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(g) continuous public access along Kawana Waters Canal where identified on Figure 7.2.14A (Kawana Waters local plan elements);</p> <p>(h) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(i) car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings with active frontages;</p> <p>(j) vehicle access points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(k) loading docks and service areas located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal.</p>
Development in the District Centre Zone in Precinct KAW LPP-3 (Nicklin Way North Minyama)			
PO16	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) identified on Local Plan Map LPM35 provides for business uses to be limited to primarily <i>office</i> and health care related uses in accordance with the following:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.14.4.2 (Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone) occurs in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.14.4.2 occurs in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.14.4.2 is an inconsistent use and is not intended to occur in the District centre zone in Precinct KAW LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the District centre zone at Kawana Waters are identified in Part 6 (Zone codes) in Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone).</p>	AO16	No acceptable outcome provided.
PO17	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama):-</p> <p>(a) provides an attractive frontage to Nicklin Way and maintains public</p>	AO17	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for:-</p> <p>(a) buildings which are sited and designed to achieve visual</p>

Performance Outcomes		Acceptable Outcomes	
	<p>views to Kawana Waters Canal, particularly from Nicklin Way;</p> <p>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal;</p> <p>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; and</p> <p>(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.</p>		<p>permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(b) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(c) car parking below ground level in a <i>basement</i> structure(s) or sleeved behind buildings;</p> <p>(d) vehicle <i>access</i> points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(e) loading docks and service areas that are located and screened so as to be visually unobtrusive from adjoining residential uses, roads and Kawana Waters Canal.</p>
Development in the Local Centre Zone			
PO18	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Brightwater Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	AO18	No acceptable outcome provided.
PO19	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and access arrangements that do not dominate the street.</p>	AO19	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) reduces the dominance of signage elements, particularly along Nicklin Way;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally			
PO20	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on Local Plan Map LPM35:-</p> <p>(a) contributes to the creation of a focal <i>mixed use development</i> which effectively links Kawana Shoppingworld to the Kawana Surf Club and foreshore areas; and</p> <p>(b) provides for higher density residential accommodation in the form of accommodation buildings and <i>multiple dwellings</i>.</p>	AO20	No acceptable outcome provided.
PO21	Development in Precinct KAW LPP-4	AO21.1	Development amalgamates lots to create

Performance Outcomes		Acceptable Outcomes	
	<p>(Buddina Urban Village):-</p> <p>(a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</p> <p>(b) ensures that amalgamated lots do not isolate excluded lots;</p> <p>(c) maximises site area and minimises <i>site cover</i> to maintain residential amenity;</p> <p>(d) is designed to exhibit a high standard of architectural design;</p> <p>(e) provides functional and integrated car parking arrangements that do not dominate the street; and</p> <p>(f) promotes pedestrian priority along Pacific Boulevard by minimising vehicular site access from this road.</p>	<p>AO21.2</p> <p>AO21.3</p> <p>AO21.4</p> <p>AO21.5</p>	<p>a minimum development <i>site</i> of 3,000m² in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m² in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on Figure 7.2.14A (Kawana Waters local plan elements).</p> <p>Development ensures that the amalgamated lots do not isolate excluded lots.</p> <p>Development ensures that each development <i>site</i> includes a minimum width of 30 metres to street <i>frontages</i> as follows:-</p> <p>(a) for Sub-precincts KAW LPSP-4a and KAW LPSP-4c - to Pacific Boulevard, Iluka Avenue and Lowanna Drive; and</p> <p>(b) for Sub-precinct KAW LPSP-4b - to Iluka Avenue and Lowanna Drive.</p> <p>Development provides for primary vehicle access to be from:-</p> <p>(a) a street other than Pacific Boulevard for Sub-precinct KAW LPSP-4a; and</p> <p>(b) Iluka Avenue or Lowanna Drive for Sub-precincts KAW LPSP-4b and KAW LPSP-4c.</p> <p>Development includes underground car parking, and for Sub-precincts KAW LPSP-4a and KAW LPSP-4c, the basements do not protrude more than one metre above ground level at the Pacific Boulevard <i>frontage</i> of the <i>site</i>.</p>
Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)			
PO22	<p>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on Local Plan Map LPM35:-</p> <p>(a) improves pedestrian connectivity by providing a direct public pedestrian link between Kawana Shoppingworld and the Kawana Surf Club and foreshore;</p> <p>(b) creates vibrant, active and attractive street frontages to primary streets and pedestrian connections; and</p> <p>(c) provides a high level of comfort and convenience for pedestrians including continuous weather protection.</p>	AO22.1	<p>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c contributes to the provision of a pedestrian way connecting Kawana Shoppingworld with the Kawana Surf Club and foreshore as follows:-</p> <p>(a) in Sub-precinct KAW LPSP-4b, dedicates to the <i>Council</i> 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 where identified on Figure 7.2.14A (Kawana Waters local plan elements);</p> <p>(b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on Figure 7.2.14A (Kawana Waters local plan elements); and</p> <p>(c) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way identified in (a) and (b) above.</p>

Performance Outcomes		Acceptable Outcomes	
		AO22.2	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c:- (a) provides <i>primary active street frontages</i> built to boundary along the full length of the pedestrian way, Weema Street and part way along Pacific Boulevard where identified on Figure 7.2.14A (Kawana Waters local plan elements) ; (b) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way, Weema Street, the Iluka Avenue / Lowanna Drive / Pacific Boulevard <i>frontages</i> with mature or semi-mature shade trees planted along the <i>site frontage</i> ; and (c) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the Medium Density Residential Zone Generally			
PO23	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types compatible with a predominantly low density setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) contributes positively to local <i>streetscape</i> character; and (d) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO23	No acceptable outcome provided.
Development in the Medium Density Residential Zone in Precinct KAW LPP-5 (Nicklin Way Warana)			
PO24	Development in the Medium density residential zone in Precinct KAW LPP-5 (Nicklin Way Warana) identified on Local Plan Map LPM35 :- (a) provides for integrated development on amalgamated sites; and (b) rationalises access points and provides for safe and efficient access to Nicklin Way.	AO24.1 AO24.2	Development amalgamates lots to create a minimum development <i>site</i> of 1,000m ² . A single <i>access</i> driveway to Nicklin Way is provided for each development <i>site</i> .
Development in the Medium Density Residential Zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)			
PO25	Development in the Medium density residential zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) identified on Local Plan Map LPM35 :- (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.	AO25.1 AO25.2 AO25.3	Mounding and vegetated landscape buffers are provided along the Nicklin Way <i>frontage</i> where identified on the Figure 7.2.14A (Kawana Waters local plan elements) . An <i>access</i> driveway is provided on the Regatta Boulevard <i>frontage</i> for each development <i>site</i> , located as far as practical from the road alignment of Nicklin Way. An <i>access</i> driveway may be provided on the Nicklin Way <i>frontage</i> to each lot, located at least 40 metres from the intersection with Regatta Boulevard to

Performance Outcomes		Acceptable Outcomes	
			minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.
Reconfiguring a Lot in the Low Density Residential Zone (Minyama Island)			
PO26	Development for reconfiguring a lot in the Low density residential zone on Minyama Island maintains the low density character and amenity of the area by providing for any residential lot to be a minimum of 1,500m ² in area.	AO26	No acceptable outcome provided.
Development in the Emerging Community Zone (Brightwater)			
PO27	<p>Development in the Emerging community zone at Brightwater:-</p> <ul style="list-style-type: none"> (a) contributes to the establishment of a walkable, integrated residential community configured in a number of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods supported by a small local (full service) activity centre designed to reflect traditional 'main street' principles; (b) provides for a range of lot sizes and dwelling types, with medium density residential development provided in key locations; (c) provides an interconnected system of open space and community facilities to meet the needs of the local community; (d) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community facilities, open space and the Mooloolah River; (e) protects the function and visual amenity of Kawana Way; (f) provides appropriate riparian buffers to the Mooloolah River; (g) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>; and (h) avoids development of land otherwise subject to constraints. 	AO27	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Brightwater is currently regulated in accordance with an approved Master Plan and Plan of Development.</p>
Development in the Specialised Centre Zone			
PO28	Development in the Specialised centre zone does not compete with the role and function of the Kawana Town Centre or the Kawana district centre.	AO28	No acceptable outcome provided.
PO29	<p>Development in the Specialised centre zone provides:-</p> <ul style="list-style-type: none"> (a) a coherent and attractive streetfront address and achieves a high level of visual amenity and presentation to Nicklin Way; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access. 	AO29	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the Medium Impact Industry Zone			
PO30	Where land included in the Medium impact industry zone backs onto Parrearra Lake, development:- (a) provides an attractive address to this <i>waterway</i> ; and (b) does not adversely impact on the amenity of existing or likely future surrounding land uses.	AO30.1	Buildings that have an interface to Parrearra Lake:- (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).
		AO30.2	The building design and layout locates potential noise sources away from the lake frontage.
		AO30.3	Major openings in buildings and all areas where work may be conducted outside the building are located away from the lake frontage.
		AO30.4	The <i>site</i> is landscaped to present attractively to the lake, with fencing and landscaping used to screen industrial activities from view.
		AO30.5	<i>Low impact industry, service industry and warehouse</i> uses are established on the northern side of Technology Drive and Premier Circuit.

Table 7.2.14.4.2 Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
District Centre Zone (Precinct KAW LPP-3 – Nicklin Way North Minyama)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Dual occupancy</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Resort complex</i> (g) <i>Retirement facility</i> (h) <i>Rooming accommodation</i> (i) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Funeral parlour</i> (b) <i>Health care services</i> (c) <i>Home based business (where other than a high impact home based business activity)</i> (d) <i>Office</i> (e) <i>Sales office</i> (f) <i>Shop (where for a pharmacy)</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>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Other activities</i>	
(a) <i>Telecommunications facility</i> (where other than a freestanding tower)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

7.2.15 Kenilworth local plan code

7.2.15.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Kenilworth local plan area as shown on Map ZM14 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Kenilworth local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.15.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.15.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.15A (Kenilworth local plan elements)**.

7.2.15.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Kenilworth local plan code.

The Kenilworth local plan area is located in the far western part of the Sunshine Coast adjacent to the Mary River. The local plan area comprises the small rural town of Kenilworth and adjacent urban and rural residential areas as well as rural land immediately surrounding the town. The local plan area has a land area of approximately 183 hectares.

The Kenilworth local plan area is set in a picturesque rural and natural landscape with the Mary River, Kenilworth Bluff and Kenilworth State Forest key features within this landscape setting.

Kenilworth is a small rural town providing important business, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of rural communities in and around the Mary River Valley and the significant number of visitors attracted to the area.

Kenilworth's character is derived from its picturesque landscape setting, unique heritage, traditional main street and building designs, and laid back 'country town' atmosphere. The town centre focussed on Elizabeth Street offers a variety of shops, cafes, art galleries and other local businesses as well as the heritage listed Kenilworth Hotel. The local plan area also contains the Kenilworth Cheese Factory, an important economic and tourist asset for the town and the region. Adjacent to the cheese factory, the town park provides a valued recreation area for residents and rest area for visitors. Kenilworth retains strong connections with its history, with a number of significant local heritage places contained within the local plan area. The towns' location close to large areas of State Forest and conservation areas means it provides an ideal base for forest related recreation activities.

The residential areas of the local plan area are characterised by relatively large urban lots that add to the low density rural character. Detached housing is typically of traditional Queensland style. Further opportunities for urban and rural residential expansion are available within the local plan area and it is intended that these areas are developed in keeping with the rural character of the town.

Rural lands within the local plan area are constrained in the east by flooding and in the west by slope and also contribute to the scenic amenity and character of the local plan area.

Eumundi-Kenilworth Road, Maleny-Kenilworth Road and Kenilworth-Brooloo Road are major road links within the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.15.3 Purpose and overall outcomes

- (1) The purpose of the Kenilworth local plan code is to provide locally relevant planning provisions for the assessment of development within the Kenilworth local plan area.
- (2) The purpose of the Kenilworth local plan code will be achieved through the following overall outcomes:-
 - (a) Kenilworth remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business, employment, residential and rural residential areas is provided for.
 - (b) Urban and rural residential development within the Kenilworth local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Kenilworth, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of the Kenilworth local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) The Kenilworth Town Centre functions as a local (full service) activity centre meeting the convenience needs of the local community and surrounding rural areas and visitors to the area and provides a focus for small scale retail, commercial and community activity. Mixed uses and uses which enhance the “country town” character and rural service role of the town are established within the town centre, such as small scale rural service industries and business incubator uses, as well as small scale tourist facilities and enterprises.
 - (e) The retail and commercial functions of Kenilworth Town Centre are given the opportunity to expand and be enhanced; however the town centre remains compact with any expansion and enhancement limited to land included within the Local centre zone. Residents of Kenilworth continue to rely upon larger centres such as Maleny or Nambour to fulfil higher order business and industry needs.
 - (f) The “country town” feel, traditional built form, heritage and *streetscape* character of the Kenilworth Town Centre is retained and reinforced, with Elizabeth Street enhanced as a wide, attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (g) Industrial development remains small scale and low key and is limited to land included in the Low impact industry zone. Industrial uses which either complement the existing Kenilworth Cheese factory or take advantage of the growing tourist market are established in this zone, along with industrial uses servicing the local community.
 - (h) The interface of industrial land to the Low density residential zone and Rural residential zone is buffered to mitigate impacts and sensitive design and landscaping softens the visual impact of new premises.
 - (i) Development in the Low density residential zone and Rural residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees. Building form reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours.
 - (j) Development in the Low density residential zone occurs in a sequenced manner such that land closest to the town centre is developed first in order to ensure urban expansion occurs in accordance with the efficient and cost effective extension of *infrastructure*.
 - (k) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
 - (l) Significant *vegetation*, particularly adjacent to the Mary River, is protected as an important part of the environment and local character of Kenilworth.

7.2.15.4 Performance outcomes and acceptable outcomes

Table 7.2.15.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kenilworth Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of Kenilworth in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance. Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs, including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Kenilworth.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important sight lines to Kenilworth Bluff, Kenilworth State Forest and other views to surrounding rural and natural areas identified on Figure 7.2.15A (Kenilworth local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character of the local area including:- (a) native <i>vegetation</i> adjacent to the Mary River; and (b) other character <i>vegetation</i> identified on Figure 7.2.15A (Kenilworth local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to, and the rural town character of, Kenilworth.	AO3.1	Development adjacent to identified gateway/entry points where identified on Figure 7.2.15A (Kenilworth local plan elements) provides for rural and semi rural uses and activities which retain the open rural landscape character of the local plan area.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.

Performance Outcomes		Acceptable Outcomes	
			<p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	Rural land between Kenilworth State School and the urban growth management boundary is retained for rural purposes in order to:- (a) provide a buffer between existing and future industrial uses and the school; and (b) preserve the strong sense of connection with the rural landscape and intimate rural character of the town.	AO4	No acceptable outcome provided.
PO5	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO5	No acceptable outcome provided.
Development in the Local Centre Zone			
PO6	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Kenilworth's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO6	No acceptable outcome provided.
PO7	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Kenilworth; (b) addresses the street; (c) complements the fine grain and traditional built form and <i>streetscape</i> of Elizabeth Street; (d) uses traditional building materials; and (e) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	AO7	Development in the Local centre zone:- (a) provides for Elizabeth Street to be established and maintained as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.15A (Kenilworth local plan elements) ; (d) has a maximum <i>plot ratio</i> of 1:1; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street; (h) uses understated colour schemes

Performance Outcomes		Acceptable Outcomes	
			<p>and low-reflective roofing and cladding materials;</p> <p>(i) ensures that signage is integrated with the building;</p> <p>(j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(k) provides for on-site car parking at the rear or to one-side of the development.</p>
Development in the Low Impact Industry Zone			
PO8	Development in the Low impact industry zone provides for sensitive design and landscaping that effectively buffers the development from adjoining sensitive uses and softens the visual impact of new premises, particularly when viewed from the school, Maleny-Kenilworth Road, the town centre and adjoining residential and rural residential zoned land.	AO8	Development provides for a minimum 3 metre wide densely planted <i>landscape buffer</i> to be provided along the full length of any <i>site</i> boundary adjoining an existing residential use or land included in the Low density residential zone, Rural residential zone, Rural zone or Community facilities zone, as identified on Figure 7.2.15A (Kenilworth local plan elements) .
Development in the Low Density Residential Zone and Rural Residential Zone			
PO9	Development in the Low density residential zone occurs in a sequenced and integrated manner such that land closest to the town centre is developed first.	AO9	No acceptable outcome provided.
PO10	Development in the Low density residential zone and Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Kenilworth; and (b) provides for the safe and effective treatment and disposal of effluent on-site, where applicable.	<p>AO10.1</p> <p>AO10.2</p> <p>AO10.3</p> <p>AO10.4</p>	<p>Development for reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 800m² in area.</p> <p>Development for reconfiguring a lot in the Rural residential zone provides for lots which are a minimum of 8,000m² in area, or larger where required to provide for adequate on-site effluent disposal.</p> <p>Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets, including as indicated on Figure 7.2.15A (Kenilworth local plan elements).</p> <p>Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.</p>
PO11	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) is designed to sensitively respond to site characteristics; (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; and (c) provides an open feel and transition between the town and adjoining rural areas.	AO11	Reconfiguring a lot:- (a) provides for a subdivision layout which minimises the extent of cut and fill required on new lots and the scarring of the landscape; (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links including as indicated on Figure 7.2.15A (Kenilworth local plan elements) ; and (c) provides for larger lot sizes adjoining land in the Rural zone.

7.2.16 Landsborough local plan code

7.2.16.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Landsborough local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.16.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

7.2.16.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Landsborough local plan code.

The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately 880 hectares.

Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of heritage places as well as two character areas comprising groups of buildings indicative of early 20th century building styles.

Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.

The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.

Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.

A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m² or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.

Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.

The North Coast Rail Line, which bisects the local plan area, is proposed to be realigned and duplicated. As part of the planned upgrade, provision has been made for a grade separated crossing at Gympie Street North.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.16.3 Purpose and overall outcomes

- (1) The purpose of the Landsborough local plan code is to provide locally relevant planning provisions for the assessment of development within the Landsborough local plan area.
- (2) The purpose of the Landsborough local plan code will be achieved through the following overall outcomes:-
 - (a) Landsborough remains a small rural town with a visible heritage character, primarily servicing the local needs of the immediately surrounding urban, rural residential and rural community.
 - (b) Development for urban and rural residential purposes within the Landsborough local plan area is limited to land within the urban and rural residential growth management boundaries respectively to protect and reinforce the character and identity of Landsborough, provide for the efficient provision of *infrastructure* and services and to avoid constrained land that is generally unsuitable for urban and rural residential development.
 - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting and identity of Landsborough as a rural town with a strong sense of place and associations with the past.
 - (d) Development for business uses is contained within the Local centre zone and contributes to Landsborough town centre's role as a local (full service) activity centre providing a wide range of convenience goods and services to service Landsborough and immediately surrounding rural residential and rural communities.
 - (e) Development in the Local centre zone protects the traditional built form, heritage and *streetscape* character of Landsborough. Development in Cribb Street enhances the traditional main street of Landsborough with active street *frontages*, traditional built form and improved streetscaping and landscaping. Development in Maleny Street reflects this street's role as a gateway to the Blackall Range with active street *frontages*, traditional built form and enhanced *streetscape* and landscaping.
 - (f) Development in the Specialised centre zone along Caloundra Street provides a range of larger format retail and business uses which are of a scale that is compatible with the rural town character and local activity centre role of Landsborough.
 - (g) Development in the Medium impact industry zone remains small scale and low key and is limited to land included in the Medium impact industry zone to the east of the rail line. This area develops as an integrated industrial estate with high quality buildings and landscaped grounds, particularly where fronting Caloundra Street. The northern interface to land in the Low density residential zone is sensitively treated and buffered to mitigate impacts.
 - (h) Development in the Low density residential zone is sympathetic to the traditional character and identity of established low density residential areas in Landsborough.
 - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density accommodation types that are compatible in scale and design with the rural town setting. Such accommodation provides a high standard of architectural design to complement the traditional built form character of Landsborough.
 - (j) The rendering plant operation located immediately to the south of Mellum Creek operates in accordance with existing approvals. If the rendering plant ceases operation, the preferred future use of the *site* is for residential development which contributes to residential choice in Landsborough, sensitively responds to site constraints and provides for direct pedestrian and cycle connections across Mellum Creek to the town centre.

- (k) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around the key destinations within the local plan area.
- (l) Development does not compromise or adversely impact upon the existing transit hub and the North Coast Rail Line, including the planned realignment and duplication of the rail line and the possible future provision of a grade separated crossing within the local plan area.

7.2.16.4 Performance outcomes and acceptable outcomes

Table 7.2.16.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Landsborough Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of Landsborough in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's Note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas. Note—The Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms reflect simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Landsborough.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important sight lines to Mount Mellum, the Blackall Range and other views to surrounding rural and natural areas, including the significant views identified on Figure 7.2.16A (Landsborough local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop, setting and <i>streetscape</i> character of Landsborough including:- (a) riparian <i>vegetation</i> adjacent to Mellum Creek , Little Rocky Creek, Addlington Creek and tributaries; (b) mature eucalypts within Pioneer Park and along Caloundra Street, which frame the eastern entry to the

Performance Outcomes		Acceptable Outcomes	
			<p>town; and</p> <p>(c) other character <i>vegetation</i> identified on Figure 7.2.16A (Landsborough local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO3	Development contributes to the establishment of attractive gateways and coherent <i>streetscapes</i> to enhance the rural town character of, and sense of entry and arrival to, Landsborough.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point identified on Figure 7.2.16A (Landsborough local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Landsborough and emphasise corner locations.
		AO3.2	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required</p>
PO4	Development on sites fronting the northern side of Caloundra Street between the rail line and Steve Irwin Way provides for a range of well-designed buildings complemented by attractive landscape treatment that enhances Caloundra Street as the main entrance into Landsborough from Steve Irwin Way.	AO4.1	Development provides a landscaped <i>buffer</i> strip at least 3 metres in width to the Caloundra Street <i>frontage</i> to complement existing <i>vegetation</i> in the Caloundra Street road reserve.
		AO4.2	<p>Development incorporates architectural elements, building forms and landscaping with:-</p> <p>(a) building facades contributing to established proportion and scale (including sky-lining and silhouette) along Caloundra Street;</p> <p>(b) front facades exhibiting additional modelling and detailing, with major windows and building openings addressing the street <i>frontage</i>;</p> <p>(c) individual built structures close to the street having a maximum front wall length of 50% of the length of the front boundary;</p> <p>(d) buildings <i>setback</i> a minimum of 3 metres from the front boundary to allow for incorporation of awnings and verandahs;</p> <p>(e) building articulation, roof overhangs, pedestrian shelters, awnings and verandahs incorporated to provide visual interest, shade and to create</p>

Performance Outcomes		Acceptable Outcomes	
			<p>facade shadow;</p> <p>(f) industrial entrances (e.g. roller doors) orientated “side-on” away from the street; and</p> <p>(g) car parking areas provided between buildings in discrete, well-screened and shaded areas.</p> <p>Note—Figure 7.2.16B (Design principles for development fronting the northern side of Caloundra Street) illustrates application of some of the above design principles for development fronting the northern side of Caloundra Street.</p> <p>Note—the Planning Scheme Policy for Landsborough (urban design guidelines) provides further guidance in relation to the achievement of urban design outcomes for development in Landsborough.</p>
PO5	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO5	<p>Development provides safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.16A (Landsborough local plan elements).</p>
PO6	<p>Development on land with frontage to Mellum Creek, Little Rocky Creek, Addlington Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.16A (Landsborough local plan elements), facilitates the provision of the local ecological linkage.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Editor’s Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO7	<p>Development does not compromise the provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Steve Irwin Way and other <i>major roads</i>;</p> <p>(b) the existing transit hub centred around Landsborough station; and</p> <p>(c) the proposed realignment and duplication of the North Coast Rail Line, including any associated road upgrades and overpasses.</p>	AO7	<p>No acceptable outcome provided.</p>
Development in the Local Centre Zone			
PO8	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Landsborough town centre’s role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of convenience goods and services to the urban area of Landsborough and immediately surrounding rural residential and rural communities.</p>	AO8	<p>No acceptable outcome provided.</p>
PO9	<p>Development in the Local centre zone:-</p>	AO9	<p>Development in the Local centre zone:-</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) protects and is sympathetic to the traditional rural town character and identity of Landsborough; (b) complements the traditional built form and <i>streetscape</i>; (c) addresses the street; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street. 		<ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to the front boundary where identified on Figure 7.2.16A (Landsborough local plan elements); (b) is designed to respect the layout, scale (including height and <i>setback</i>) and character of existing buildings; (c) provides continuous all-weather protection in the form of awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerb; (d) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (e) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (f) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (g) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (h) uses traditional building materials (timber cladding and corrugated iron roofing); (i) uses understated colour schemes and low-reflective roofing and cladding materials; (j) ensures that signage is integrated with the building; (k) locates on-site car parking at the rear or to one side of the development; and (l) provides pedestrian routes from rear car parking areas to the street. <p>Note—Figure 7.2.16C (Design principles for development in Landsborough’s Local centre zone) illustrates application of some of the above design principles for development in Landsborough’s Local centre zone.</p> <p>Note—the Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.</p>
Development in the Specialised Centre Zone			
PO10	Development in the Specialised Centre zone is limited in scale and intensity to ensure that such development is compatible with Landsborough’s role and function as a local activity centre and does not compete with higher order centres, including Beerwah.	AO10.1	Development in the Specialised centre zone accommodates larger format business uses that are not suited or capable of being located in Landsborough’s Local centre zone.
		AO10.2	Development in the Specialised centre zone provides for individual buildings not to exceed a <i>gross leasable floor area</i> of 450m ² .

Performance Outcomes		Acceptable Outcomes	
Development in the Medium Impact Industry Zone			
PO11	Development in the Medium impact industry zone:- (a) protects the amenity of adjacent residential areas; (b) protects water quality and other local environmental values; (c) ensures that the design, colours and finishes of buildings and structures are provided to a high standard; and (d) provides efficient and safe access.	AO11.1	The layout and design of development in the Medium impact industry zone:- (a) provides acoustic and visual buffering to the adjacent Low density residential zone; and (b) provides a total site stormwater management solution which protects the water quality of Ewen Maddock Dam and Pumicestone Passage catchments.
		AO11.2	Development incorporates a high standard of design with:- (a) <i>ancillary</i> office and display components of development located towards the front of sites; (b) car parking areas located between or behind buildings with linkages provided to adjacent sites; (c) the front facade of buildings exhibiting greater design interest, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and (d) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of the adjoining Low density residential zone. Note—Figure 7.2.16D (Design principles for development in Landsborough’s Medium impact industry zone) illustrates application of some of the above design principles for development in Landsborough’s Medium impact industry zone. Note—the Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.
		AO11.3	Development:- (a) provides safe and efficient access (including access to Tytherleigh Avenue and east/west connections); and (b) rationalises direct access to Caloundra Street through shared access arrangements.
Development in the Low Density Residential Zone Generally			
PO12	Development in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the traditional character and identity of established residential areas in Landsborough.	AO12	Development for reconfiguring a lot in the Low density residential zone provides for larger lot sizes (as specified in AO13.1 and AO14.1 below), a grid pattern of streets, connectivity for pedestrians, open <i>streetscape</i> and mature street trees.
Development in the Low Density Residential Zone in Precinct LAN LPP-1 (Landsborough Town West)			
PO13	Reconfiguring a lot in the Low density residential zone in Precinct LAN LPP-1 (Landsborough Town West) identified	AO13.1	Reconfiguring a lot provides for lots which have a minimum area of 750m ² .

Performance Outcomes		Acceptable Outcomes	
	<p>on Local Plan Map LPM42:-</p> <ul style="list-style-type: none"> (a) maintains the low density residential character of the area; (b) provides for a transition of lot sizes to surrounding rural residential areas; (c) responds to and retains environmental features, including significant <i>vegetation</i> and other <i>ecologically important areas</i>; (d) protects the visual amenity of Landsborough-Maleny Road as a scenic route; (e) provides for appropriate pedestrian and cycle links; and (f) provides for road and intersection upgrades. 	<p>AO13.2</p> <p>AO13.3</p> <p>AO13.4</p> <p>AO13.5</p> <p>AO13.6</p> <p>AO13.7</p>	<p>Reconfiguring a lot incorporates larger lots adjacent to Lower Mount Mellum Road, Whites Road and along the western boundary of Precinct LAN LPP-1 (Landsborough Town West).</p> <p>Reconfiguring a lot provides for the protection of significant <i>vegetation</i> adjacent to Mellum Creek and Landsborough-Maleny Road.</p> <p>In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek.</p> <p>A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road.</p> <p>Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre.</p> <p>Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.</p>
Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)			
PO14	<p>Reconfiguring a lot in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on Local Plan Map LPM42:-</p> <ul style="list-style-type: none"> (a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; and (b) provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre. 	<p>AO14.1</p> <p>AO14.2</p>	<p>Reconfiguring a lot maintains a minimum lot size of:-</p> <ul style="list-style-type: none"> (a) 1,000m² on land between Toorbul Street and Forestdale Road; and (b) 650m² elsewhere in Precinct LAN LPP-2 (Landsborough Town East). <p>Reconfiguring a lot contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre.</p>
Development in the Medium Density Residential Zone			
PO15	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is sympathetic to the rural town character of Landsborough; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for building form that reflects the traditional Queensland style; (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>. 	<p>AO15.1</p> <p>AO15.2</p>	<p>For a <i>multiple dwelling</i>, the development site has an area of at least 1,000m².</p> <p>Development within the Medium density residential zone:-</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) provides for a building form which reflects the traditional Queensland style and incorporates front facades and building elements including wall articulation, pitched roof forms, roof overhangs, verandahs and prominent entry treatments; and (c) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken-up and do not dominate the <i>streetscape</i>.

Performance Outcomes		Acceptable Outcomes	
			Note—Figure 7.2.16E (Design principles for development in Landsborough’s Medium density residential zone) illustrates application of some of the above design principles for development in Landsborough’s Medium density residential zone.
Development in the Emerging Community Zone (Lot 2 RP208083, Coolum Street)			
PO16	Development in the Emerging community zone on Lot 2 RP208083:- (a) provides for medium density residential uses that contribute to housing choice in Landsborough; (b) rehabilitates and remediates any contaminated land; (c) provides appropriate riparian buffers to Mellum Creek, protects adjoining riparian <i>vegetation</i> and avoids flood prone land; (d) in addition to any parkland dedication, provides a local ecological linkage and open space corridor along Mellum Creek; (e) provides an environmentally sensitive pedestrian and cycle link along the southern side of Mellum Creek; (f) provides a direct pedestrian and cycle link across Mellum Creek to Landsborough’s town centre; and (g) provides efficient, safe and convenient vehicle access via Gympie Street South.	AO16	No acceptable outcome provided.

Figure 7.2.16B Design principles for development fronting the northern side of Caloundra Street

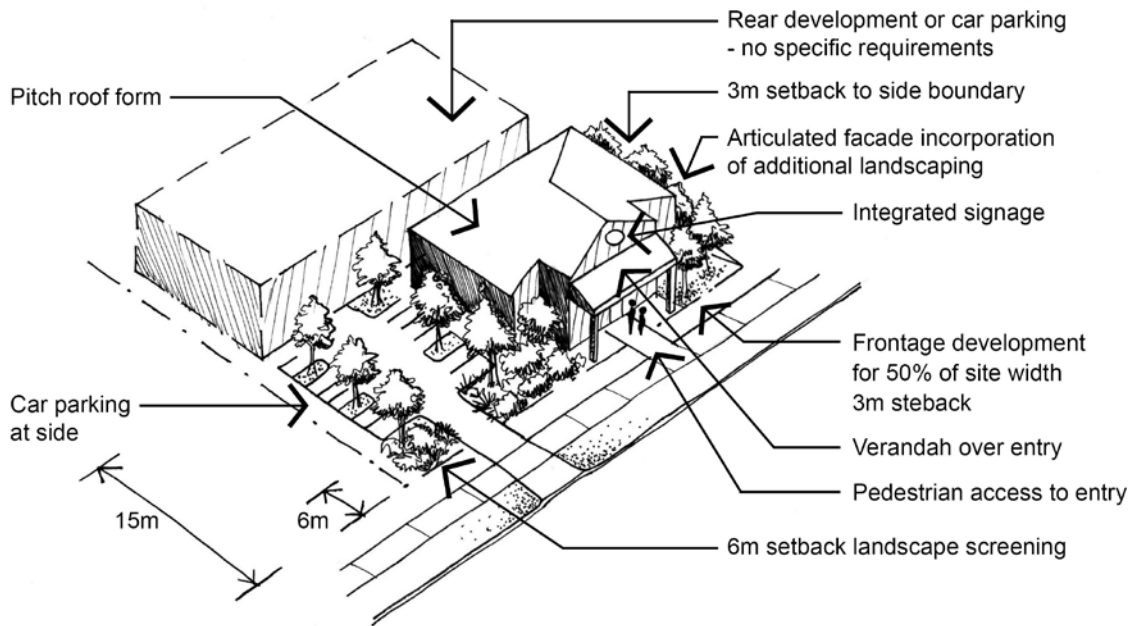


Figure 7.2.16C Design principles for development in Landsborough's Local centre zone

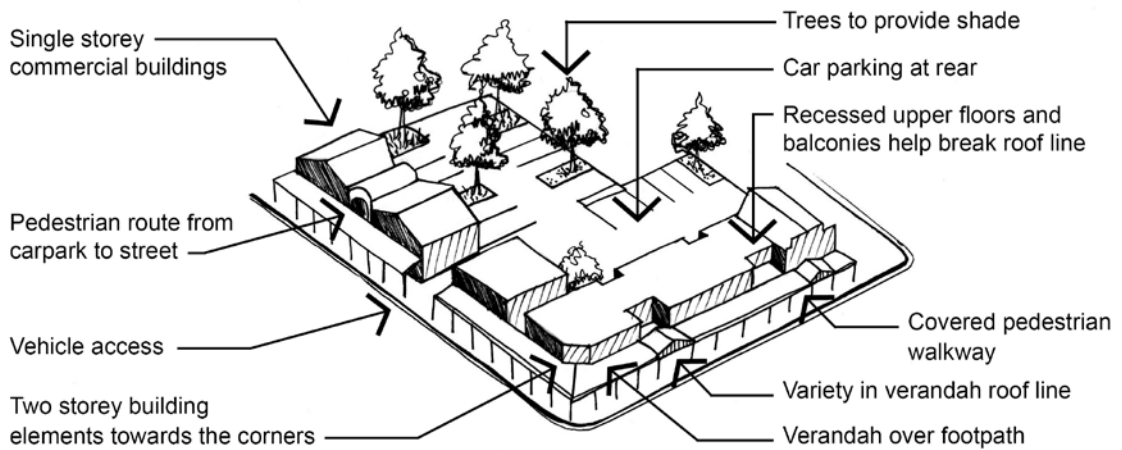


Figure 7.2.16D Design principles for development in Landsborough's Medium impact industry zone

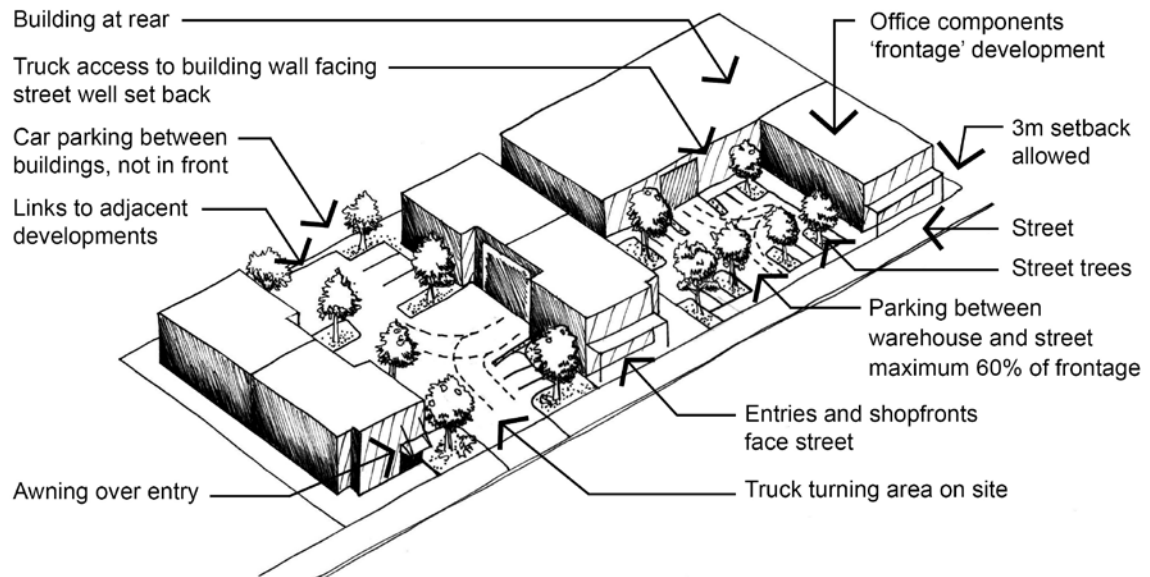
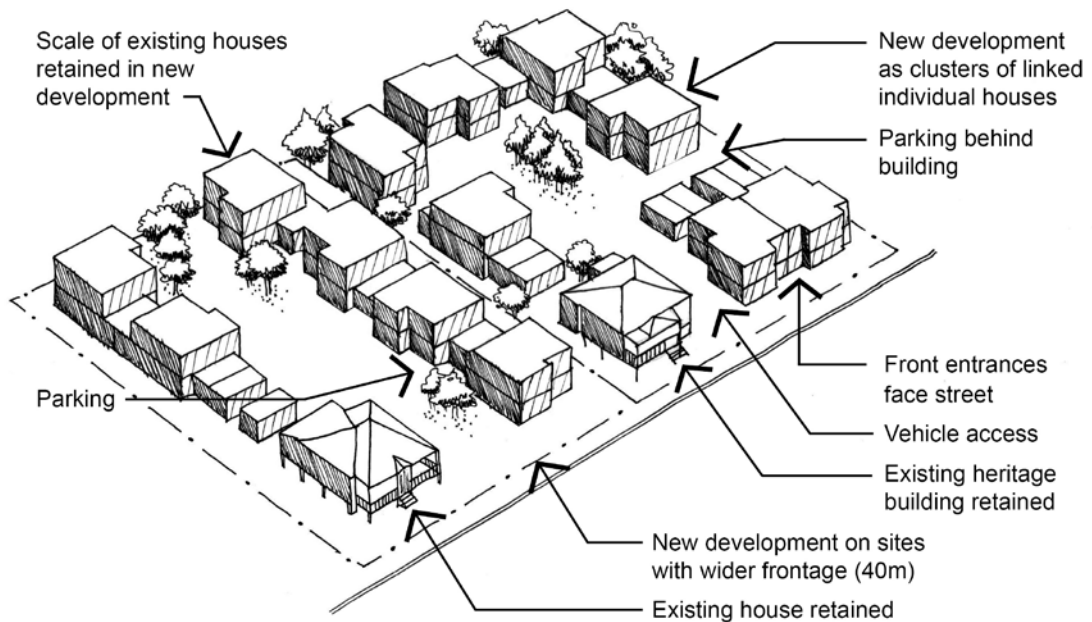


Figure 7.2.16E Design principles for development in Landsborough's Medium density residential zone



7.2.17 Maleny local plan code

7.2.17.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Maleny local plan area as shown on Map ZM39 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Maleny local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.17.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.17.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.17A (Maleny local plan elements)**.

7.2.17.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maleny local plan code.

The Maleny local plan area is located in the south western part of the Sunshine Coast on the Maleny Plateau, which forms part of the Blackall Range. The local plan area includes Maleny's town centre and surrounding urban and rural residential areas. The local plan area has a land area of approximately 860 hectares.

The local plan area is characterised by variable topography with the northern parts having moderate to steep slopes. Obi Obi Creek, which flows to Lake Baroon, traverses the local plan area and is subject to periodic flooding. The local plan area has largely been cleared of native vegetation for urban and rural purposes. Isolated pockets of remnant vegetation remain, predominantly along Obi Obi Creek.

Maleny is an attractive rural town providing important district level business, community, social, and recreational facilities to service the needs of its resident population as well as the needs of surrounding rural communities and visitors to the area. Maleny is characterised by its rural setting, traditional streetscape and wide range of dining, cultural and artistic experiences, which make the town a popular destination for visitors to the region.

A small scale industrial area located off Lawyer Street complements the business centre and accommodates a limited range of low impact and local service industries.

The local plan area includes a range of community facilities and sport and recreation areas including a State primary school, State high school, public hospital, showgrounds, public library, emergency services and community halls. The Maleny Community Precinct located to the east of the business centre and north of Obi Obi Creek, which is being progressively developed in accordance with a master plan, will further diversify the range of community, sport and recreation and open space facilities in the local plan area including a golf course, aquatic centre, sports fields, open space and ecological parkland.

Existing urban residential development in the local plan area is characterised by predominantly low density housing surrounding the town centre, with some medium density housing immediately to the north of the centre. The local plan area also contains two large rural residential areas located to the south and north-east of the town centre.

The principal road link extending through the local plan area is via Maple Street, Beech Street and Macadamia Drive which connect Landsborough-Maleny Road to Maleny-Kenilworth Road. Public transport in the local plan area is currently limited; however, improvements are being made to further service the area.

Urban zoned land within the local plan area is connected, or has the ability to be connecte to reticulated water and sewerage.

7.2.17.3 Purpose and overall outcomes

- (1) The purpose of the Maleny local plan code is to provide locally relevant planning provisions for the assessment of development within the Maleny local plan area.
- (2) The purpose of the Maleny local plan code will be achieved through the following overall outcomes:-
 - (a) Maleny remains a moderate-sized rural town with a distinct heritage character, primarily servicing the needs of surrounding urban, rural residential and rural communities in the southern Sunshine Coast hinterland west of the Blackall Range escarpment.
 - (b) Urban and rural residential development within the Maleny local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the identity of Maleny, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape values and productivity of surrounding rural lands.
 - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the setting, character and identity of Maleny as a rural town with a strong sense of place and associations with the past.
 - (d) Development provides for the retail and commercial functions of Maleny Town Centre to expand and be enhanced. Development in the District centre zone supports the role and function of Maleny as a district activity centre meeting the needs of the local community and surrounding rural and rural residential areas along with the needs of tourists and travellers. The town centre remains compact, with any further development or expansion of business uses contained to land included within the District centre zone. Mixed uses and uses which enhance the rural town character and rural service centre role of the town are encouraged.
 - (e) Retail and commercial uses which rely predominantly on pedestrian trade are located on land adjoining Maple Street. A mix of other business, community, residential and recreational uses are located within the District centre zone on land adjoining Coral Street and Bicentenary Lane. No new large floor plate retail uses are intended to be established in the Maleny Town Centre.
 - (f) Development in the Low impact industry zone provides for minor expansion of the existing Lawyer Street industry area to accommodate the towns's immediate industry needs, such as small scale low-impact and service industries. This area provides a low key but high quality industrial area with an attractive street front address. The interface to adjacent land included in the Low density residential zone is sensitively treated to ensure impacts on existing and future residential development are mitigated.
 - (g) Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Maleny typified by low rise detached housing on relatively large lots. Building form reflects the traditional Queensland style through the use of timber, pitched roofs, verandahs and subdued colour schemes. Development in the zone provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Reconfiguring a lot in Precinct MAL LPP-2 (Maleny West) provides a transition between the township and rural lands through larger lots than the minimum lot size specified for the Low density residential zone in other parts of the local plan area.
 - (h) Development in the Medium density residential zone is of a scale, density and design which is complementary to a rural town setting and sensitively responds to site constraints. Further development on the Erowal aged care facility site provides for a range of *retirement facilities* with a building form and design compatible with the semi-rural setting and character of the area.
 - (i) Reconfiguring a lot in the Rural residential zone maintains the rural living character of the zone with an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Minimum lot sizes are consistent with the prevailing subdivision pattern in the area, sensitively respond to site constraints and provide for the satisfactory on-site treatment and disposal of effluent.
 - (j) The Maleny Community Precinct (Precinct MAL LPP-1) is progressively developed in accordance with the adopted Maleny Community Precinct Master Plan and allocated land use zones, as an integrated area of open space comprising parkland, sport and recreation facilities, community facilities and land for environmental protection and rehabilitation

purposes. Limited and sensitively designed residential development occurs in the Maleny Community Precinct to support and complement the provision of community facilities and open space assets on the *site*.

- (k) Development in the local plan area is supported by a network of interconnected open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations and facilities within the local plan area.
- (l) Development provides for retention and enhancement of riparian *vegetation* along Obi Obi Creek, Walkers Creek and other *waterways* that traverse the local plan area.
- (m) Development provides for required improvements to the local road network including new road links to improve local connectivity and intersection upgrades.

7.2.17.4 Performance outcomes and acceptable outcomes

Table 7.2.17.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maleny Local Plan Area Generally (All Zones)</i>			
PO1	Development is consistent with and reflects and enhances the traditional rural town character of Maleny in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage significance. Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
		AO1.4	Development with <i>frontage</i> to Maple Street, Bunya Street, Miva Street, Tulip Street, Coral Street and Beech Street maintains the traditional character evident in both the District centre zone and surrounding residential areas.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Maleny.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important views to surrounding rural and natural areas identified on Figure 7.2.17A (Maleny local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of Maleny including:- (a) riparian <i>vegetation</i> along Obi Obi Creek and Walkers Creek; (b) Porter's wood; and

Performance Outcomes		Acceptable Outcomes	
			<p>(c) other character <i>vegetation</i> identified on Figure 7.2.17A (Maleny local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Maleny.	AO3.1	Development adjacent to the primary streetscape treatment area or an identified gateway/entry point identified on Figure 7.2.17A (Maleny local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Maleny, and emphasise corner locations.
		AO3.2	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	Development provides through block pedestrian linkages which:- (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO4	Development provides safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.17A (Maleny local plan elements) .
PO5	Development improves local connectivity by providing for required improvements to the local road network including new road links and intersection upgrades as identified on Figure 7.2.17A (Maleny local plan elements) .	AO5	No acceptable outcome provided.
PO6	Development in the Maleny local plan area contributes to a network of linked open space.	AO6	Development provides for an interconnected open space system that links with a series of linear parks along Obi Obi Creek and Walkers Creek.
PO7	Development on land with frontage to Obi Obi Creek and Walkers Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.17A (Maleny local plan elements) ,	AO7	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>

Performance Outcomes		Acceptable Outcomes	
	facilitates the provision of the local ecological linkage.		
PO8	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO8	No acceptable outcome provided.
Development in the District Centre Zone			
PO9	Development in the District centre zone:- (a) complements the traditional built form and <i>streetscape</i> character of Maleny's town centre; (b) reinforces the rural town, main street character of Maple Street; (c) addresses the street; (d) creates vibrant and active streets and public spaces; (e) uses traditional building materials; (f) limits and rationalises direct vehicle access from Maple Street and Bunya Street and provides integrated and functional parking arrangements that do not dominate the street; and (g) enhances pedestrian comfort and connectivity within the town centre.	AO9.1	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.17A (Maleny local plan elements) ; (b) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings; (c) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (d) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (e) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (f) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (g) uses understated colour schemes and low-reflective roofing and cladding materials; (h) ensures that signage is integrated with the building; (i) provides mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (j) includes the provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; (k) provides for vehicle access to be via streets other than Maple or Bunya Streets; and (l) provides for on-site car parking to be located at the rear or to one side of the development.
		AO9.2	In addition to acceptable outcome AO9.1 above, development in that part of the District centre zone fronting Maple Street:- (a) provides building facades which, on the northern side of Maple Street, occupy a minimum of 60% of the width of the <i>site</i> and, on the southern side of Maple Street, occupy a minimum of 80% of the width of the <i>site</i> ; (b) provides continuous pedestrian weather protection over the street

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (c) which key into adjoining awnings; incorporates other elements of traditional main street design including verandah posts that are decorative and non-load bearing, cut-out facades, exposed gables, dormer windows and timber joinery; (d) provides for pedestrian linkages between Maple Street and Bicentenary and Willow Lanes; and (e) is a mainly single storey facade.
PO10	Development does not provide for the establishment of any additional large floor plate retail uses.	AO10	No acceptable outcome provided.
Development in the Low Impact Industry Zone			
PO11	Development in the Low impact industry zone provides:- <ul style="list-style-type: none"> (a) attractive buildings which are sympathetic to Maleny's rural town character and identity; (b) safe and efficient access to the local road network; (c) acoustic attenuation and visual buffering to adjacent land zoned for residential purposes; and (d) stormwater drainage that protects the water quality of Obi Obi Creek and Baroon Pocket Dam. 	AO11	The layout and design of industrial development in the Low impact industry zone provides:- <ul style="list-style-type: none"> (a) buildings with an attractive streetfront address and muted colour schemes reflecting predominantly natural and earthy tones; (b) safe and efficient vehicle access from Lawyer Street and Cudgerie Street; (c) densely landscaped screening and acoustic attenuation measures to adjacent existing and future residential areas included in the Low density residential zone; and (d) a total site stormwater management solution which protects the water quality of Obi Obi Creek and Baroon Pocket Dam.
Development in the Low Density Residential Zone			
PO12	Reconfiguring a lot in the Low density residential zone:- <ul style="list-style-type: none"> (a) provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Maleny; (b) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; (d) provides a transition of development intensity between the town and adjacent rural areas; and (e) includes adequate provision for open space, future road requirements and effective stormwater drainage. 	AO12.1	Reconfiguring a lot in the Low density residential zone has a minimum lot size of:- <ul style="list-style-type: none"> (a) 700m² where located in Precinct MAL LPP-1 (Maleny Community Precinct); (b) 1,200m² where located in Precinct MAL LPP-2 (Maleny West); and (c) 800m² elsewhere in the local plan area.
		AO12.2	Reconfiguring a lot in the Low density residential zone:- <ul style="list-style-type: none"> (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) incorporates an interconnected internal road system that limits and rationalises the number of access points to the existing road network; (c) for the area west of Bunya Street, does not provide vehicle access from Cudgerie Street; (d) where fronting Beech Street, gains access from Cedar Street rather than from Beech Street; (e) contributes to the upgrading of intersections identified on Figure 7.2.17A (Maleny local plan

Performance Outcomes		Acceptable Outcomes	
		AO12.3	<p>elements);</p> <p>(f) provides an interconnected <i>park</i> system, including a linear <i>park</i> incorporating Obi Obi Creek and its <i>floodplain</i>; and</p> <p>(g) provides a total site stormwater network solution to appropriately treat runoff prior to its discharge to Obi Obi Creek and tributaries.</p> <p>For that part of the Low density residential zone within and adjacent to Precinct MAL LPP-1 (Maleny Community Precinct), reconfiguring a lot provides for east-west interconnection of road, pedestrian, cycle and open space networks.</p>
Development in the Medium Density Residential Zone Generally			
PO13	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to the rural town character and identity of Maleny;</p> <p>(c) is of a domestic scale and density that is compatible with surrounding development and complements the traditional built form and <i>streetscape</i> of Maleny's older residential areas;</p> <p>(d) provides for building form that reflects the traditional Queensland style;</p> <p>(e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel;</p> <p>(f) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and</p> <p>(g) provides for on-site parking to be located and designed such that it does not dominate the <i>streetscape</i>.</p>	AO13.1	<p>Development in the Medium density residential zone:-</p> <p>(a) provides accommodation in small, separate buildings, rather than in large, single, bulky buildings;</p> <p>(b) sensitively responds to topography and site characteristics, where buildings are pole and frame construction designed to step with the contours of the land, rather than slab on ground;</p> <p>(c) provides dense landscaping which reduces the visual impact of buildings and site works from other parts of the local plan area;</p> <p>(d) reflects the traditional Queensland designs evident in Maleny, by using elements such as pitched roof forms with eaves, verandahs, prominent entry treatments and window hoods; and</p> <p>(e) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken up and do not dominate the <i>streetscape</i>.</p>
		AO13.2	<p>Development does not exceed a site density of 20 <i>equivalent dwellings</i> per hectare.</p>
PO14	<p>Development in the Medium density residential zone:-</p> <p>(a) provides safe and efficient access to the existing road network;</p> <p>(b) provides interconnecting road, pedestrian, cycle and open space networks; and</p> <p>(c) contributes to the upgrading of the existing road network.</p>	AO14.1	<p>Development in the Medium density residential zone:-</p> <p>(a) limits and rationalises the number of access points to the existing road network;</p> <p>(b) provides for access from Miva or Tulip Streets, rather than direct access from Myrtle Street (Maleny–Stanley River Road); and</p> <p>(c) contributes to the upgrading of intersections identified on Figure 7.2.17A (Maleny local plan elements).</p>
		AO14.2	<p>For that part of the Medium density residential zone within and adjacent to the Precinct MAL LPP-1 (Maleny Community Precinct), reconfiguring a lot provides for east-west interconnection of road,</p>

Performance Outcomes		Acceptable Outcomes	
			pedestrian, cycle and open space networks.
Development in the Medium Density Residential Zone (Erowal Aged Care Facility)			
PO15	Development on the Erowal aged care facility site (Lot 2 on SP115563):- (a) provides for a range of <i>retirement facilities</i> and <i>residential care facilities</i> ; (b) maintains the low-rise form of development currently present on the <i>site</i> ; (c) is compatible with the semi-rural character of the area; and (d) is designed and landscaped to minimise the visual impact of development as viewed from Landsborough-Maleny Road.	AO15	No acceptable outcome provided.
Reconfiguring a Lot in the Rural Residential Zone			
PO16	Reconfiguring a lot in the Rural residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) provides for an interconnected system of local roads, pedestrian and cycle links and upgrading of the existing road network; (c) does not adversely impact on Obi Obi Creek, Walkers Creek and tributaries; and (d) includes provision for interconnected open space and effective stormwater drainage.	AO16	Reconfiguring a lot in the Rural residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) subject to (c) immediately below, incorporates an interconnected internal road system (rather than a series of cul-de-sacs) and intersection upgrades where identified on Figure 7.2.17A (Maleny local plan elements) ; (c) in Precinct MAL LPP-3 (Walkers Creek), road connections between Treehaven Way and Avocado Lane are limited to emergency vehicle access only, where identified on Figure 7.2.17A (Maleny local plan elements) ; (d) provides for appropriate pedestrian and cycleway links; (e) provides an interconnected open space system including a linear <i>park</i> incorporating Obi Obi Creek, Walkers Creek and associated <i>floodplains</i> ; (f) in Precinct MAL LPP-3 (Walkers Creek), provides an open space <i>buffer</i> to Walkers Creek, with a minimum width of 100 metres or to the <i>defined flood event</i> (whichever provides the greater width); and (g) provides a total site stormwater drainage system, draining towards a treatment area prior to its discharge to a watercourse.
PO17	Reconfiguring a lot within the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the prevailing rural residential character of the area in which it is located; (b) sensitively responds to site constraints; and (c) provides for the safe and effective treatment and disposal of effluent on-site.	AO17	Reconfiguring a lot in the Rural residential zone has a minimum lot size of:- (a) 1,500m ² where located in Precinct MAL LPP-1 (Maleny Community Precinct) and having <i>frontage</i> to North Maleny Road; (b) 5,000m ² where located in Precinct MAL LPP-3 (Walkers Creek); and (c) 5,000m ² where located in Precinct MAL LPP-4 (Maleny North).

Performance Outcomes		Acceptable Outcomes	
Development in Precinct MAL LPP-1 (Maleny Community Precinct)			
<p>PO18</p>	<p>Development in Precinct MAL LPP-1, (Maleny Community Precinct) identified on Maleny Local Plan Precinct Map LPM39 provides for the following:-</p> <ul style="list-style-type: none"> (a) extensive areas of passive open space in the form of parks and gardens; (b) land for environmental open space for ecological protection and rehabilitation purposes, primarily focused along Obi Obi Creek and associated watercourses and <i>wetland</i> areas; (c) areas for active sport and recreation facilities, including a community golf course and sporting fields; (d) a range of community facilities, including an aquatic centre, environmental education centre, land care nursery and community hall; (e) a small cultural and heritage precinct centred around the heritage-listed Pattermore House; (f) limited residential development which is sensitively sited and designed to be compatible with its location and setting within the Maleny Community Precinct; and (g) enhanced public access to the <i>site</i> via an extensive multi-use trail network and provision of appropriate vehicle connections. 	<p>AO18</p>	<p>No acceptable outcome provided.</p>

7.2.18 Maroochy North Shore local plan code

7.2.18.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Maroochy North Shore local plan area as shown on Map ZM21 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Maroochy North Shore local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.18.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.18.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.18A (Maroochy North Shore local plan elements)**.

7.2.18.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maroochy North Shore local plan code.

The Maroochy North Shore local plan area is situated in the central eastern part of the Sunshine Coast, east of the Sunshine Motorway, north of the Maroochy River and to the south of Mount Coolum. It includes the established communities of Mudjimba, Pacific Paradise, North and South Marcoola, Town of Seaside, Twin Waters and the emerging residential community of Twin Waters West. The local plan area also includes the Sunshine Coast Airport, Airport Industrial Park, as well as a number of tourist resorts at Twin Waters and Marcoola. The local plan area has a land area of approximately 1,885 hectares.

The significant environmental values of the Maroochy North Shore local plan area, being the Maroochy River Conservation Park, Mount Coolum National Park, the Maroochy River foreshore, wetlands and waterways (including declared fish habitat areas) and the beach dunal system and foreshore areas provide a natural and scenic setting for residential and tourist development within the local plan area. The local plan area is located on a low sand dune system and coastal floodplain within the Maroochy River catchment. As a result, most of the area is relatively flat and close to sea level.

The Sunshine Coast Airport, located centrally within the local plan area, is a regionally significant facility and “gateway” to the Sunshine Coast’s attractions. It is recognised within the SEQ Regional Plan 2009 - 2031 as a specialist activity centre and aviation and aerospace enterprise opportunity area. The Airport is intended to expand with the construction of a new runway to facilitate new international routes and additional airport related commercial and industry activities to support the growing economy of the Sunshine Coast.

The local plan area includes the Pacific Paradise shopping centre, located at the intersection of David Low Way and Mudjimba Beach Road, and a number of smaller neighbourhood centres at Marcoola, Mudjimba, Twin Waters, Town of Seaside and Pacific Paradise, which provide convenience goods and services and a community focus for local residents and tourists.

The residential communities within the local plan area consist predominantly of dwelling houses with pockets of medium to high density residential development mainly around the business centres at Marcoola, Pacific Paradise, Twin Waters, Mudjimba Beach and Town of Seaside. The existing residential communities of Mudjimba Beach, Pacific Paradise and North and South Marcoola have a coastal village character being located alongside the foreshore.

A number of community, sport and recreational facilities are also located within the local plan area including the Mudjimba Community Hall, North Shore Community Centre, Twin Waters Golf Club, the North Shore Multi Sports Complex, Apex Camp, Mudjimba Beach Holiday Park and Pacific Paradise State School.

The Sunshine Motorway, North Shore Connection Road, Suncoast Boulevard and David Low Way are major road links within the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

The existing and future airport operations, significant environmental areas and the drainage characteristics of the local plan area impose significant constraints on new urban development within the local plan area.

7.2.18.3 Purpose and overall outcomes

- (1) The purpose of the Maroochy North Shore local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochy North Shore local plan area.
- (2) The purpose of the Maroochy North Shore local plan code will be achieved through the following overall outcomes:-
 - (a) The Maroochy North Shore local plan area is to remain a predominantly low density coastal urban area comprising a number of beachside residential communities and the Sunshine Coast Airport as well as significant tourist and sport and recreation facilities.
 - (b) Urban development within the Maroochy North Shore local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values, avoid further urban development on heavily constrained land, particularly low lying and flood prone land, and provide for the efficient provision of *infrastructure* and services. Whilst some limited consolidation is expected within allocated zones, further significant residential development is not supported in the local plan area due to flooding, coastal hazards and environmental constraints.
 - (c) Development within the local plan area protects the primary function of the Sunshine Coast Airport as a major airport and aviation precinct and provides for its expansion over time.
 - (d) Development within the Sunshine Coast Airport (Precinct MNS LPP-1) provides for the establishment of a range of uses and activities that are compatible with the primary function of the airport including aviation related business and industrial uses. Development at the Sunshine Coast Airport does not compromise the *Sunshine Coast activity centre network*¹.
 - (e) Development and land use in the vicinity of the Sunshine Coast Airport is compatible with the Airport's existing and potential future operations, such that airport operations will not be affected and land use conflicts are minimised.
 - (f) Development is designed and sited in recognition of the constraints presented by the existing and potential airport operations, local flooding and drainage constraints and significant environmental areas, including the beaches, foreshore, *waterways* and *wetlands*.
 - (g) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of the local plan area, including those to and from Mount Coolum, particularly from the David Low Way and Sunshine Motorway.
 - (h) Development in the Local centre zone at Pacific Paradise supports the role and function of the centre as a local (full service) activity centre providing a business and community focus for the local plan area. Development contributes to a low-scale, compact centre with a village character which provides an attractive interface and gateway to David Low Way and other local roads through high quality building design and the provision of landscape treatments, active *frontages* and off street car parking.
 - (i) Other smaller business centres at Mudjimba, North and South Maroola and Twin Waters continue to function as local (not full service) activity centres providing a basic level of convenience goods and services to nearby residents. Local centres remain compact, with any expansion and enhancement limited to land included within the Local centre zone. No new business centres are established within the Maroochy North Shore local plan area.
 - (j) Development in the Low density residential zone, Medium density residential zone and Local centre zone is designed to protect and reinforce the low key coastal village character of the established residential communities within the local plan area.

¹ Editor's Note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

- (k) The Town of Seaside (Precinct MNS LPP-2) continues to be developed as an integrated residential community based on “new urbanism” principles. Development contributes to the establishment of a walkable integrated residential community providing a mix of dwelling types, supported by limited small scale local convenience shopping and local business uses. Development reflects the distinct architectural features and landscape design of existing development within the precinct.
- (l) Development in the Tourist accommodation zone at Marcoola (Precinct MNS LPP-3 (Marcoola Tourist Accommodation)), located along David Low Way, remains a focus for visitor accommodation and *ancillary* uses. Development is designed to respond to local climatic conditions and airport noise, enhance facilities and pedestrian connectivity to the beach and foreshore, provide an attractive presentation to David Low Way and conserve the frontal dune system and remaining coastal heath vegetation communities.
- (m) Development provides for the Twin Waters Resort to be protected as a significant tourist facility. Development on this *site* respects the environmental and landscape values of the area and maintains the existing configuration of low scale, small clusters of buildings set within extensive parklands and naturally vegetated areas.
- (n) Development provides for the Twin Waters golf course to be preserved as an important sport and recreation facility and valuable area of private open space contributing to the character and identity of the local plan area.
- (o) Land included in the Emerging community zone (Twin Waters West) is master planned and developed in a coordinated manner that:-
 - (i) protects and enhances significant environmental and riparian areas, including *ecologically important areas*;
 - (ii) avoids or mitigates the potential adverse impacts of flooding constraints and other coastal hazards that affect this land; and
 - (iii) is compatible with, and does not adversely affect the safety and efficiency of, State transport infrastructure and State transport corridors and networks.
- (p) Development in the Emerging community zone (Twin Waters West) is integrated with the existing Twin Waters residential community and provides for the establishment of residential land uses that are sympathetic to, and in keeping with, the prevailing low density residential character of the area. Development incorporates large areas of public open space and focuses on connection to water as a key design and character element for the emerging residential community.
- (q) Development in the Emerging community zone (Twin Waters West) is designed in a manner which enhances connectivity and permeability while minimising adverse traffic and other amenity impacts on existing residential neighbourhoods to the east.
- (r) Development retains identified sites in the Medium density residential zone for retirement facilities in order to preserve these sites for such uses in the future.
- (s) Development in the Medium impact industry zone provides for a range of low to medium impact industrial uses that complement the existing and future operations of the Sunshine Coast Airport and service the local area. Development provides an attractive interface to major transport routes and the Sunshine Coast Airport.
- (t) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.18.4 Performance outcomes and acceptable outcomes

Table 7.2.18.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochy North Shore Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the low key	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following

Performance Outcomes		Acceptable Outcomes	
	beachside character of the Maroochy North Shore local plan area in terms of form, composition and use of materials.	<p>AO1.2</p> <p>AO1.3</p>	<p>features:-</p> <p>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</p> <p>(b) articulated, pitched, skillion or curved roof forms;</p> <p>(c) open or transparent balustrades; and</p> <p>(d) landscaping integrated into the building design.</p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>Development provides for existing mature trees and stands of melaleuca and wallum heath to be retained and incorporated into the design of development.</p>
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of entry to, and the beachside character of, the Maroochy North Shore local plan area.	<p>AO2.1</p> <p>AO2.2</p>	<p>Development adjacent to an identified primary streetscape treatment area or gateway/entry point identified on Figure 7.2.18A (Maroochy North Shore local plan elements):-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, the local plan area, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas to and from Mount Coolum from the David Low Way and Sunshine Motorway, existing character trees, <i>wetlands</i> and other areas of significant <i>vegetation</i> including melaleuca and wallum heath contributing to the setting, character and sense of place of the	<p>AO3.1</p> <p>AO3.2</p>	<p>Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Mount Coolum, particularly from David Low Way and the Sunshine Motorway identified on Figure 7.2.18A (Maroochy North Shore local plan elements).</p> <p>Development provides for the retention and enhancement of existing mature</p>

Performance Outcomes		Acceptable Outcomes	
	Maroochy North Shore local plan area.		trees, stands of melaleuca and wallum heath.
PO4	The major open space links and scenic qualities offered by Mount Coolool National Park, the foreshore park and reserve system along the coastline, the Maroochy River Conservation Park and <i>wetland</i> areas and remnant <i>vegetation</i> along the Maroochy River are protected and enhanced.	AO4.1	Development protects and enhances the greenspace link along the coastal foreshore where identified on the Figure 7.2.18A (Maroochy North Shore local plan elements) .
		AO4.2	Development provides for the retention and enhancement of wallum heath, <i>wetland</i> areas and other native <i>vegetation</i> including adjacent to the foreshore, and the Maroochy River.
PO5	Development provides for the Twin Waters Golf Course to be retained as an important sport and recreation facility and open space area contributing to the character and identity of the local plan area.	AO5	No acceptable outcome provided.
PO6	Development on land with frontage to the Maroochy River facilitates the provision of a local ecological linkage as identified on Figure 7.2.18A (Maroochy North Shore local plan elements) .	AO6	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO7	Development in the local plan area is sited and designed in a manner which is responsive to local flooding and drainage constraints.	AO7	No acceptable outcome provided. Editor's note— Section 8.2.7 (Flood hazard overlay code) sets out requirements for development on flood prone land.
PO8	Development in the local plan area does not compromise the current or potential future role of the Sunshine Coast Airport or adversely impact on the existing or future operational needs of the Airport.	AO8	No acceptable outcome provided.
Development in the Community Facilities Zone in Precinct MNS LPP-1 (Sunshine Coast Airport)			
PO9	Development in the Community facilities zone in Precinct MNS LPP-1 (Sunshine Coast Airport) identified on Local Plan Map LPM21 :- (a) occurs in an integrated manner in accordance with the approved Sunshine Coast Airport Master Plan; (b) provides for uses and activities which support, and are consistent with, the efficient operation of the Sunshine Coast Airport as an international airport and aviation precinct; (c) is of a nature, scale and intensity that does not compromise the <i>Sunshine Coast activity centre network</i> , with retail activities limited to small scale uses directly serving passengers; (d) incorporates a high standard of urban design and landscaping that creates attractive terminal facilities, buildings, streets and entrance roads that promote a sense of arrival and departure and provide a favourable impression for tourists travelling to and from	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the airport;</p> <p>(e) provides for airport related business uses and other uses to be co-located to maximise urban efficiency and contribute to an integrated land use outcome;</p> <p>(f) provides a high level of amenity and effectively manages the potential for land use conflict with existing and likely future surrounding development; and</p> <p>(g) encourages public transport accessibility and use.</p>		
Development in the Local Centre Zone			
PO10	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Pacific Paradise Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents and visitors; and</p> <p>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</p>	AO10	No acceptable outcome provided.
PO11	<p>Development in the Local centre zone:-</p> <p>(a) is sympathetic to the coastal village character of the local plan area;</p> <p>(b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>;</p> <p>(c) creates vibrant and active streets and public spaces; and</p> <p>(d) provides continuous weather protection for pedestrians.</p>	AO11	<p>Development in the Local centre zone:-</p> <p>(a) provides for large floor plate retail uses such as <i>supermarkets</i> to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(b) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.18A (Maroochy North Shore local plan elements);</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings; and</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
PO12	<p>Development in the Local centre zone at Pacific Paradise and South Maroocha achieves a high level of visual amenity and attractive presentation to David Low Way and promotes a gateway experience for visitors.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development in the Local centre zone at Pacific Paradise and Maroocha South provides for off street car parking and vehicular access arrangements which:-</p> <p>(a) avoids direct service vehicle and car park access to David Low Way; and</p> <p>(b) provides for service vehicle and car park areas to occur behind the</p>	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	active street <i>frontage</i> .		
Development in Precinct MNS LPP-2 (Town of Seaside)			
PO14	<p>Development in Precinct MNS LPP-2 (Town of Seaside) identified on Local Plan Map LPM21:-</p> <ul style="list-style-type: none"> (a) contributes to the establishment of a walkable, integrated residential community; (b) provides for a mix of dwelling types in accordance with relevant master plan and zoning land use allocations; (c) provides for building design which addresses the street, respects the scale and character of surrounding development and reflects the distinct architectural features of existing buildings within the precinct; (d) provides for landscape design consistent with the established character of existing development within the precinct; (e) provides for retail and commercial development to be limited to existing nodes and provide for small scale local goods and services only; (f) provides for the maintenance and enhancement of public access to the beach and foreshore; (g) protects the visual amenity of the road network; and (h) provides for the maintenance and enhancement of the environmental and landscape values of the area. 	AO14	<p>Development complies with the requirements set out in subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community" for the Town of Seaside.</p>
Development in the Tourist Accommodation Zone (Precinct MNS LPP-3, Marcoola Tourist Accommodation)			
PO15	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation) identified on Local Plan Map LPM21:-</p> <ul style="list-style-type: none"> (a) provides a focus for high density tourist and airport related accommodation and <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the precinct and complement the Sunshine Coast Airport; (b) is designed in a manner which responds to local climatic conditions and the beachfront setting; (c) achieves a high level of visual amenity and attractive presentation to David Low Way; (d) provides interesting and diverse public outdoor spaces that extend around and through the Precinct and link the David Low Way to the beach; (e) avoids direct service vehicle and car park access to David Low Way; 	AO15	<p>Development in the Tourist accommodation zone in Precinct MNS LPP-3 (Marcoola Tourist Accommodation):-</p> <ul style="list-style-type: none"> (a) provides predominantly visitor accommodation with limited small scale business uses including cafes, restaurants and boutique <i>shops</i> located at ground level around appropriately designed entrances and internal spaces; (b) provides for non-residential uses which have a maximum <i>gross leasable floor area</i> of 150m², with such uses to be located on corner sites; (c) incorporates generous verandahs, balconies and terraces; (d) provides for buildings which address the <i>frontages</i> to David Low Way, internal access streets and main pedestrian areas; (e) is designed to create attractive and interesting public spaces including internal courtyards, squares and gardens that extend around and through the Precinct and link David Low Way to the beach;

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (f) conserves the frontal dune system from both direct and indirect impacts; and (g) protects the remaining wildflower heathland in the Precinct. 		<ul style="list-style-type: none"> (f) incorporates appropriate ways of sheltering internal spaces from prevailing winds and mitigating aircraft noise; (g) does not gain direct access to David Low Way; (h) incorporates landscaping, comprising native species which reflect the existing character of the coastal dune <i>vegetation</i>; (i) incorporates dense landscaping along the David Low Way <i>frontage</i> of the <i>site</i> to soften building forms and provide an attractive presentation to the street; (j) provides for all buildings, structures and retaining walls, to be set back a minimum of 10 metres from the seaward boundary of the lot; and (k) retains the remaining wildflower heathland.
Development in the Tourist Accommodation Zone (Twin Waters Resort)			
PO16	<p>Development in the Tourist accommodation zone at Twin Waters Resort provides for:-</p> <ul style="list-style-type: none"> (a) the retention of the <i>site</i> as a significant tourist facility; (b) buildings which are low rise and respect the scale of surrounding development and <i>vegetation</i>; (c) the protection of significant environmental areas including melaleuca wetlands, coastal heath and other significant <i>vegetation</i>; (d) building and landscape design which provides for small clusters of buildings set within extensive parklands and naturally vegetated areas; (e) development <i>infrastructure</i> with sufficient capacity to accommodate additional demand; and (f) appropriate address of potential airport noise. 	AO16	No acceptable outcome provided.
Development in the Medium Density Residential Zone (Menzies Drive Pacific Paradise)			
PO17	Development in the Medium density residential zone located at Menzies Drive, Pacific Paradise, retains and enhances a dense vegetated <i>buffer</i> to North Shore Connection Road and the Sunshine Motorway to effectively screen development from the road.	AO17	No acceptable outcome provided.
PO18	Development in the Medium density residential zone on Lot 5 SP217624 located at Menzies Drive, Pacific Paradise, provides for this <i>site</i> to be preserved for the purpose of providing a <i>retirement facility</i> .	AO18	No acceptable outcome provided.
Development in the Medium Impact Industry Zone			
PO19	Development in the Medium impact industry zone provides for medium to low impact industrial uses that support the existing and future Sunshine Coast Airport operations and service the local	AO19	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	plan area.		
PO20	Development in the Medium impact industry zone achieves a high standard of design and landscaping, especially along the <i>frontage</i> to David Low Way, North Shore Connection Road, Runway Drive (airport access road) and the Sunshine Coast Airport.	AO20	No acceptable outcome provided.
Development in the Emerging Community Zone (Twin Waters West)			
PO21	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO21	Development is undertaken in accordance with an approved Master Plan and Infrastructure Agreement.
PO22	Development in the Emerging community zone provides for residential uses at a scale and intensity, and in a configuration that is consistent with and sympathetic to the established low density residential character of the adjoining Twin Waters residential community.	AO22	<i>In partial fulfilment of Performance Outcome PO22:-</i> Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 500m ² ; and (ii) an average lot size of at least 700m ² ; and (b) limited Multi-unit residential uses which are focussed in discreet nodes with convenient access to public transport and active transport routes.
PO23	Development in the Emerging community zone maintains or improves the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) building massing and scale as seen from neighbouring premises.	AO23	<i>In partial fulfilment of Performance Outcome PO23:-</i> Development for Multi-Unit residential uses does not adjoin or overlook a residence in the existing Twin Waters residential community.
PO24	Development in the Emerging community zone provides for adequate flood immunity (including <i>safe refuge</i>) and emergency access arrangements while avoiding any adverse off-site flooding impacts.	AO24	No acceptable outcome provided.
PO25	Development in the Emerging community zone emphasises the role of water as a key character element and lifestyle feature of the community.	AO25	No acceptable outcome provided.
PO26	Development in the Emerging community zone provides for an extension of the existing Twin Waters waterway system and the establishment and management of channels and waterbodies in a manner that:- (a) protects and improves flood storage capacity; (b) avoids adverse impacts on coastal processes and coastal resources; (c) protects <i>ecologically important areas</i> and other significant environmental areas; (d) does not result in an adverse change to the tidal prism of the adjacent Maroochy River; (e) avoids or minimises impacts arising from:-	AO26	No acceptable outcome provided. Editor's note— Section 9.4.6 (Stormwater management code) sets out requirements for constructed waterbodies. Editor's note—the Planning Scheme policy for development works provides guidance and specifies standards in relation to constructed waterbodies.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (i) altered stormwater quality and flow; (ii) waste water; (iii) the creation or expansion of non-tidal artificial <i>waterways</i>; (f) avoids or minimises the release and mobilisation of nutrients that may increase the risk of algal blooms; and (g) meets best practice hydraulic and environmental standards, including no deterioration in water quality in surrounding waterways, wetlands and waterbodies. 		
PO27	Development in the Emerging community zone provides for the waterway system to be established and operated in accordance with an approved lake management plan.	AO27	No acceptable outcome provided.
PO28	Development in the Emerging community zone provides for the ongoing maintenance and management of any constructed waterbody and associated infrastructure, taking into account whole of life cycle costing and the provision of an ongoing funding source (i.e. sinking fund).	AO28	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.6 (Stormwater management code) sets out requirements for constructed waterbodies.</p> <p>Editor's note—the Planning Scheme policy for development works provides guidance and specifies standards in relation to constructed waterbodies.</p>
PO29	<p>Development in the Emerging community zone provides for a legible and permeable local road network that provides for:-</p> <ul style="list-style-type: none"> (a) primary access to the site at the Ocean Drive/David Low Way intersection; (b) local access to the site via the Stillwater Drive/Esperance Drive intersection and Godfreys Road; and (c) other points of access as appropriate to distribute traffic and enhance local connectivity. <p>Note—indicative road linkages/access points are identified in Figure 7.2.18A (Maroochy North Shore local plan elements).</p>	AO29	No acceptable outcome provided.
PO30	Development in the Emerging community zone provides for the protection and enhancement of Settler's park as a recreation park, <i>local heritage place</i> and gateway entry feature for the Pacific Paradise and Twin Waters communities.	AO30	<p>Development ensures that any reconfiguring of boundaries of Settler's Park required to accommodate upgrading of the David Low Way/Ocean Drive intersection, achieves the following:-</p> <ul style="list-style-type: none"> (a) no net loss in the size of the park area; (b) no reduction in park embellishments; (c) improved levels of protection for all mango trees within the park with a minimum curtilage around the mango trees of 15 metres to the east and west and 10 metres to the north and south; and (d) high quality streetscape and landscape treatments that enhance the setting and interpretation of the local heritage place (including the in situ mango trees) and present an attractive gateway entry feature for

Performance Outcomes		Acceptable Outcomes	
			<p>the Pacific Paradise and Twin Waters communities.</p> <p>Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on and adjacent to heritage places.</p> <p>Editor's note—Settler's Park is one of two local heritage places located in the Emerging community zone (Twin Waters West).</p>
PO31	<p>Development in the Emerging community zone provides for a subdivision layout and transport infrastructure to be designed, located and sequenced having specific regard to:-</p> <ul style="list-style-type: none"> (a) improving local connectivity; (b) minimising adverse traffic impacts on existing residential areas; and (c) reflecting the amenity and character of the adjoining Twin Waters residential community (including but not limited to the provision of generous verge widths). 	AO31	<p><i>In partial fulfilment of Performance Outcome PO31:-</i></p> <p>Development does not locate any road higher than a local street classification under the Sunshine Coast 2031 functional transport hierarchy immediately adjacent to existing residential lots.</p> <p>Editor's note—Section 9.4.8 Transport and parking code sets out the requirements for the provision of transport infrastructure.</p> <p>Editor's note—the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works provides guidance and specifies standards in relation to the provision of transport infrastructure.</p>
PO32	<p>Development in the Emerging community zone provides for a legible and permeable active transport network with a walkable waterfront along a significant portion of the waterway system and cycle and pedestrian links which connect with:-</p> <ul style="list-style-type: none"> (a) residential neighbourhoods to the east; (b) the regional pedestrian and cycle path adjacent to the Sunshine Motorway; and (c) the Maroochy River and foreshore. <p>Note—indicative pedestrian/cycle links are identified on Figure 7.2.18A (Maroochy North Shore local plan elements).</p>	AO32	No acceptable outcome provided.
PO33	<p>Development in the Emerging community zone provides for an extension of the principal pedestrian and cycle linkage and the coastal path, as identified on Figure 7.2.18A (Maroochy North Shore local plan elements), which is designed to sensitively respond to site characteristics, protect <i>ecologically important areas</i> and enhance pedestrian and cycle connectivity.</p>	AO33	No acceptable outcome provided.
PO34	<p>Development in the Emerging community zone provides for an open space network that has sufficient area and is configured in a manner that:-</p> <ul style="list-style-type: none"> (a) meets the open space and recreational needs of residents and visitors; and (b) maximises public access to the waterfront. 	AO34	<p><i>In partial fulfilment of Performance Outcome PO34:-</i></p> <p>Development provides for a minimum of 25% of the total site area as public open space, exclusive of waterbodies and waterways, and may include the following:-</p> <ul style="list-style-type: none"> (a) walkable waterfront areas and linear parks; and

Performance Outcomes		Acceptable Outcomes	
PO35	<p>Development in the Emerging community zone provides for:-</p> <p>(a) the protection, buffering, connection and rehabilitation of <i>ecologically important areas</i> (including the Maroochy River and the Maroochy River Conservation Area) and the Conservation and rehabilitation areas identified on Figure 7.2.18A (Maroochy North Shore local plan elements); and</p> <p>(b) the management of coastal hazards and coastal processes to protect land vulnerable to coastal erosion and tidal inundation.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i>.</p>	<p>AO35.1</p> <p>AO35.2</p>	<p>(b) conservation areas and buffers.</p> <p>Development does not occur within the Conservation and rehabilitation area identified on Figure 7.2.18A (Maroochy North Shore local plan elements).</p> <p>Development provides for a rehabilitated <i>buffer</i> where identified on Figure 7.2.18A (Maroochy North Shore local plan elements), with a minimum width of:-</p> <p>(a) 30 metres around all edges of the <i>ecologically important area</i> on Lot 2 on RP103117;</p> <p>(b) 50 metres from the south-eastern boundary of the <i>site</i>, linking the <i>ecological important areas</i> to the north and south; and</p> <p>(c) 150 metres measured from the Highest Astronomical Tide (HAT).</p> <p>Note—some buffers may provide the opportunity for linear open space where demonstrated that the linear open space will not compromise the protection of retained vegetation, rehabilitated areas and the management of coastal hazards and coastal processes.</p>
PO36	<p>Development in the Emerging community zone provides for a substantial landscape <i>buffer</i> and separation area to the Sunshine Motorway and the proposed Dedicated Public Transport Corridor (CAMCOS), in order to provide effective visual and acoustic separation and screening.</p> <p>Note—the landscape <i>buffer</i> and separation areas are to be designed in manner which does not compromise flood solutions for the <i>site</i>.</p>	AO36	<p>Development adjacent to the Sunshine Motorway and the proposed Dedicated Public Transport Corridor (CAMCOS) provides a densely planted landscape <i>buffer</i> along the full frontage of the <i>site</i>, which:-</p> <p>(a) is located separate to the proposed Dedicated Public Transport Corridor (CAMCOS);</p> <p>(b) has a minimum width of 40 metres; and</p> <p>(c) incorporates fencing wholly contained within the <i>site</i> at the eastern edge of the landscape <i>buffer</i>.</p> <p>Note—the indicative location and extent of the landscape <i>buffer</i> is shown on Figure 7.2.18A (Maroochy North Shore local plan elements).</p>
PO37	<p>Development in the Emerging community zone does not compromise the provision or operation of the proposed Dedicated Public Transport Corridor (CAMCOS).</p>	AO37	No acceptable outcome provided.
PO38	<p>Development in the Emerging community zone does not compromise the safe and efficient management or operation of state-controlled roads, including the Sunshine Motorway and David Low Way.</p>	AO38	No acceptable outcome provided.
PO39	<p>Development in the Emerging community zone achieves acceptable noise levels for residents and visitors by mitigating adverse impacts on the development from noise generated by State transport infrastructure and transport networks.</p>	AO39	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.3 Nuisance code sets out requirements for preventing or minimising the exposure of proposed <i>sensitive land uses</i> to nuisance emissions.</p> <p>Editor's note—the Planning scheme policy for nuisance provides guidance for managing nuisance.</p>

7.2.19 Maroochydore/Kuluin local plan code

7.2.19.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Maroochydore/Kuluin local plan area as shown on Map ZM22 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Maroochydore/Kuluin local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.19.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.19.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.19A (Maroochydore/Kuluin local plan elements)**.

7.2.19.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maroochydore/Kuluin local plan code.

The Maroochydore/Kuluin local plan area is located centrally in the eastern part of the Sunshine Coast and takes in a land area of approximately 1,450 hectares.

The local plan area includes the established urban neighbourhoods of Maroochydore and Cotton Tree, the suburban neighbourhoods of Maroochy Waters and Kuluin, the emerging community of Sunshine Cove as well as business and industry areas along Maroochydore Road, Wises Road, Sugar Road, Maud Street and Fishermans Road.

A significant part of the local plan area is taken up with the Maroochydore Principal Regional Activity Centre. The Maroochydore City Centre is a priority development area subject to the Economic Development Act 2012 whilst the remainder of the Maroochydore Principal Regional Activity Centre (outside of the city centre) is a declared master planned area subject to Part 10 (Other Plans). Neither of these areas form part of this local plan code.

Most of the local plan area is situated on a coastal lowland plain that meets the banks of the Maroochy River and the Maroochydore beachfront. The Maroochy River and the Maroochydore beachfront are major environmental and character elements that define the coastal setting and character of the local plan area. Except for some small remnants of native vegetation retained in parks and reserves, the local plan area has been largely cleared of native vegetation to accommodate coastal urban development.

Owing to its low lying topography a significant part of the local plan area is potentially at risk from acid sulfate soils and coastal hazards, including river flooding and storm surge.

A range of residential forms are represented in the local plan area ranging from the medium and high intensity tourist accommodation and mixed use development located along the Maroochydore beachfront to the low density predominantly permanent residential housing of Maroochy Waters and Kuluin.

Sunshine Cove, located immediately to the west of the Maroochydore Principal Regional Activity Centre, is an emerging residential community set around a man-made waterway system connecting to Cornmeal Creek. When complete, this development will accommodate a variety of housing types as well as community facilities and public open space.

A number of local centres are distributed throughout the local plan area, primarily at Cotton Tree, Maroochy Waters and Kuluin but also at several other locations. Cotton Tree, and in particular the associated foreshore area and beaches, is also a renowned and popular tourist destination.

The local plan area includes a range of community, sport and recreational facilities including Maroochydore State High School, Maroochydore State School, Kuluin State School, Maroochydore Multisports Complex, Cotton Tree Park and a number of tourist parks.

A sewage treatment plant is located north of Commercial Road and an existing quarry to the south of Commercial Road has potential for reuse once quarry operations have ceased.

The Sunshine Motorway and Maroochydore Road are the principal transport routes within the local plan area. Other major roads include Bradman Avenue, Aerodrome Road, Duporth Avenue, Sugar Road, the Esplanade, Sixth Avenue, Main Road and Fishermans Road. The local plan area, and in particular the Maroochydore Principal Regional activity Centre, is planned to be serviced by key public transport infrastructure including the Dedicated Public Transport Corridor (CAMCOS) and the CoastConnect Priority Public Transport and Bicycle Corridor.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.19.3 Purpose and overall outcomes

- (1) The purpose of the Maroochydore/Kuluin local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochydore/Kuluin local plan area.
- (2) The purpose of the Maroochydore/Kuluin local plan code will be achieved through the following overall outcomes:-
 - (a) The Maroochydore/Kuluin local plan area is a diverse coastal urban area comprising a number of urban and suburban residential neighbourhoods, high intensity visitor accommodation areas, business and industry areas and major community and sport and recreation facilities.
 - (b) Urban development in the Maroochydore/Kuluin local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values.
 - (c) Cotton Tree and areas adjacent to Maroochydore Beach are cosmopolitan and vibrant places with visitor accommodation and small scale *shops*, cafés and restaurants at street level that enliven the public realm and enhance the role and image of this area as a tourism focus area.
 - (d) Kuluin and Maroochy Waters are established, predominantly low density residential neighbourhoods that offer a quiet, relaxed lifestyle in locations close to the beach and the services offered by the Maroochydore Principal Regional Activity Centre.
 - (e) The Specialised centre zone adjacent to Wises Road, Sugar Road and Maroochydore Road provides for the large floor plate, bulky goods retail activities required to support the core retailing activities accommodated within the Maroochydore Principal Regional Activity Centre.
 - (f) Industrial areas at Kuluin and north of Wises Road provide a range of low to *medium impact industry* uses.
 - (g) Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast.
 - (h) Development in the local plan area recognises and reinforces the natural attributes within and adjoining the local plan area by creating buildings, landscapes, a network of open space and pedestrian/cycle linkages that emphasise the outdoor lifestyle and the strong affinity that residents have with 'living on or near the coast'. Development on land adjacent to the Maroochy River foreshore between Cornmeal Creek and Picnic Point Esplanade provides for a continual public pedestrian and cycle link along the foreshore, as an extension of the Coastal Path System.
 - (i) Development contributes to the establishment of landscaped boulevards along major transport routes and attractive gateways to enhance the sense of entry to the local plan area and the Maroochydore Principal Regional Activity Centre.
 - (j) Development provides appropriate landscape buffering to the Sunshine Motorway in order to visually screen built form elements and maintain the visual amenity of the Motorway.

- (k) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (l) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (m) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (n) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wises Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (o) Development in the High density residential zone in Precinct MAR LPP-1 (Evans Street), along the western side of Evans Street between Maroochydore Road and Millwell Road, provides land required for the widening of Evans Street to extend the dual carriageway configuration of Maroochy Boulevard to Maroochydore Road.
- (p) Development in the High density residential zone in Precinct MAR LPP-2 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (q) Development in the Low density residential zone in Precinct MAR LPP-3 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*.
- (r) Development in the Low density residential zone on Lot 2 on SP223022 at 3-7 Fishermans Road, Kuluin, provides for a new public road link between Martins Drive and Fishermans Road.
- (s) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.
- (t) The existing *tourist park* sites located at Cotton Tree and Maroochydore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochydore's role as a tourism focus area.
- (u) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

7.2.19.4 Performance outcomes and acceptable outcomes

Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochydore/Kuluin Local Plan Area Generally (All Zones)</i>			
PO1	Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast by accommodating uses that are complementary to, but do not compete with the intended role of,	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	the retail core (Principal centre zone and priority development area) as the primary focus for business and community activities within the principal regional activity centre.		
PO2	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the Maroochydore/Kuluin local plan area.	AO2.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO2.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and existing character <i>vegetation</i> contributing to the setting, character and sense of place of the Maroochydore/Kuluin local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, important views to the Maroochy River, beaches and other areas where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
		AO3.2	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) <i>vegetation</i> adjacent to the Maroochy River foreshore and Maroochydore beach foredunes; (b) significant <i>vegetation</i> on the northern side of the Sunshine Motorway at the gateway intersection of Maroochy Boulevard; and (c) other character <i>vegetation</i> identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development:- (a) presents an attractive streetfront address to the <i>major road</i> corridors of Maroochydore Road, Aerodrome Road, Wises Road, Sugar Road/Maud Street and Bradman Avenue; and (b) provides a wide, vegetated <i>buffer</i> to the Sunshine Motorway to visually screen and soften built form elements.	AO4.1	Development on a <i>site</i> adjacent to Maroochydore Road, Aerodrome Road, Wises Road, Sugar Road/Maud Street and Bradman Avenue provides a <i>frontage</i> treatment, including building siting and design, landscaping, fencing and signage, that contributes to a coherent <i>streetscape</i> and enhances the appearance and visual amenity of these <i>major road</i> corridors.
		AO4.2	Development provides a 10 metre wide mounded landscaped <i>buffer</i> along the

Performance Outcomes		Acceptable Outcomes	
			Sunshine Motorway road <i>frontage</i> of a <i>site</i> where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .
PO5	Development:- (a) provides for the establishment of landscaped boulevards along Bradman Avenue, Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade; and (b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydoore/Kuluin.	AO5.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, the local plan area and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO5.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO6	Development with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle <i>access</i> and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.	AO6	Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:- (a) provides for no additional vehicle <i>access</i> from these streets; and (b) rationalises existing vehicle <i>access</i> points wherever practicable.
PO7	Development on land adjacent to the Maroochy River foreshore, between Cornmeal Creek and Picnic Point Esplanade, provides for a continuous public pedestrian and cycle link along the Maroochy River foreshore as an extension to the coastal walk.	AO7	No acceptable solution provided.
PO8	Development on land with <i>frontage</i> to Eudlo Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .	AO8	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO9	Development does not compromise the provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydoore; (b) the Sunshine Motorway and any	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>future connection to the Sunshine Motorway in the south eastern part of the local plan area;</p> <p>(c) the CoastConnect Priority Public Transport and Bicycle Corridor along Aerodrome Road and Alexandra Parade; and</p> <p>(d) Maroochydore Road and Bradman Avenue.</p>		
Development in the Local Centre Zone Generally			
PO10	<p>Development in the Local centre zone:-</p> <p>(a) supports the role of the Cotton Tree Local Centre, Maroochy Waters Local Centre, Kuluin Local Centre and other local centres in the local plan area as local (not full service) activity centres; and</p> <p>(b) provides a basic level of convenience goods and services to local residents and visitors.</p>	AO10	No acceptable outcome provided.
Development in the Local Centre Zone (King Street, Cotton Tree)			
PO11	<p>Development in the Local centre zone at Cotton Tree:-</p> <p>(a) is sympathetic to the urban village character of Cotton Tree;</p> <p>(b) contributes to the vitality of King Street;</p> <p>(c) provides continuous weather protection for pedestrians;</p> <p>(d) complements the traditional main street form and <i>streetscape</i> of Cotton Tree; and</p> <p>(e) provides integrated and functional car parking and access arrangements that do not dominate the <i>streetscape</i>.</p>	AO11	<p>Development in the Local centre zone at Cotton Tree:-</p> <p>(a) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements);</p> <p>(b) provides for any residential uses to be effectively integrated with business uses;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes provision for landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for car parking in basements.</p>
Development in the Local Centre Zone (Local Business Area along Maroochydore Road)			
PO12	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <p>(a) maintains, but does not increase, the existing scale of business uses;</p> <p>(b) improves the appearance of the <i>streetscape</i>;</p> <p>(c) minimises impacts on adjoining or nearby residential uses; and</p> <p>(d) does not impact upon the operational efficiency of Maroochydore Road as a major</p>	AO12	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <p>(a) does not involve any expansion to the <i>gross floor area</i> of business uses established on the <i>site</i>;</p> <p>(b) improves the appearance of buildings and landscaping on the <i>site</i>;</p> <p>(c) provides for buildings which have a scale and form that is compatible with nearby residential buildings;</p> <p>(d) does not provide for direct access to Maroochydore Road; and</p>

Performance Outcomes		Acceptable Outcomes	
	transport corridor.		(e) does not provide for the establishment of high traffic generating uses.
Development in the Tourist Accommodation Zone (Cotton Tree Esplanade)			
PO13	Development in the Tourist accommodation zone:- (a) contributes to vitality of key streets and esplanades; and (b) is sympathetic to the coastal character of Cotton Tree and Maroochydore.	AO13	Development in the Tourist accommodation zone:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; (b) where active <i>frontages</i> are provided, incorporates all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (c) ensures that signage is integrated with the building; and (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the High Density Residential Zone in Precinct MAR LPP-1 (Evans Street)			
PO14	Development in the High density residential zone in Precinct MAR LPP-1 (Evans Street) identified on Local Plan Map LPM22 provides land along the <i>frontage</i> of Evans Street required to extend the dual carriageway configuration of Maroochy Boulevard to Maroochydore Road.	AO14	Development in the High density residential zone in Precinct MAR LPP-1 (Evans Street) provides for:- (a) development to be <i>setback</i> a minimum of 13 metres from the front property boundary; and (b) land to be dedicated to <i>Council</i> , as required to accommodate the upgrading of Evans Street.
Development in the High Density Residential Zone in Precinct MAR LPP-2 (Wharf Street)			
PO15	Development for an <i>office</i> in the High density residential zone in Precinct MAR LPP-2 (Wharf Street) identified on Local Plan Map LPM22 :- (a) is small scale only and does not detract from the intended role and function of the Maroochydore Principal Regional Activity Centre as the primary location for centre activities; (b) forms part of a <i>mixed use development</i> ; and (c) maintains the amenity of adjacent or nearby residential premises.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Lot 2 on SP223022 at 3-7 Fishermans Road Kuluin)			
PO16	Development in the Low density residential zone on Lot 2 on SP223022 at 3-7 Fishermans Road, Kuluin, provides for a new public road link between Martins Drive and Fishermans Road as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .	AO16	No acceptable outcome provided.
Development in the Low Density Residential Zone in Precinct MAR LPP-3 (Maud Street/Sugar Road)			
PO17	Development in the Low density residential zone in Precinct MAR LPP-3	AO17	Development for an <i>office</i> in the Low density residential zone in Precinct MAR

Performance Outcomes		Acceptable Outcomes	
	(Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for <i>offices</i> to be incorporated within dwellings and other small scale buildings, provided that such development:- (a) maintains the amenity of adjacent or nearby residential premises; and (b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road.		LPP-3 (Maud Street/Sugar Road):- (a) is limited to existing or new <i>dwelling houses</i> or another live/work building type with a maximum site cover of 40%; (b) provides for all required car parking to be accommodated on site within, behind or beside the main building; (c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and (d) avoids any material impact on the amenity of adjoining or nearby residential premises through the provision of landscape buffers, screen fencing and appropriate site layout.
Development in the Emerging Community Zone (Sunshine Cove)			
PO18	Development in the Emerging community zone at Sunshine Cove:- (a) contributes to the establishment of a walkable residential community in a waterside setting, comprising of a number of high quality, attractive, environmentally responsible and sustainable mixed density residential neighbourhoods; (b) provides for a range of lot sizes, dwelling types and live/work buildings, with the highest density of residential development provided in key locations; (c) provides for an interconnected open space network and community facilities that meet the needs of the local community; (d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and (e) protects the function and visual amenity of Maroochy Boulevard and the Sunshine Motorway.	AO18	No acceptable outcome provided. Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.
Development in the Community Facilities Zone (Tourist Parks)			
PO19	Development provides for the existing <i>tourist park</i> sites located at Cotton Tree and Maroochydore Beach to be retained or redeveloped as <i>tourist parks</i> .	AO19	No acceptable outcome provided.

7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolaba/Alexandra Headland local plan area as shown on Map ZM34 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolaba/Alexandra Headland local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.20.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)**.

7.2.20.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mooloolaba/Alexandra Headland local plan code.

The Mooloolaba/Alexandra Headland local plan area is located centrally in the eastern part of the Sunshine Coast to the south of Maroochydore and includes the coastal area from Alexandra Headland to Mooloolaba extending west to the Sunshine Motorway. The local plan area takes in a diverse range of land uses including tourist accommodation and associated services and events, business centres, marine industries, a variety of residential areas, as well as a range of community and sport and recreation uses. The local plan area has a land area of approximately 536 hectares.

The Mooloolaba/Alexandra Headland local plan area is a renowned and popular tourist destination and is characterised by its frontage to a spectacular natural coastline, which includes Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit and the Mooloolah River. Extensive foreshore parklands include surf lifesaving clubs, playgrounds, barbeque facilities, tourist parks and the Coastal Path. Impressive water views are available from foreshore areas and particularly from Alexandra Headland.

Business and commercial uses are concentrated in the Mooloolaba District Centre focussed on Brisbane Road and Walan Street. This area provides a range of retail, business and entertainment venues at the main entry road into Mooloolaba. A range of local businesses extend along the southern part of Brisbane Road, providing local convenience shopping and business activities for the surrounding residential community.

The beachfront areas are characterised by medium rise residential development catering for visitor and permanent accommodation. These uses are supported by small scale boutique shopping, cafes, restaurants and tourist and entertainment facilities located at key nodes along Alexandra Parade and Mooloolaba Esplanade and at Underwater World/Mooloolaba Wharf. Other low to medium rise multiple dwellings are located around the activity centres. Traditional low rise residential areas are located on the slopes to the west of Alexandra Headland and around Mooloolaba Waters.

The Mooloolaba marina, boat ramp and Yacht Club are popular recreational boating facilities within the local plan area. The Mooloolaba State Boat Harbour caters for commercial fishing operations and associated marine industries, including seafood retail and wholesale operations. Community services such as Air Sea Rescue and the Coast Guard also operate in the Mooloolaba State Boat Harbour.

Pedestrian and cycle pathways are located along the foreshore and along major roads. The CoastConnect Priority Public Transport Corridor is intended to travel along Brisbane Road, Walan Street, Mooloolaba Esplanade and Alexandra Parade providing opportunities for transit oriented redevelopment. Alexandra Parade, Brisbane Road and Buderim Avenue provide the major road links into the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.20.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
 - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
 - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park, character *vegetation* along the foreshore and views either to or from important landscape features.
 - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
 - (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
 - (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
 - (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street *frontages* and improved public spaces.
 - (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area and a well-designed and integrated public carpark.
 - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
 - (j) Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including *food and drink outlets, function facilities, bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere.
 - (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness

of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and entertainment destination, whilst maintaining the operation of the marina and protecting the amenity of surrounding residences. Development provides for Hancock Street to be enhanced with streetscaping, landscaping and public art to create an improved entrance from River Esplanade into the *site*, and includes an accessible, safe and integrated public parking facility.

- (l) Redevelopment of Key Site 2 (Underwater World/Mooloolaba Wharf) provides for a pedestrian friendly, activated village square or plaza which links to the Mooloolaba Town Park and provides improved pedestrian and visual connections through to the Mooloolah River.
- (m) Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) provides for an integrated, high quality *mixed use development* which incorporates facilities capable of attracting and accommodating a five-star international standard accommodation hotel and reinforces the role of Mooloolaba as a premier tourist destination and visitor accommodation area. Development provides for exemplar architecture, streetscape and landscape design, through a sub-tropical design response that recognises the beachfront and landmark nature of the *site*.
- (n) Development in the Local centre zone along Brisbane Road functions as a local (not full service) activity centre servicing the local convenience needs of nearby residents and visitors. Development in this area supports the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local area and contributes to the establishment of a vibrant centre and entry boulevard to Mooloolaba.
- (o) Development in the Low density residential zone maintains the traditional beachside residential character of these parts of local plan area.
- (p) Development in the Medium density residential zone in Alexandra Headland respects the existing topography and contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (q) Development in the Waterfront and marine industry zone provides for the continued operation of Mooloolaba State Boat Harbour and associated industries and small-scale complementary business uses, to support the ongoing viability of the commercial fishing operations at Mooloolaba.
- (r) The existing *tourist park* sites located on Mooloolaba Esplanade and Parkyn Parade are maintained or redeveloped as *tourist parks* to provide short term, affordable visitor accommodation to complement Mooloolaba's role as a tourism focus area.
- (s) The State government uses at Mooloolaba Spit are rationalised and provide for low key government functions which are dependent on water access, with a limited number of small scale business uses which contribute to the activation of the area and the attractiveness and safety of Mooloolaba Spit as well as improved access to adjoining parkland.
- (t) Development in the Sport and recreation zone at the Yacht Club and boat ramp contributes to tourism opportunities in Mooloolaba by providing for enhanced recreational boating opportunities and associated business uses and improving public access between Parkyn Parade and the Mooloolah River.
- (u) Development provides strong pedestrian and visual links to the coastal foreshore and Mooloolah River including through block pedestrian connections, and facilitates safe and convenient pedestrian and cycle connections to and between other key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River north along the full length of the local plan area.
- (v) Development adjacent to the CoastConnect Priority Public Transport Corridor is for transit oriented development which is fully integrated with the corridor, in particular through the protection and provision of land required for major *infrastructure* in the corridor and the provision of works to minimise vehicle *access points* to roads in the corridor.
- (w) Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba, provides for a future road link between Muraban Street and Naroo Court to improve local connectivity.

7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Mooloolaba/Alexandra Headland Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Mooloolaba and Alexandra Headland in terms of form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the beachside character of, Mooloolaba and Alexandra Headland, including boulevard treatments along Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade.	AO2.1	Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides landscaping, public art and public space improvements; (b) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, Mooloolaba and Alexandra Headland, and emphasise corner locations; and (c) incorporates design elements such as varied roof forms, changes in materials, and variations of projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.

Performance Outcomes		Acceptable Outcomes	
PO3	Development provides for the retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland.	AO3	Development on sites fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views to and from important landmark sites and landscape features including Alexandra Headland Beach, Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit, Point Cartwright, the Pacific Ocean and elevated parts of the local plan area including where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
PO4	Development protects and enhances the major open space links and scenic qualities offered by the foreshore park and reserve system, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park and the character <i>vegetation</i> along the foreshore area.	AO4.1 AO4.2	Development protects and enhances the greenspace links identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) . Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River. Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development is fully integrated with the CoastConnect Priority Public Transport Corridor, including through the protection and provision of the land required for the major <i>infrastructure</i> corridor that is located on the premises and the provision of works to minimise vehicular <i>access</i> points to roads in the corridor.	AO5.1 AO5.2	Development on sites identified on Figure 7.2.20B (Brisbane Road upgrade) as subject to road widening provides for:- (a) development to be sufficiently set back to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast; and (b) land to be provided as required to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast. Development provides for integrated vehicular <i>access</i> which minimises the number of <i>access</i> points to Brisbane Road, Mooloolaba Esplanade, Alexandra Parade, Hancock Street, Walan Street and Venning Street in the CoastConnect Priority Public Transport Corridor.
PO6	Development improves pedestrian accessibility by providing through block linkages as shown on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO6	No acceptable outcome provided.
Development in the District Centre Zone Generally			
PO7	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where

Performance Outcomes		Acceptable Outcomes	
	<p>coastal built form and <i>streetscape</i>;</p> <p>(b) provides for any new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and;</p> <p>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) provides for any residential uses to be effectively integrated with business uses;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</p> <p>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
PO8	Development in the District centre zone provides functional and integrated car parking and vehicular access, which rationalises the number of access points to Brisbane Road.	AO8	Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.
Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)			
PO9	<p>Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the <i>site</i>;</p> <p>(c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and</p> <p>(d) effectively integrates with visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.</p>	AO9	No acceptable outcome provided.
PO10	Development in the District centre zone on Key Site 1 (Brisbane Road	AO10	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) provides for well designed, accessible and integrated public car parking to meet the public parking needs.		
PO11	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) , where integrating a multi-storey public car parking facility, may:- (a) increase <i>site cover</i> to a maximum of 90% for that part of the building up to 4 <i>storeys</i> and a maximum of 65% for that part of the building exceeding 4 <i>storeys</i> ; and (b) build to the <i>primary active street frontages</i> for that part of the building up to 4 <i>storeys</i> .	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone Generally			
PO12	Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the Mooloolaba/Alexandra Headland local plan area and support the role of the Mooloolaba Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Tourist accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets; (b) provides a continuous pedestrian friendly facade; (c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; and (d) provides functional and integrated parking and access arrangements that do not dominate the street.	AO13.1	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a site having a <i>primary active street frontage</i> where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) is built to the front boundary; (b) provides a fine scale built form; (c) has building openings overlooking the street; (d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; and (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.

Performance Outcomes		Acceptable Outcomes	
		AO13.2	Development in the Tourist accommodation zone:- (a) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (b) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (c) provides for vehicular access to be rationalised and minimises access across active street <i>frontages</i> .
Development in the Tourist Accommodation Zone (Key Site 3 – Club Eatery)			
PO14	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i>, and</p> <p>(b) provides for exemplar architecture, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the beachfront and landmark nature of the <i>site</i>.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—a peer review will be required to demonstrate best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>	AO14	No acceptable outcome provided.
PO15	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) where incorporating a five-star international standard accommodation hotel component may provide for:-</p> <p>(a) a maximum <i>building height</i> to RL 50m AHD, as identified in Specific Site Note 1 on the applicable Height of Buildings and Structures Overlay Map; and</p> <p>(b) a maximum <i>site cover</i> of 90% for that part of the building up to 2 <i>storeys</i> and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 <i>storeys</i>,</p>	AO15	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 <i>storeys</i>.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> • exemplar architecture and landscape design (refer PO14); • over-sized guest rooms; • expansive lobby; • multiple restaurants; • conference facilities; • wide passageways; • high ceiling heights; • dedicated service lift; • housekeeping and linen store on every floor; • covered porte cochere capable of bus set down; and • publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool). <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining <i>site cover</i> for this performance outcome, <i>site cover</i> shall be determined based upon the floor plane of each level and not the aggregate of all levels, when viewed in plan view.</p>		
Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)			
PO16	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on Local Plan Map LPM34 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars and hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere.	AO16	No acceptable outcome provided.
Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO17	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides for the site to be redeveloped as a high quality,	AO17	No acceptable outcome provided.

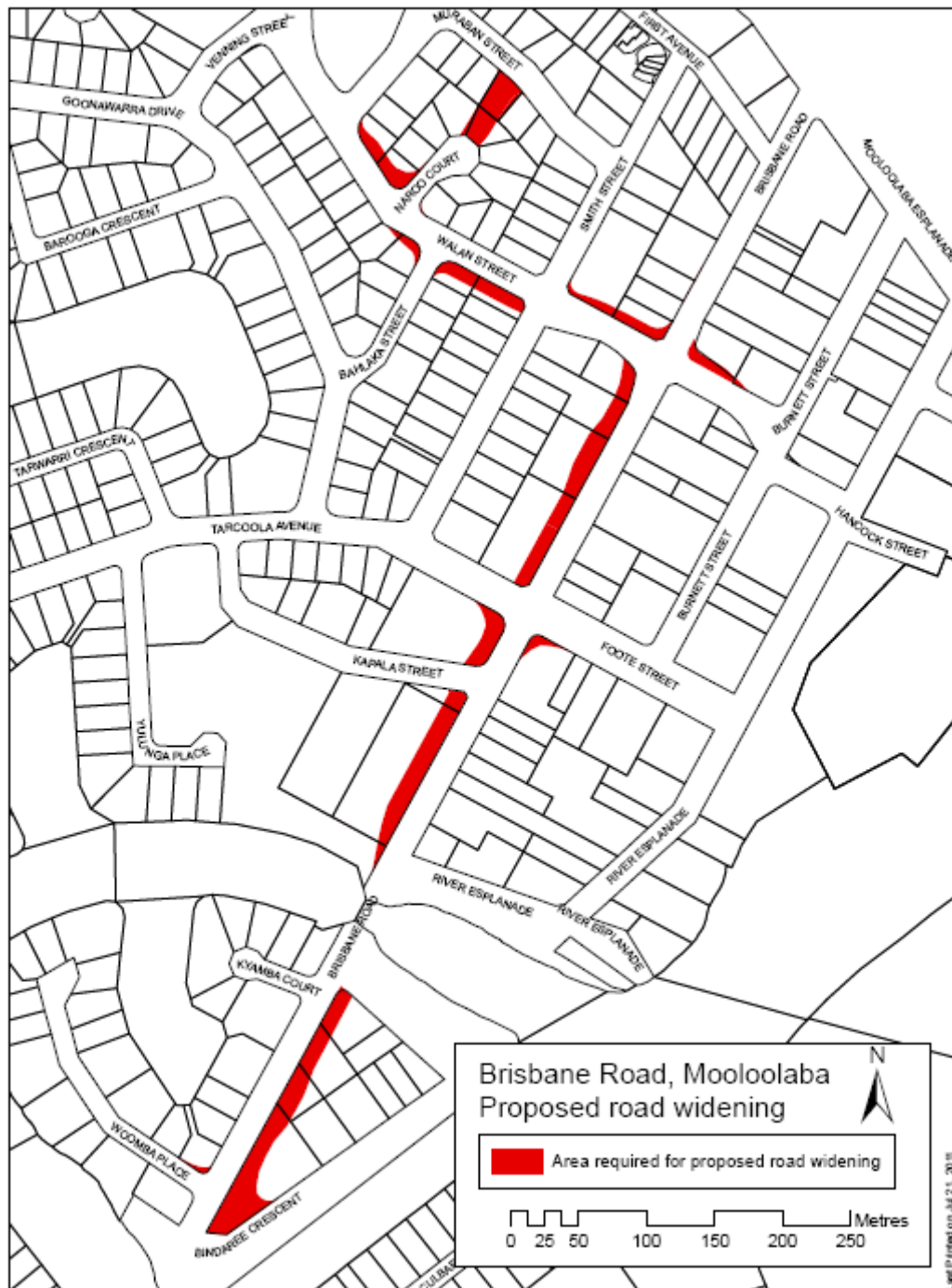
Performance Outcomes		Acceptable Outcomes	
	<p>integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade;</p> <p>(g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River;</p> <p>(h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and</p> <p>(i) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
PO18	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) improves vehicular accessibility into and through the site with primary access provided for from a road other than Parkyn Parade;</p>	AO18.1	<p>Development provides for vehicular site access which provides for:-</p> <p>(a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry</p>

Performance Outcomes		Acceptable Outcomes	
	<p>(b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and</p> <p>(c) provides for well designed, accessible and integrated public car parking.</p>	<p>AO18.2</p> <p>AO18.3</p>	<p>boulevard;</p> <p>(c) improved secondary access from Parkyn Parade; and</p> <p>(d) improved facilities for tourist buses.</p> <p>Development provides improved pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
Development in the Local Centre Zone (Brisbane Road)			
PO19	<p>Development in the Local centre zone:-</p> <p>(a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and</p> <p>(b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area.</p>	AO19	No acceptable outcome provided.
PO20	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and vehicular access that does not dominate the street.</p>	AO20	<p>Development in the Local centre zone:-</p> <p>(a) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(c) reduces the dominance of signage elements, particularly along Brisbane Road;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with the building;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides on-site car parking in basements or at the rear or one side of the development, integrated with other vehicle movement areas.</p>

Performance Outcomes		Acceptable Outcomes	
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO21	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future road, pedestrian and cycle link between Muraban Street and Naroo Court as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to improve local connectivity.	AO21	No acceptable outcome provided.
Development in the High Density Residential Zone in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)			
PO22	Development in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation) identified on Local Plan Map LPM34 provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which:- (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO22	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO23	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	AO23	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO24	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of this <i>frontage</i> ; (e) provides required car parking on site; (f) contributes to streetscape	AO24	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>improvements along Parkyn Parade; and</p> <p>(g) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO25	<p>Development in the Sport and recreation zone at The Yacht Club and boat ramp:-</p> <p>(a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated <i>ancillary</i> uses;</p> <p>(b) improves public access between Parkyn Parade and the Mooloolah River;</p> <p>(c) provides required car-parking on site;</p> <p>(d) contributes to streetscape improvements along Parkyn Parade; and</p> <p>(e) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>	AO25	No acceptable outcome provided.
Development in the Community Facilities Zone			
PO26	Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i> .	AO26	No acceptable outcome provided.
PO27	<p>Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on Local Plan Map LPM34 provides for:-</p> <p>(a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions;</p> <p>(b) building design which addresses the street and adjoining parkland;</p> <p>(c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and</p> <p>(d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.</p>	AO27	No acceptable outcome provided.

Figure 7.2.20B Brisbane Road upgrade



7.2.21 Mooloolah local plan code

7.2.21.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolah local plan area as shown on Map ZM41 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolah local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.21.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.21.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.21A (Mooloolah local plan elements)**.

7.2.21.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mooloolah local plan code.

The Mooloolah local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Landsborough and Eudlo. The local plan area comprises the small rural town of Mooloolah and adjacent urban and rural residential areas. The local plan area has a land area of approximately 790 hectares.

The Mooloolah local plan area is framed to the west by the Blackall Range, to the south by the tall eucalypts of the Dularcha National Park, Mooloolah Forest Reserve and Tunnel Ridge and to the north by the Mooloolah Range. The local plan area is traversed by the Mooloolah River and South Mooloolah River and their tributaries and has a generally flat to gently undulating landform reflecting its location adjacent to the Mooloolah floodplain. Steeper parts are found on the edges of the local plan area where the land rises around the adjacent ranges.

The Mooloolah local plan area derives its character from its picturesque rural and natural landscape setting, village character and strong community feel. Mooloolah Connection Road provides a physical and visual gateway to the town, with a distinct sense of arrival provided by striking views to the Blackall Range, and the current railway crossing and traditional style pedestrian overpass. The town has a strong horse riding community with a pony club and riding school both located in close proximity to the town centre. Riders often travel through the town, adding to the rural character.

The Mooloolah Town Centre provides important commercial, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of the surrounding rural residential and rural communities. The town centre is currently divided into two parts by the North Coast Rail Line, with the western side of the rail line focussed on Bray Road and Jones Street, and the eastern side predominantly along Mooloolah Connection Road. The open level crossing provides good connectivity between the two sides of the town centre and functions as a gateway to the town.

Although the buildings in the centre are relatively new, they comprise characteristics of traditional rural towns, particularly on the western side of the railway. The town centre is complemented by the open space reserves of the Village Green and Martin Rungert Park. A number of community facilities are located within the local plan area including a local State primary school, community centre, public hall and recreation reserve (pony club). The Mooloolah railway shelter is of local heritage significance.

The local plan area consists of small residential lots focused on Jones Street and the northern side of Paget Street with the remaining residential areas of the town characterised by dwelling houses on larger sized lots.

The rural residential and rural lands surrounding the town are constrained by flooding, sloping topography and native vegetation which also contribute to the scenic amenity and character of the local plan area.

The North Coast Rail Line is planned to be subject to realignment and duplication. As part of the duplication, provision has been made for a potential road overpass and closure of the current open level crossing. Closure of the open level crossing will physically and visually segregate the town and has the potential to impact significantly on the character and functionality of the town centre. If this option is pursued, maintaining connectivity for pedestrians, cyclists and horse riders will be critical.

Mooloolah Road/Connection Road is the major road link within the local plan area. Other important local road links include Neil Road, Bray Road and King Road. Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.21.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolah local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolah local plan area.
- (2) The purpose of the Mooloolah local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolah remains a small rural town with an intimate rural character and identity, primarily servicing the local community and visitors to the area. Some expansion of local business, residential and rural residential uses is provided for.
 - (b) Urban and rural residential development within the Mooloolah local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Mooloolah, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key landscape, built form and natural environment elements that contribute to the setting, character and identity of the Mooloolah local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) The Mooloolah Town Centre functions as a local (full service) activity centre providing a range of convenience goods and services to residents of the local plan area and surrounding rural and rural residential areas and provides a focus for small scale retail, commercial and community activity.
 - (e) Whilst the retail and commercial functions of Mooloolah centre may expand and be enhanced, the town centre remains compact and focused on the western side of the railway, with any expansion limited to land included within the Local business zone. Residents of Mooloolah continue to rely upon larger centres such as Beerwah, Sippy Downs or Caloundra to fulfil higher order business and industry needs.
 - (f) The 'rural town' feel, traditional built form and *streetscape* character of the Mooloolah Town Centre is retained and reinforced with Bray Road, Jones Street and Mooloolah Road enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements and enhances the traditional *streetscape* and building form established on the western side of the railway line.
 - (g) Development in the Local centre zone on Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, provides for the establishment of a *hotel (tavern)* and *short-term accommodation*. Such development is configured, designed and operated in a manner which minimises impacts on local residential amenity and *adjoining premises*.
 - (h) Development is designed and sited to protect significant views from Mooloolah Connection Road and the Mooloolah Town Centre to the Blackall Range.
 - (i) Development in the Medium density residential zone provides for the establishment of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the Mooloolah local plan area, the scale and character of the *streetscape* and surrounding development.
 - (j) Development in the Low density residential zone and Rural residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees. Development is designed and sited to sensitively respond to the physical characteristics of the land including

flooding and slope constraints, and provides for the retention and enhancement of native *vegetation* and appropriate riparian buffers to the Mooloolah River, South Mooloolah River and tributaries. Where applicable, development provides for the effective treatment and disposal of effluent on-site.

- (k) *Home based business, bed and breakfast* accommodation and other complementary uses support local employment and take advantage of the comparatively large lot size and the town's picturesque rural and natural setting. These complementary uses are located and designed to protect the local environment and the amenity of surrounding areas.
- (l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (m) Development does not compromise or adversely impact upon the future provision or operation of the North Coast Rail Line realignment and duplication and preserves the option for an associated road overpass and pedestrian and cycle connections.

7.2.21.4 Performance outcomes and acceptable outcomes

Table 7.2.21.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Mooloolah Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that reflects and enhances the rural town character of Mooloolah in terms of form, composition and use of materials.	AO1.1	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.2	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development provides for the retention and enhancement of key landscape elements including historical structures, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Mooloolah.	AO2.1	Development provides for the retention or relocation and adaptive re-use of, the Mooloolah railway shelter and pedestrian overpass.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to the Blackall Range, particularly from Mooloolah Road and the town centre, and other views to surrounding rural and natural areas including Dularcha National Park and adjacent ranges where identified on Figure 7.2.21A (Mooloolah local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contribute to the <i>streetscape</i> character and vegetated backdrop to the town including:- (a) character <i>vegetation</i> in Martin Rungert Park and the Village Green where identified on Figure 7.2.21A (Mooloolah local plan elements) ; and (b) riparian <i>vegetation</i> along the Mooloolah River and South

Performance Outcomes		Acceptable Outcomes	
			<p>Mooloolah River and their tributaries.</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the rural town character of, Mooloolah.	AO3.1	<p>Development adjacent to the primary streetscape treatment area or the identified gateway/entry point within the town centre on Figure 7.2.21A (Mooloolah local plan elements) incorporates architectural and landscape treatments and other design elements which:-</p> <p>(a) enhance the sense of arrival to, and the rural town character of, Mooloolah; and</p> <p>(b) emphasise corner sites and locations.</p>
		AO3.2	<p>Development adjacent to the gateway/entry point on Mooloolah Road at the South Mooloolah River identified on Figure 7.2.21A (Mooloolah local plan elements) provides for the retention and enhancement of riparian <i>vegetation</i> and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.</p>
		AO3.3	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO4	No acceptable outcome provided.
PO5	Development on land with frontage to the Mooloolah River and South Mooloolah River, or on land otherwise identified as a local ecological linkage on Figure 7.2.21A (Mooloolah local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	Development does not compromise the future provision and operation of	AO6	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>transport networks</i> including:-</p> <ul style="list-style-type: none"> (a) the proposed North Coast Rail Line realignment and duplication; (b) the potential future road overpass connecting Mooloolah Road and Jones Street; and (c) the pedestrian and cycle overpass linking the two business areas of the town. 		
Development in the Local Centre Zone Generally			
PO7	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support Mooloolah Town Centre's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors. 	AO7	No acceptable outcome provided.
PO8	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) is sympathetic to the rural character and identity of Mooloolah; (b) complements the traditional built form and <i>streetscape</i>; (c) provides an active interface to the street; and (d) provides integrated and functional parking and access arrangements that do not dominate the street. 	AO8	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) provides for Bray Road, Jones Street and Mooloolah Road to be maintained and enhanced as wide, attractive and pedestrian friendly main streets; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reflects and enhances the character of existing buildings on the western side of the railway; (d) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.21A (Mooloolah local plan elements); (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerb; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street including a well defined shopfront and entry doors; (h) uses colour schemes and external finishes consistent with the theme established on the western side of the railway; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (k) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.

Performance Outcomes		Acceptable Outcomes	
Development in the Local Centre Zone (Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road)			
PO9	<p>Development in the Local centre zone on Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, provides for the establishment of a <i>hotel</i> (tavern) and <i>short-term accommodation</i>, provided that such development:-</p> <ul style="list-style-type: none"> (a) provides for Lot 2 on RP8476 to be developed for residential purposes, with <i>hotel</i> related activities occurring on the remainder of the site oriented towards Way Street and Mooloolah Road; (b) provides for a minimum 3 metre wide densely planted landscape <i>buffer</i> and 1.8 metre solid screen fence to adjoining residential premises; (c) does not provide for gaming or betting activities or a drive through bottle shop; (d) is designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and (e) is subject to a safety, security and emergency management plan developed in conjunction with the <i>Council</i> and relevant emergency services. 	AO9	No acceptable outcome provided.
PO10	<p>Development of Lot 2 on RP8474 and Lots 1 and 2 on RP8476, Mooloolah Road, is limited to residential uses should the tavern not proceed in order to facilitate consolidation of business uses in the town centre on the western side of the railway line.</p>	AO10	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO11	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (c) provides for building form that reflects the traditional Queensland style; (d) contributes positively to local <i>streetscape</i> character; (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; and (g) avoids constrained land. 	AO11	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides an attractive street address to Paget Street and the Village Green; (b) provides buildings which have the appearance of one or more individual buildings on the <i>site</i> with each building being of a <i>dwelling house</i> scale; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i>; and (g) avoids flood prone land, protects

Performance Outcomes		Acceptable Outcomes	
			native <i>vegetation</i> areas and provides appropriate riparian buffers to South Mooloolah River.
Development in the Low Density Residential Zone and Rural Residential Zone			
PO12	Reconfiguring a lot in the Low density residential zone and Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of the Mooloolah local plan area; and (b) where applicable, provides for safe and effective treatment and disposal of effluent on site.	AO12.1 AO12.2	Development in the Low density residential zone provides for lots which are a minimum of 1,000m ² in area. Development in the Rural residential zone provides for lots which are a minimum of 4,000m ² in area, or larger where required to provide for adequate on-site effluent disposal.
PO13	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; (b) avoids flood prone land and responds sensitively to areas with slope and landslide constraints; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Mooloolah River, South Mooloolah River and their tributaries; and (d) provides an open feel and transition between the town and adjoining rural residential and rural areas.	AO13	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.21A (Mooloolah local plan elements) ; (b) avoids land subject to flooding, slope and landslide constraints; (c) protects native <i>vegetation</i> and dedicates land for ecological purposes along <i>waterways</i> , where identified as a local ecological linkage on Figure 7.2.21A (Mooloolah local plan elements) , that links to existing land in the Open space zone or Environmental management and conservation zone; and (d) provides for larger lot sizes adjoining land in the Rural zone or Rural residential zone.

7.2.22 Nambour local plan code

7.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Nambour local plan area as shown on Map ZM18 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Nambour local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.22.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.22A (Nambour local plan elements)**.

7.2.22.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Nambour local plan code.

The Nambour local plan area is located in the central hinterland of the Sunshine Coast on the North Coast Rail Line and west of the Bruce Highway. The local plan area takes in the town centre and surrounding urban areas of Nambour, which is the largest rural town on the Sunshine Coast. The local plan area has a land area of approximately 1,990 hectares.

The local plan area has a picturesque setting, framed by surrounding hills and hillside vegetation. The local plan area itself is characterised by variable topography with steeper slopes around the margins of the area and undulating land in the central parts. Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek are the main waterways that traverse the local plan area, with central parts of the local plan area, including the fringes of the town centre, being subject to periodic flooding.

Areas of significant riparian vegetation, open space and natural bushland are contained within the local plan area, with Petrie Creek and tributaries providing an important ecological and open space spine. Bushland parks such as Koala Park and Cilento Bushland Conservation Reserve contain high quality remnant vegetation and contribute to the visually attractive setting of Nambour. Nambour also enjoys significant vistas to the Blackall Range in the west and east along the Petrie Creek floodplain to the coast.

Nambour serves an important role as a major regional activity centre providing higher order retail, employment and service needs of its resident population and surrounding hinterland areas, including the nearby rural towns of Woombye, Palmwoods, Montville, Mapleton and Yandina.

These services are mainly provided by the traditional town centre of Nambour focused around Currie Street and Howard Street. A number of smaller local business centres provide for the convenience needs of residential neighbourhoods within the local plan area.

The local plan area also accommodates industrial uses and development, including established industrial estates located in and around Windsor Road, Daniel Street and Rigby Street. The north-eastern corner of the local plan area, focused around the Bruce Highway/Bli Bli Road interchange, includes large extractive industry operations as well as major municipal uses including a regional waste management facility and wastewater treatment plant.

A range of State and Commonwealth Government services are provided in the town and Nambour is also the centre of local government administration for the Sunshine Coast Council. Nambour is also the main regional hub for health and medical services on the Sunshine Coast accommodating two major hospitals, being Nambour General Hospital and the Nambour Selangor Private Hospital. The local plan area contains a range of educational facilities, including a number of primary and secondary schools as well as the Sunshine Coast Institute of TAFE, which is one of the key centres for learning in the region.

A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies that provide a valuable community focus for the surrounding hinterland and the wider Sunshine Coast.

Nambour provides a mix of residential types to meet community needs, including several retirement communities. However, housing remains predominantly detached in character. Significant consolidation and redevelopment opportunities are available in the local plan area, particularly within walking distance to the town centre and railway station. The older residential parts of the local plan area contain pockets of character housing in the traditional Queensland style. Consolidation is intended to be undertaken in a manner which is sympathetic to the established character of these areas, including the retention of existing character buildings within the development design.

The main north-south road access through the local plan area is via Nambour Connection Road. Bli Bli Road and Petrie Creek Road provide the main road connections between the local plan area and the coastal urban area to the east. Nambour-Mapleton Road provides the main road connection between the local plan area and rural towns and communities to the west. The Bruce Highway passes through the north-eastern corner of the local plan area.

Nambour provides a key transit hub connecting the passenger rail system from Brisbane to the Sunshine Coast's public transport (bus) network. The proposed realignment and duplication of the North Coast Rail Line north to Nambour will further enhance opportunities for transit oriented development in and around the town centre.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.22.3 Purpose and overall outcomes

- (1) The purpose of the Nambour local plan code is to provide locally relevant planning provisions for the assessment of development within the Nambour local plan area.
- (2) The purpose of the Nambour local plan code will be achieved through the following overall outcomes:-
 - (a) Nambour is progressively developed as a major regional activity centre, providing a broad range of higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
 - (b) Significant urban consolidation and redevelopment opportunities are provided for within Nambour, with a focus on transit oriented development in and around the town centre and railway station.
 - (c) Urban development within the Nambour local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Nambour, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Nambour as the dominant major regional activity centre for the central Sunshine Coast hinterland are provided to service the needs of Nambour and surrounding areas including Woombye, Palmwoods, Montville, Mapleton and Yandina.
 - (e) Development in the Major centre zone provides for mixed use premises incorporating residential uses above the ground storey so as to provide greater vitality and causal surveillance within the town centre and achieve residential densities that support centre functions and public transport. Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
 - (f) Development in Precincts NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live music which creates a vibrant atmosphere.

- (g) Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.
- (h) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.
- (i) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.
- (j) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.
- (k) Development within the local plan area protects and retains the established character areas of Nambour and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
- (l) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.
- (m) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.
- (n) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development relative to its surrounds.
- (o) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
- (p) Development in the Community facilities zone at Carter Road/Doolan Street Nambour (Sundale Nambour Garden Village) is master planned to ensure that development occurs in a functionally efficient and integrated manner. Development provides for a range of *residential care facilities* and *retirement facilities* complemented by a range of supporting small-scale business and community activities. Such activities do not detract from the role and function of the Nambour Town Centre as the key focus for business activities. Development provides a transition of *building height* adjacent to Carter Road/Doolan Street to minimise amenity impacts and achieve appropriate building massing and scale relative to its surroundings. Development also contributes to the retention of the preferred built form character for the Nambour local plan area.

- (q) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flooding, steep slopes and *ecologically important areas*.
- (r) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitate safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (s) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line.

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1 AO2.2 AO2.3	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments. Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) . Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former	AO3	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.		
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the contemporary rural town character of, and sense of entry and arrival to, Nambour.	AO4.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.22A (Nambour local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and contemporary rural town character of, Nambour, and emphasise corner locations.
		AO4.2	Development adjacent to the gateway/entry point on Nambour Connection Road at Panorama Drive, identified on Figure 7.2.22A (Nambour local plan elements) provides for the retention and enhancement of significant views and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.
		AO4.3	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO5	Development on land with frontage to Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.22A (Nambour local plan elements) , facilitates the provision of the local ecological linkage.	AO5	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO6	Development protects prominent hillsides, ridgelines and escarpments in the local plan area through sensitive and innovative lot layouts and building siting and design.	AO6	No acceptable outcome provided.
PO7	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including, but not limited to, those connections identified conceptually on Figure 7.2.22A (Nambour local plan elements) .	AO7	No acceptable outcome provided.
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Coast Rail Line.		
Development in the Major Centre Zone Generally			
PO9	<p>Development in the Major centre zone provides large scale and mixed uses that:-</p> <p>(a) support Nambour's role and function as the dominant major regional activity centre for the central Sunshine Coast hinterland, subservient only to the Maroochydore Principal Regional Activity Centre; and</p> <p>(b) provide a wide range of higher order goods and services to Nambour's resident population and surrounding areas, including Woombye, Palmwoods, Montville, Mapleton and Yandina.</p>	AO9	No acceptable outcome provided.
PO10	<p>Development in the Major centre zone:-</p> <p>(a) is sympathetic to and reinforces the rural character and heritage values of Nambour;</p> <p>(b) provides a walkable town centre which includes a permeable street network, wide tree lined footpaths and continuous weather protection for pedestrians along active or semi-active streetfront areas;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) maximises the physical and visual accessibility to Nambour's transit hub; and</p> <p>(e) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	AO10	<p>Development in the Major centre zone:-</p> <p>(a) respects the layout, scale and character of development on adjoining sites;</p> <p>(b) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.22A (Nambour local plan elements);</p> <p>(c) provides for adaptive reuse, with limited modification, of heritage places or <i>character buildings</i> that is sympathetic to the inherent character of the building and the Nambour town centre context;</p> <p>(d) provides for vertical and horizontal building elements created through the visible expression of building design elements such as columns, doors and doorways, windows, awnings, screens, shade structures, low relief decorative elements, parapet details and shadow lines;</p> <p>(e) incorporates variety in <i>storey</i> height, recessed upper levels, single and double <i>storey</i> colonnades and recesses for balconies and verandahs such that long unbroken blank wall planes with repetitive elements and continuous roof lines are avoided;</p> <p>(f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:-</p> <p>(i) vertical building proportions that divide the building elevation into three (3) or more major vertical parts for every 20 metres of street <i>frontage</i> as identified on Figure 7.2.22B (Typical vertical proportions along part of Currie Street);</p> <p>(ii) roof forms designed to diminish the visual impact of large floor plate buildings and large flat roof forms by articulated roof designs (pitched or sloped) with multiple ridge lines and incorporating articulated upper facades as identified on Figure 7.2.22C</p>

Performance Outcomes		Acceptable Outcomes	
			<p>(Articulated and 'fine grain' skyline); and</p> <p>(iii) understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(g) ensures that signage is integrated with the building;</p> <p>(h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(i) provides all weather protection along active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i>;</p> <p>(j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(k) provides for on-site car parking at the rear or below ground level of the development.</p>
PO11	<p>Development in the Major centre zone facilitates pedestrian movement and connectivity by providing pedestrian through-block links that:-</p> <p>(a) are located to connect key activity nodes, including the Nambour transit hub, and pedestrian crossings of streets;</p> <p>(b) provide a safe alternative to the street-based movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO11	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Hospitality Area) and Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO12	<p>Development in Precinct NAM LPP-1 (Nambour Hospitality Area) and NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere.</p>	AO12	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)			
PO13	<p>Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) identified on Local Plan Map LPM18 provides for a proportional share of the total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket or discount department store</i>, with a <i>gross leasable floor area</i> not exceeding</p>	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	4,000m ² .		
PO14	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for any large floor plate retail use to be located to the north of the Bury Street extension and on the western side of the Mill Lane extension identified on Figure 7.2.22A (Nambour local plan elements) .	AO14	No acceptable outcome provided.
PO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area):- (a) provides for the establishment of an outwardly focused, active main street format; and (b) visually and physically integrates with the established town centre of Nambour and the State heritage-listed Mill Houses.	AO15	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) is provided in a main street configuration and ensures that:- (a) any large floor plate retail use is separated from the street by sleeving; (b) sleeving comprises active retail business uses or catering business uses located at ground level with residential uses and commercial business uses located on upper building levels; (c) sleeving extends to the Bury Street and Mill Street boundaries and is provided adjacent to the Mill House Courtyard; (d) a civic space (mini plaza) is provided opposite the Mill House Courtyard; (e) site interpretative features, such as public artwork, are provided; and (f) service lanes and loading bays are appropriately screened and are located adjacent to the rail line corridor in areas of least visibility.
PO16	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides a functional and permeable street network that:- (a) is integrated with the street network in the Nambour Town Centre; (b) is in the configuration identified on Figure 7.2.22A (Nambour local plan elements) ; and (c) incorporates the following road network and intersection improvements:- (i) the widening and extension of Mill Lane to connect to Mill Street adjacent to the Mill Houses; (ii) the extension of Bury Street into the Former Mill Site; (iii) the extension of Mitchell Street into the Former Mill Site; (iv) intersections upgraded at Mill Street/Mill Lane and Mitchell Street/Mill Lane; and (v) a new intersection located at the Bury Street and new Mill Lane extension.	AO16	No acceptable outcome provided.
PO17	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) ensures that the State heritage listed Mill Houses:- (a) are sensitively reused for a range of business, community and cultural activities; and	AO17	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) provides for the establishment of a 'Mill Houses Courtyard' that:- (a) is in the location identified on Figure 7.2.22A (Nambour local plan elements) ;

Performance Outcomes		Acceptable Outcomes	
	(b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site.		(b) is designed and constructed in accordance with a detailed master plan; and (c) provides for the following:- (i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values; (ii) soft and hard landscaped surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses; (iii) retention of mature <i>vegetation</i> ; (iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures; (v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre; (vi) public art works and signage elements that celebrate the Mill Houses' heritage values; (vii) public accessibility at all times; (viii) clear sight lines and visibility corridors to the Mill Houses; and (ix) compliance with disability access and CPTED principles and standards.
PO18	Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) on or adjacent to the 'Mill House Courtyard':- (a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and (b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function.	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:- (a) <i>mixed use development</i> that incorporates medium to high density residential uses; (b) a range of commercial and entertainment/catering business uses; (c) retail business uses at a scale and intensity less than in other parts of the Major centre zone; (d) <i>showrooms</i> ; and (e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on surrounding uses.	AO19	No acceptable outcome provided.
PO20	Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:- (a) a use listed as a consistent use in	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Column 1 of Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.2 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.2 is an inconsistent use and is not intended to occur in the Major centre zone in Precinct NAM LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the Major centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone).</p>		
PO21	<p>Development in that part of Precinct NAM LPP-3 (Town Centre Frame) centred on Price Street:-</p> <p>(a) maximises the physical and visual accessibility to the transit hub and town centre core retail area; and</p> <p>(b) does not inhibit, prevent or delay the provision and delivery of the North Coast Rail Line corridor upgrade and transit hub.</p>	AO21	No acceptable outcome provided.
Development in the Local Centre Zone in Precinct NAM LPP-4 (Nambour Health Hub)			
PO22	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Precinct Map LPM18:-</p> <p>(a) contributes to the creation of a cluster of health-related business uses which complement the nearby <i>hospital</i> uses;</p> <p>(b) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; and</p> <p>(c) has an intensity and scale which does not detract from the role and function of the Nambour Town Centre as the key focus for <i>office</i> and retail activities.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone) to occur in the</p>	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.3 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.3 is an inconsistent use and is not intended to occur in the Local centre zone in Precinct NAM LPP-4.</p> <p>Note—consistent and potentially consistent uses for other areas within the Local centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).</p>		
PO24	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub):-</p> <p>(a) is sympathetic to the traditional built form and <i>streetscape</i> character of residential development and identified character areas in the locality;</p> <p>(b) provides an attractive streetfront address;</p> <p>(c) provides a high level of accessibility and permeability for pedestrians; and</p> <p>(d) provides an integrated approach to the provision of on-site car parking and the management of car parking demand in a manner which does not dominate the street.</p>	<p>AO24.1</p> <p>AO24.2</p> <p>AO24.3</p> <p>AO24.4</p> <p>AO24.5</p> <p>AO24.6</p>	<p>Development provides for the retention and adaptive re-use of existing residential buildings, with limited external modification.</p> <p>OR</p> <p>New buildings are sited and designed to be of an appearance and scale that is sympathetic to existing residential development in the locality.</p> <p>Development provides for business uses to address the street with attractive buildings and landscaping established along <i>frontages</i> to Blackall Terrace, Nambour-Mapleton Road, and Hospital Road.</p> <p>Development provides for safe, efficient and legible pedestrian access to the hospitals and associated medical and related uses in the locality.</p> <p>Development provides for on-site car parking areas to be located behind, under or at one side of buildings such that parking areas do not dominate the street or interfere with the continuity of the <i>streetscape</i>.</p> <p>Development is undertaken in accordance with a car parking and public transport management plan which identifies how the operational needs of the development are to be met through a combination of travel modes such that there is a reduction in demand for on-site car parking.</p> <p>Where located in a character area identified on a Heritage and character areas overlay map, development provides for shared access driveways between <i>sites</i> where there is restricted access within one <i>site</i> to gain rear access.</p>

Performance Outcomes		Acceptable Outcomes	
Development in the Medium Density Residential Zone			
PO25	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is sympathetic to and respects the character of established residential areas and identified character areas; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for building form that reflects the traditional Queensland style; (e) contributes positively to local <i>streetscape</i> character; (f) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (g) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; and (h) avoids constrained land. 	AO25	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides buildings which have the appearance of one or more individual buildings on the <i>site</i> with each building being of a <i>dwelling house</i> scale; (b) where located within an identified character area identified on a Heritage and character areas overlay map:- <ul style="list-style-type: none"> (i) provides for the retention and adaptive re-use of existing residential buildings, with limited external modification; (ii) provides for shared access driveways between sites where there is restricted access within one site to gain rear access; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i>; and (g) avoids land subject to constraints.
Development in the Low Density Residential Zone			
PO26	<p>Reconfiguring a lot within the Low density residential zone:-</p> <ul style="list-style-type: none"> (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) is compatible with the predominant landscape character of its location and setting; and (c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land. 	AO26	<p>Reconfiguring a lot in the Low density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) avoids or minimises <i>vegetation clearing</i>; (c) provides street trees and landscaping which complements nearby bushland, contributing to the re-forestation of the hillsides and riparian corridors and softening the visual impact of urban development; and (d) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.22A (Nambour local plan elements).
Development in the Emerging Community Zone			
PO27	<p>Development in the Emerging community zone contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:-</p> <ul style="list-style-type: none"> (a) are designed to sensitively respond to site characteristics and avoids significant scarring of the 	AO27	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>landscape;</p> <p>(b) are integrated with and connect to established residential development to the north and the east;</p> <p>(c) have legible and permeable local street systems and movement networks;</p> <p>(d) provide for the coordinated provision of <i>infrastructure</i>; and</p> <p>(e) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i>.</p>		
PO28	Development in the Emerging community zone provides for the establishment of a mix of land uses and housing types at a scale and intensity and in a configuration that is sympathetic to the character and amenity of established residential neighbourhoods.	AO28	No acceptable outcome provided.
Development in the Community Facilities Zone (Sundale Nambour Garden Village)			
PO29	<p>Development in the Community facilities zone (Sundale Nambour Garden Village):-</p> <p>(a) occurs in accordance with an approved master plan for the whole of the <i>site</i> that provides for facility elements to be configured in a functionally efficient and integrated manner;</p> <p>(b) provides for a range of <i>residential care facilities</i> and <i>retirement facilities</i>;</p> <p>(c) contributes to the creation of a cluster of health-related business uses which complement the <i>residential care facility/retirement facility</i> on the same <i>site</i>;</p> <p>(d) provides for a limited range of other business and community activities which complement the <i>residential care facility/retirement facility</i> on the same <i>site</i> and residential uses in the immediate area; and</p> <p>(e) ensures that business activities have an intensity and scale which do not detract from the role and function of the Nambour Town Centre as the key focus for commercial and retail activities.</p>	AO29	No acceptable outcome provided.
PO30	Development in the Community facilities zone (Sundale Nambour Garden Village) provides a built form that is sympathetic to surrounding residential development, with a transition of <i>building height</i> , bulk and scale at the Carter Road/Doolan Street frontages.	AO30	<p><i>In partial fulfilment of Performance Outcome PO30:-</i></p> <p>Development in the community facilities zone (Sundale Nambour Garden Village) where adjoining or opposite a residential use or land included in a <i>residential zone</i>, provides for buildings and structures to be <i>setback</i> from the corresponding <i>site</i> boundary a minimum distance equal to the height of the building or structure.</p>
PO31	<p>Development in the Community facilities zone (Sundale Nambour Garden Village):-</p> <p>(a) preserves the amenity of adjacent land and <i>dwelling houses</i>;</p> <p>(b) does not dominate the <i>streetscape</i></p>	AO31	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<p>and contributes positively to local <i>streetscape</i> character;</p> <p>(c) provides for buildings which are designed to address and optimise casual surveillance to public streets, pedestrian pathways, Petrie Creek and other areas of community activity;</p> <p>(d) maintains an adequate area suitable for landscapes adjacent to the road <i>frontages</i>;</p> <p>(e) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>;</p> <p>(f) maintains the visual continuity and pattern of buildings and landscape elements within the immediate area;</p> <p>(g) provides for the protection and buffering of <i>ecologically important areas</i> and local ecological linkages identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(h) maintains and, wherever practicable, enhances pedestrian and cycle connectivity along Petrie Creek and to existing and planned pedestrian/cycle pathways.</p>	

Table 7.2.22.4.2 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct NAM LPP-3 – Town Centre Frame)	
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> (where not incorporating a <i>drive-through facility</i>) (f) <i>Funeral parlour</i> (g) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (h) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Health care services</i> (j) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (k) <i>Office</i> (l) <i>Sales office</i> (m) <i>Service station</i> (n) <i>Shop</i> (where occupying not more than 200m ² of	(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)

Column 1 Consistent uses	Column 2 Potentially consistent uses
gross leasable floor area	
(o) Showroom	
(p) Veterinary services	
Industrial activities	
(a) Service industry	Research and technology industry
(b) Low impact industry (where occupying not more than 200m ² of gross leasable floor area)	
Community activities	
(a) Child care centre	None
(b) Community care centre	
(c) Community use	
(d) Educational establishment	
(e) Emergency services	
(f) Place of worship	
Sport and recreation activities	
(a) Club	None
(b) Indoor sport and recreation	
(c) Park	
Other activities	
(a) Parking station	None
(b) Telecommunications facility (where other than a freestanding tower)	
(c) Utility installation (where a local utility)	

Table 7.2.22.4.3 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone

Note—This table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Local Centre Zone (Precinct NAM LPP-4 – Nambour Health Hub)	
Residential activities	
(a) Caretaker's accommodation	(a) Retirement facility (b) Residential care facility
(b) Community residence	
(c) Dual occupancy (where forming part of a mixed use development)	
(d) Dwelling unit	
(e) Multiple dwelling	
(f) Rooming accommodation	
(g) Short-term accommodation	
Business activities	
(a) Food and drink outlet (other than where incorporating a drive-through facility or where for a high volume convenience restaurant)	Theatre (other than a multiplex cinema)
(b) Funeral parlour	
(c) Health care services	
(d) Home based business (other than where involving a high impact home based business activity)	
(e) Office	
(f) Sales office	
(g) Shop (where having a gross leasable floor area not exceeding 200m ²)	
(h) Shopping centre (where having a total gross leasable floor area not exceeding 1000m ² and any individual shop tenancy does not exceed a gross leasable floor area of 200m ²)	
Industrial activities	
Service industry	None
Community activities	
(a) Child care centre	None
(b) Community care centre	
(c) Community use	
(d) Educational establishment	
(e) Emergency services	
(f) Hospital	
(g) Place of worship	
Sport and recreation activities	
Park	None
Other activities	
(a) Parking station	None

Column 1 Consistent uses	Column 2 Potentially consistent uses
(b) <i>Utility installation (where a local utility)</i>	

Figure 7.2.22B Typical vertical proportions along part of Currie Street

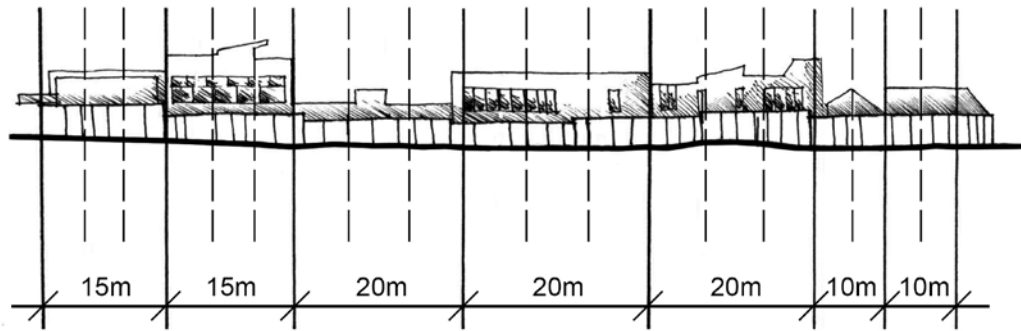
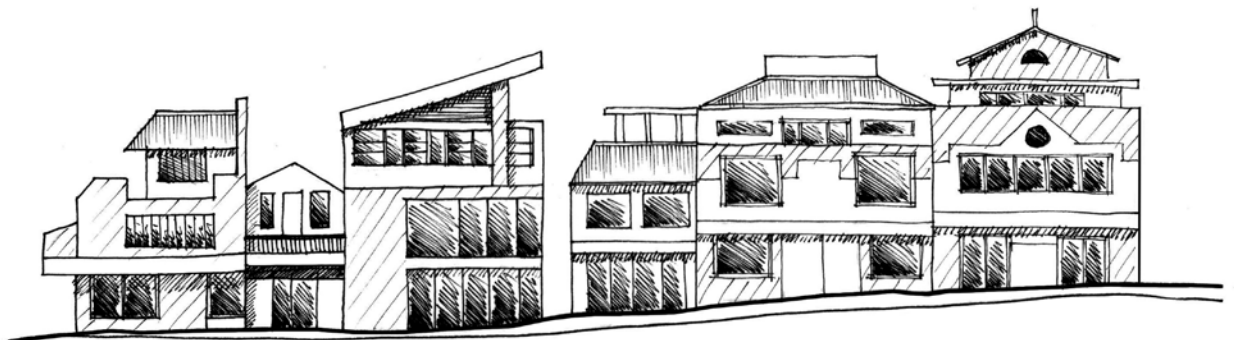


Figure 7.2.22C Articulated and 'fine grain' skyline



7.2.23 Palmwoods local plan code

7.2.23.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Palmwoods local plan area as shown on Map ZM28 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Palmwoods local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.23.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.23.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.23A (Palmwoods local plan elements)**.

7.2.23.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Palmwoods local plan code.

The Palmwoods local plan area is located in the central part of the Sunshine Coast on the North Coast Rail Line immediately south of Nambour and Woombye. The local plan area comprises the rural town of Palmwoods and adjacent residential and rural residential areas. It takes in a land area of approximately 496 hectares.

The local plan area is set within a picturesque rural and natural landscape on the foothills of the Blackall Range. Paynter Creek forms part of the western boundary of the local plan area and a number of other smaller water courses traverse the local plan area generally in a north-south direction. The local plan area is characterised by an undulating and gently sloping topography and is surrounded by large areas of productive rural land.

Palmwoods is a moderate sized rural town with a small town centre that services the local needs of its resident population as well as the needs of rural and residential communities immediately surrounding the town.

The Palmwoods Town Centre is based along Main Street and Margaret Street and has a traditional main street character with a number of older buildings that provide a strong sense of history and links to the past. The town centre meets the local shopping and convenience needs of Palmwoods and residents of nearby rural and rural residential areas whilst also providing tourist services to visitors. A small light industry area extends along Main Street south of the town centre, and a substantial food processing facility is located on Palmwoods-Montville Road.

The existing historic buildings in Palmwoods, especially fronting Main Street, and other heritage elements, such as the old stone retaining walls, contribute significantly to the character and identity of the town. The Palmwoods Hotel at the corner of Main and Church Streets is an important local landmark and heritage building.

The residential parts of Palmwoods are characterised by predominantly dwelling houses on large suburban lots.

The Palmwoods local plan area is dissected by a number of open space corridors that contain significant areas of remnant vegetation. The local plan area also contains a number of existing sporting facilities and notable parks, such as Kolora Park, with its duck ponds and playground facilities.

The North Coast Rail Line is planned to be subject to re-alignment and duplication, with the proposed new alignment through Palmwoods shifting the rail line and station to the east and freeing up existing rail land for alternative uses and potential improvements to the town centre. The realignment of the rail line also impacts upon opportunities for residential expansion in northern and southern parts of the local plan area with these

areas intended to be predominantly retained for rural uses until the upgrade is completed and associated infrastructure and access issues can be resolved.

Major road links within the local plan area include Palmwoods-Montville Road, Woombye-Palmwoods Road, Eudlo Road and Chevallum Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.23.3 Purpose and overall outcomes

- (1) The purpose of the Palmwoods local plan code is to provide locally relevant planning provisions for the assessment of development within the Palmwoods local plan area.
- (2) The purpose of the Palmwoods local plan code will be achieved through the following overall outcomes:-
 - (a) Palmwoods remains a moderate sized rural town with a distinct heritage character, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
 - (b) Urban development within the Palmwoods local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Palmwoods, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Palmwoods as a rural town with a strong sense of place and associations with the past.
 - (d) Development in the Local centre zone supports the role and function of the Palmwoods Town Centre as a local (full service) activity centre, providing a wide range of convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities.
 - (e) The “country town” feel, traditional main street built form and heritage and *streetscape* character of the Palmwoods Town Centre is retained and reinforced, with Main Street and Margaret Street enhanced as attractive and pedestrian friendly streets. Development addresses the street, complements the traditional *streetscape* and building form and retains historical buildings and landmarks contributing to the character and identity of the town.
 - (f) Development provides for centre uses to be consolidated along Main Street, with development along Margaret Street limited to small scale, low intensity business uses with low traffic generation.
 - (g) Redevelopment of disused rail land fronting Main Street in the vicinity of Church Street:-
 - (i) provides for community activities and/or business activities and, in particular, a *supermarket*;
 - (ii) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line;
 - (iii) retains existing heritage buildings and features;
 - (iv) provides for safe and convenient pedestrian access to the railway station;
 - (v) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station;
 - (vi) retains public parking servicing the railway station integrated within the development design; and
 - (vii) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.
 - (h) Development in the Low density residential zone and Emerging community zone protects and is sympathetic to the traditional rural town character and identity of Palmwoods, typified by low-rise *dwelling houses* in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of older parts of the town, characterised by regular shaped lots, grid or

modified grid layout, open *streetscape* and mature street trees. Development in these zones provides an interconnected network of roads, pedestrian and cycle paths and open space.

- (i) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Palmwoods and is of a bulk and architectural scale that does not dominate the *streetscape* or the hillside, is compatible with surrounding development and provides strong pedestrian links to the town centre.
- (j) Development in the Low impact industry zone and Medium impact industry zone provides a range of small to medium scale industry uses compatible with a rural town setting. Industry uses are located, designed and operated in manner that does not adversely impact upon environmental values or the amenity of nearby residential land.
- (k) Development provides for the establishment of a linked system of open space focussed on continuous vegetated corridors along Paynter Creek and the major drainage lines which traverse the local plan area.
- (l) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flood prone land, steep slopes and native *vegetation*.
- (m) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (n) Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line. Rural land located within the urban growth management boundary is not developed for urban purposes prior to the re-alignment of the North Coast Rail Line.
- (o) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Palmwoods local plan area is adapted to:-
 - (i) appropriately utilise surplus railway land to consolidate and provide for improvements to the Palmwoods town centre, particularly in terms of the provision of community facilities and urban open space, with some expansion of business uses provided for; and
 - (ii) provide for the development of rural land within the urban growth management boundary that has been identified as being potentially suitable for urban purposes but that cannot be efficiently integrated within the town fabric prior to the realignment of the North Coast Rail Line.
- (p) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line occurs in a logical manner, consistent with the availability of *infrastructure* and services. Development that brings forward a requirement for new *infrastructure* only occurs if that *infrastructure* is provided as part of the development.
- (q) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line is master planned.

7.2.23.4 Performance outcomes and acceptable outcomes

Table 7.2.23.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Palmwoods Local Plan Area Generally</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and built form and rural town character of Palmwoods.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out

Part 7

Performance Outcomes		Acceptable Outcomes	
		AO1.2	requirements for development on heritage places and in character areas. Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting, and sense of place of Palmwoods.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.23A (Palmwoods local plan elements) .
		AO2.3	Development protects and enhances existing mature trees and character <i>vegetation</i> including:- (a) riparian <i>vegetation</i> along Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street; (b) <i>vegetation</i> in Kolora Park identified on Figure 7.2.23A (Palmwoods local plan elements) ; (c) bushland along Woombye-Palmwoods Road, Eudlo Road and Palmwoods-Montville Road; and (d) other character <i>vegetation</i> identified on Figure 7.2.23A (Palmwoods local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Palmwoods.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.23A (Palmwoods local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Palmwoods, and emphasise corner locations.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.

Performance Outcomes		Acceptable Outcomes	
			<p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO4	<p>Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.23A (Palmwoods local plan elements).</p>
PO5	<p>Development is sited and designed in a manner which sensitively responds to local topography.</p>	AO5	<p>Development on sloping sites provides for building form that steps down the slope and minimises the extent of cut and fill required to accommodate development.</p>
PO6	<p>Development on land with frontage to Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street, or on land otherwise identified as a local ecological linkage on Figure 7.2.23A (Palmwoods local plan elements), facilitates the provision of the local ecological linkage.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO7	<p>Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line.</p>	AO7	<p>No acceptable outcome provided.</p>
PO8	<p>Development for a <i>food and drink outlet</i> does not:-</p> <p>(a) provide for the establishment of a <i>high volume convenience restaurant</i>; or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>	AO8	<p>No acceptable outcome provided.</p>
Development in the Local Centre Zone			
PO9	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Palmwoods' role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of goods and services to meet the convenience needs of Palmwoods' resident population and immediately surrounding rural community.</p>	AO9	<p>No acceptable outcome provided.</p>
PO10	<p>Development in the Local centre zone provides for:-</p> <p>(a) Main Street to be retained as the primary focus for centre activities; and</p> <p>(b) development along Margaret Street to be limited to small scale, low intensity business uses with low</p>	AO10	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	traffic generation.		
PO11	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) is sympathetic to the rural town character and identity of Palmwoods; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i>; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides functional and integrated access, car parking and servicing areas which preserve the integrity of existing stone retaining walls and do not dominate the street. 	AO11	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) provides for Main Street and Margaret Street to be maintained and enhanced as attractive and pedestrian friendly main streets; (b) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements); (c) maintains the appearance of fine-grained shopfronts addressing the street; (d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings; (e) provides all-weather protection for pedestrians in the form of continuous awnings and/or light verandah structures with decorative (non-load bearing) posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street; (g) has building openings overlooking and addressing the street; (h) incorporates vertical proportions on the front façade and well defined shopfronts and entry doors; (i) uses traditional building materials (timber cladding and corrugated iron roofing); (j) uses understated colour schemes and low-reflective roofing and cladding materials; (k) ensures that signage is integrated with the building; (l) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (m) provides for vehicular access to be from the rear of sites where required to preserve old stone retaining walls; and (n) retains on-street car parking and provides for on-site car parking behind buildings at the rear of the development.
PO12	<p>Redevelopment of disused railway land adjacent to Main Street in the vicinity of Church Street:-</p> <ul style="list-style-type: none"> (a) provides for the development of community activities and/or business activities, in particular, a <i>supermarket</i> (where not otherwise established in the local plan area); (b) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line; (c) provides for the retention and/or 	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>adaptive re-use of existing heritage buildings and features;</p> <p>(d) provides for safe and convenient pedestrian access to the railway station;</p> <p>(e) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station;</p> <p>(f) retains public parking servicing the railway station integrated within the development design; and</p> <p>(g) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.</p>		
Development in the Medium Impact Industry Zone			
PO13	<p>Development in the Medium impact industry zone:-</p> <p>(a) provides safe and efficient vehicular access;</p> <p>(b) is effectively screened from Palmwoods-Montville Road;</p> <p>(c) provides appropriate riparian buffers to Paynter Creek and protects water quality; and</p> <p>(d) protects the amenity of surrounding or nearby residential areas.</p>	AO13	No acceptable outcome provided.
Development in the Low Impact Industry Zone			
PO14	<p>Development in the Low impact industry zone:-</p> <p>(a) is limited to small scale and low impact industry uses that are compatible with a rural town setting;</p> <p>(b) integrates with existing developed areas;</p> <p>(c) provides safe and efficient vehicular access;</p> <p>(d) is effectively screened from, or provides an attractive street front address, to Main Street; and</p> <p>(e) protects the amenity of surrounding or nearby residential areas.</p>	AO14	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO15	Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area.	AO15.1	Reconfiguring a lot in the Low density residential zone has a minimum lot size of 800m ² .
		AO15.2	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid street layout and subdivision pattern.
PO16	<p>Reconfiguring a lot within the Low density residential zone:-</p> <p>(a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and</p> <p>(b) provides for an interconnected, legible and permeable system of local roads, pedestrian, cycle and open space links with adjoining land.</p>	AO16	<p>Reconfiguring a lot in the Low density residential zone:-</p> <p>(a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and</p> <p>(b) incorporates an interconnected internal road system, pedestrian, cycle and open space links, including where identified on Figure 7.2.23A (Palmwoods local plan elements).</p>

Performance Outcomes		Acceptable Outcomes	
Development in the Medium Density Residential Zone			
PO17	<p>Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) sensitively responds to local topography; (c) allows for integration of existing <i>character buildings</i> into any redevelopment including the retention and adaptive re-use of existing <i>character buildings</i>, with limited external modification; (d) is of a domestic scale that does not dominate the <i>streetscape</i> or hillside or detract from the visual amenity of adjoining properties; (e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (f) contributes positively to local <i>streetscape</i> character; (g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (h) provides for the retention of existing mature <i>vegetation</i>, particularly on ridgelines and hilltops; and (i) provides strong pedestrian links to the town centre. 	AO17	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO18	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO18	No acceptable outcome provided.
PO19	<p>Development in the Emerging community zone provides for:-</p> <ul style="list-style-type: none"> (a) predominantly low density residential housing; and (b) lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area. 	AO19	No acceptable outcome provided.
PO20	<p>Reconfiguring a lot within the Emerging community zone:-</p> <ul style="list-style-type: none"> (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land and the Palmwoods Town Centre. 	AO20	<p>Reconfiguring a lot in the Emerging community zone:-</p> <ul style="list-style-type: none"> (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected, permeable internal road system, pedestrian, cycle and open space links, including as indicated on Figure 7.2.23A (Palmwoods local plan elements).
PO21	<p>Development in the Emerging community zone provides for:-</p> <ul style="list-style-type: none"> (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the <i>character vegetation</i> and local 	AO21	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	ecological linkages identified on Figure 7.2.23A (Palmwoods local plan elements) ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.		
Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)			
PO22	Development in the Emerging community zone in the north-eastern part of the local plan area:- (a) provides a physical and visual <i>buffer</i> at the interface to rural land directly to the north to reinforce and maintain the sub-regional inter urban break between Palmwoods and Woombye; (b) provides for a future road connection to the west of the existing North Coast Rail Line corridor; (c) provides for the retention of existing mature <i>vegetation</i> , particularly in and adjacent to Woombye-Palmwoods Road, drainage lines and <i>wetland</i> areas; (d) does not interfere with or adversely impact on significant views to the west from Woombye-Palmwoods Road; and (e) provides an appropriate interface to the Woombye War Cemetery located on the opposite (eastern) side of Woombye-Palmwoods Road.	AO22	No acceptable outcome provided.
Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)			
PO23	Development in the Emerging community zone in the south-eastern part of the local plan area provides for local road connections and does not solely rely upon road access from Eudlo Road.	AO23	No acceptable outcome provided.
Development of Surplus Railway land and Rural land within the Urban Growth Management Boundary not available for Urban Purposes at Commencement of Planning Scheme			
PO24	Development provides for the following land areas that are not available for urban development at the commencement of the planning scheme to be developed only once the North Coast Rail Line is re-aligned:- (a) surplus railway land included in the Community facilities zone in the central part of the local plan area immediately adjoining the Palmwoods Town Centre; and (b) rural zoned land within the urban growth management boundary in the north-western and south-eastern parts of the local plan area.	AO24	No acceptable outcome provided.
PO25	Development of rural land within the urban growth management boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements) , and made available in the life of the planning scheme (once the North Coast Railway is realigned):-	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) provides for predominantly low density residential development; (b) is already connected to or can be efficiently connected to the <i>infrastructure</i> required to service the land; (c) is sympathetic to the rural town character and heritage of Palmwoods; (d) avoids development of land subject to constraints and protects <i>ecologically important areas</i>; (e) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (f) protects visual amenity from Woombye-Palmwoods Road, Eudlo Road and the re-aligned rail line; (g) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the town centre, community, sport and recreation facilities and open space; (h) provides appropriate open space to service the local community; and (i) provides effective buffering to adjoining rural areas and uses. 		
PO26	<p>Development of surplus railway land immediately adjoining the Palmwoods Town Centre, where identified on Figure 7.2.23A (Palmwoods local plan elements), and made available in the life of the planning scheme:-</p> <ul style="list-style-type: none"> (a) provides for the improvement of the town centre and the consolidation of Main Street as the focus for centre activities and community interaction; (b) provides for predominantly open space and community activities, with limited business and residential activities; (c) is sympathetic to the rural town character and heritage of Palmwoods and provides a coherent and attractive streetfront address; (d) provides safe and convenient access to the new railway station, Kolora Park and surrounding areas; (e) effectively integrates with existing developed areas and the new railway station; and (f) where for business uses, provides an active <i>frontage</i> to Main Street and the pedestrian link to the new railway station. 	AO26	No acceptable outcome provided.
PO27	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the	AO27	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that

Performance Outcomes		Acceptable Outcomes	
	planning scheme to be master planned and occur in a logical sequence, providing for the efficient and timely provision of <i>infrastructure</i> and services.		has been subject to public consultation and implemented either through a planning scheme amendment or a variation approval.

7.2.24 Peregian South local plan code

7.2.24.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Peregian South local plan area as shown on Map ZM10 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Peregian South local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.24.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.24.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.24A (Peregian South local plan elements)**.

7.2.24.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Peregian South local plan code.

The Peregian South local plan area is located in the central eastern part of the Sunshine Coast, west of Peregian Beach and immediately west of the Sunshine Motorway. The local plan area includes the emerging communities of Peregian Springs/Cooloom Ridges comprising a number of residential neighbourhoods, a local (full service) activity centre, a number of smaller local centres, schools and large areas of open space including the Peregian Springs Golf Course and several environmental parks. The local plan area has a land area of approximately 597 hectares.

The local plan area is located on coastal lowlands within the core conservation area of the National Wallum Estate and is bounded on three sides by adjuncts of the Noosa National Park. The protection of the extensive environmental parks and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas present in and surrounding the local plan area is an important factor in supporting the long-term viability of these state and national reserves.

The established residential parts of the local plan area are characterised by dwelling houses on residential lots of varying sizes surrounding a large private golf course. The local plan area also includes a State school and a private school (St Andrews Anglican College).

Major road links within the local plan area include the Sunshine Motorway, Emu Mountain Road and Peregian Springs Drive.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.24.3 Purpose and overall outcomes

- (1) The purpose of the Peregian South local plan code is to provide locally relevant planning provisions for the assessment of development within the Peregian South local plan area.
- (2) The purpose of the Peregian South local plan code will be achieved through the following overall outcomes:-
 - (a) The Peregian South local plan area is a discrete master planned residential area providing a mix of dwelling types in a number of residential neighbourhoods and supported by a local (full service) activity centre and several smaller local (not full service) activity centres providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.

- (b) Urban development with the Peregian South local plan area is limited to land within the urban growth management boundary so as to protect significant environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
- (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the Peregian South local plan area and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of a system of interconnected ecological and open space linkages.
- (d) Development adjacent to the Noosa National Park or other conservation areas incorporates appropriate measures to protect the long-term viability of these areas.
- (e) Development in the Local centre zone at the corner of Peregian Springs Drive and Ridgeview Drive supports its role and function as a local (full service) activity centre providing a wide range of business uses and community facilities to service the local level needs of residents within the local plan area.
- (f) A number of smaller local (not full service) activity centres are also located throughout the local plan area servicing the basic convenience needs of nearby residents. With the exception of areas already zoned for local centre purposes and additional small local centres to be located within the emerging community areas at Coolum Ridges and Old Emu Mountain Road, no additional local business centres are established within the local plan area. Residents continue to rely upon larger centres such as Noosa Business Centre or Maroochydore to fulfil higher order business and industry needs.
- (g) Development within the Low density residential zone, Medium density residential zone and Emerging community zone is effectively integrated with existing subdivision patterns and provides for walkable neighbourhoods with good pedestrian and cycle connectivity to local centres, community and sport and recreation facilities and open space, as well as a diverse range of lot sizes and housing choices.
- (h) Development provides for the Peregian Springs Golf Course to be retained as an important sport and recreation facility and valuable area of private open space contributing to the character and identity of the local plan area.
- (i) Development provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to local centres, community and sport and recreation facilities and open space.
- (j) Development along the Sunshine Motorway and Emu Mountain Road protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from the road.
- (k) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services.

Editor's note—development at Peregian Springs, Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.

7.2.24.4 Performance outcomes and acceptable outcomes

Table 7.2.24.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Peregian South Local Plan Area Generally</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the coastal urban character and natural landscape setting of the Peregian South local plan area.	AO1.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved

Part 7

Performance Outcomes		Acceptable Outcomes	
			<p>roof forms;</p> <p>(c) open or transparent balustrades; and</p> <p>(d) landscaping integrated into the building design.</p>
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to the local plan area; and (b) enhance the landscape and visual amenity of the Sunshine Motorway.	AO2.1	Development adjacent to identified gateway/entry points, where identified on Figure 7.2.24A (Peregian South local plan elements) , provides dense landscaping which effectively screens development from the Sunshine Motorway and enhances the natural landscape character of the local plan area.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO3	Development on land adjacent to the Sunshine Motorway or Emu Mountain Road incorporates a <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO3	Development provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along the Sunshine Motorway and Emu Mountain Road <i>frontage</i> , where identified on Figure 7.2.24A (Peregian South local plan elements) .
PO4	Development provides for the Peregian Springs Golf Course to be retained as an important sport and recreation facility and open space area contributing to the character and identity of the local plan area.	AO4	No acceptable outcome provided.
PO5	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting and character of the local plan area.	AO5	Development provides for the retention and enhancement of existing mature trees, stands of paperbarks, eucalypt, wallum heath and <i>wetlands</i> .
PO6	Development facilitates the provision of local ecological linkages connecting remnant <i>vegetation</i> areas within the local plan area to surrounding conservation areas where identified on Figure 7.2.24A (Peregian South local plan elements) .	AO6	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.

Performance Outcomes		Acceptable Outcomes	
PO7	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to protect the sustainability of vegetation communities and maintain visual amenity.	AO7	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
PO8	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations such as local centres, existing and proposed public transport stops, community facilities, schools and recreation facilities.	AO8	No acceptable outcome provided.
Development in the Local Centre Zone Generally			
PO9	Development in the Local centre zone supports the role and function of:- (a) the local centre at the corner of Peregian Springs Drive and Ridgeview Drive as a local (full service) activity centre providing a range of convenience goods and services to local residents; and (b) other local centres as local (not full service) activity centres providing basic convenience goods and services.	AO9	No acceptable outcome provided.
PO10	Development in the Local centre zone provides for the maximum <i>gross leasable floor area</i> of business uses to not exceed:- (a) for the local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive, a total of 6,500m ² ; (b) for the local centre on the corner of Balgownie Drive and Peregian Springs Drive, a total of 1,000m ² ; and (c) for other local centres, a total of 500m ² , with no single tenancy exceeding 100m ² .	AO10	No acceptable outcome provided.
PO11	Development for a <i>supermarket</i> :- (a) is only located within the Peregian South local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive; (b) does not exceed a <i>gross leasable floor area</i> of 3,500m ² ; and (c) is sleeved and located behind smaller scale fine grain built form elements.	PO11	No acceptable outcome provided.
PO12	Development in the Local centre zone:- (a) creates vibrant and active streets and public spaces; (b) provides a coherent and attractive streetfront address and achieves a high level of visual amenity; (c) provides a high level of comfort and convenience to pedestrians; and (d) provides functional and integrated car parking and vehicular <i>access</i> that does not dominate the street.	AO12	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) where applicable, provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and

Performance Outcomes		Acceptable Outcomes	
			<p>business interaction for extended periods;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
PO13	<p>Development in the Local centre zone at the corner of Peregrin Springs Drive and Ridgeview Drive:-</p> <p>(a) does not incorporate uses oriented towards passing trade on the Sunshine Motorway;</p> <p>(b) provides for a range of civic and community facilities and is designed to foster community interaction;</p> <p>(c) provides for any residential uses to be provided in a mixed use format above the ground storey, and</p> <p>(d) occurs in a manner which allows for the gradual and orderly expansion of the centre over time.</p>	AO13	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO14	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types in close proximity to local centres and community facilities;</p> <p>(b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; and</p> <p>(c) contributes positively to local <i>streetscape</i> character.</p>	AO14	No acceptable outcome provided.
Development in the Emerging Community Zone			
PO15	<p>Development in the Emerging community zone:-</p> <p>(a) contributes to the establishment of a walkable integrated residential community configured in a number of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods;</p> <p>(b) provides for the establishment of a small centrally located local (not full service) activity centre;</p> <p>(c) provides for the <i>gross leasable floor area</i> for business uses to not exceed a total of 500m², with no single tenancy exceeding 100m²;</p>	AO15	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (d) provides for a range of lot sizes and in the case of Coolum Ridges, provides medium density residential development close to a local centre; (e) provides an interconnected system of open space and community facilities to meet the needs of the local community; (f) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community, sport and recreation facilities and open space; (g) provides a new connection to the Sunshine Motorway at the southern end of the local plan area; (h) provides a wide, densely vegetated <i>buffer</i> to the Sunshine Motorway and Emu Mountain Road to effectively screen development and protect the visual amenity of these roads as scenic routes; (i) provides a wide, vegetated open space <i>buffer</i> to the Noosa National Park to protect the long term viability of the National Park; and (j) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>. 	

7.2.25 Sippy Downs local plan code

7.2.25.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Sippy Downs local plan area as shown on Map ZM33 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Sippy Downs local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.4.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.25.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally)**;
 - (c) **Table 7.2.25.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))**; and
 - (d) **Figure 7.2.25A (Sippy Downs local plan elements)**.

7.2.25.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Sippy Downs local plan code.

The Sippy Downs local plan area is located in the central part of the Sunshine Coast, along the Sunshine Motorway, bordered to the west by the Bruce Highway, to the south by Sippy Creek and the Palmview declared master plan area and to the east by the Mooloolah River National Park. The local plan area includes the proposed Sippy Downs Town Centre, the University of the Sunshine Coast, the communities of Chancellor Park and Bellflower located to the south of the Sunshine Motorway and the Stringybark Road area north of the Sunshine Motorway. The local plan area takes in a land area of approximately 775 hectares.

The northern part of the local plan area is well vegetated and provides a bushland setting at the base of the Buderim escarpment and along Mountain Creek. The wallum heathland and open eucalypt woodlands of the Mooloolah River National Park, and remnant riparian vegetation along Sippy Creek provide an attractive landscape setting and natural edge to the local plan area in the east and south. The Chancellor Lakes system also provides an important open space link through the local plan area.

The proposed Sippy Downs Town Centre, located adjacent to the University of the Sunshine Coast, is a major regional activity centre and is intended to provide significant retail, commercial and community activities to service the needs of its resident population as well as the needs of surrounding communities, including the emerging community of Palmview located to the south of the local plan area. The proposed Sippy Downs Business and Technology Sub-precinct is located adjacent to the proposed Town Centre core and the University of the Sunshine Coast and is intended to support a broad range of science and technology based businesses and industries and maintain a strong nexus with the University.

The University of the Sunshine Coast is a regionally significant facility providing a focus for education, research and cultural activities on the Sunshine Coast. The University is intended to continue to grow and develop in conjunction with the new Town Centre. A number of schools are also located within the local plan area adjacent to the University including Chancellor State College primary and secondary campuses, Siena Catholic College and Siena Primary School and the Montessori International College.

The existing residential areas of the local plan area including the Chancellor Park and Bellflower estates comprise primarily single dwelling houses on suburban lots of varying sizes. Substantial retirement facilities are located within Chancellor Park and student accommodation is also provided adjacent to the University. Local centres at Chancellor Village Boulevard and Scholars Drive currently provide for the convenience needs of residents. Several showrooms are also located along Chancellor Village Boulevard.

The Stringybark Road area in the northern part of the local plan area, currently comprises a small local business area and primarily low density and rural residential development, with small areas of multi-unit residential development. Parts of this area are intended to be redeveloped for medium density dwellings and low density residential development, given its proximity to the proposed Sippy Downs Town Centre.

The Sunshine Motorway is the major road link within the local plan area, traversing the local plan area in an east-west direction. Other key local road links include Sippy Downs Drive, University Way, Crosby Hill Road, Claymore Road, Dixon Road and Stringybark Road.

The local plan area has high levels of accessibility due to its location at the juncture of the Sunshine Motorway and the Bruce Highway.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.25.3 Purpose and overall outcomes

- (1) The purpose of the Sippy Downs local plan code is to provide locally relevant planning provisions for the assessment of development within the Sippy Downs local plan area.
- (2) The purpose of the Sippy Downs local plan code will be achieved through the following overall outcomes:-
 - (a) The Sippy Downs local plan area is a diverse urban area comprising a number of residential neighbourhoods and the University of the Sunshine Coast, supported by a major regional activity centre at Sippy Downs Town Centre.
 - (b) Urban and rural residential development in the Sippy Downs local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect the environmental and natural landscape values of the Mooloolah River National Park, Sippy Creek and bushland areas at the base of the Buderim escarpment, and to ensure the efficient provision of *infrastructure* and services.
 - (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the lower Buderim escarpment, Mountain Creek and Sippy Creek and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of an interconnected system of ecological and open space linkages. Development in the Sippy Downs Town Centre provides a biodiversity offset for native *vegetation* cleared as part of the development.²
 - (d) Development provides for high quality, sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. In the Major centre zone and High density residential zone, development:-
 - (i) has a perimeter block form to maintain and define an active public realm and allow significant densities to be achieved without high rise buildings; and
 - (ii) achieves a comfortable pedestrian scale and quality in the public realm by providing buildings with a variety of heights to reduce the wall effects of development and create a varied skyline.
 - (e) Development supports the role and function of the Sippy Downs Town Centre (Precinct SID LPP-1) as a major regional activity centre, providing a broad range of higher order retail, commercial, community, entertainment and employment generating uses to service the needs of residential areas within the local plan area and surrounding areas, including residential areas south of Buderim and west of Mooloolaba and the emerging community of Palmview, as well as significant residential development to support transit oriented development outcomes.
 - (f) Development in the Sippy Downs Town Centre (Precinct SID LPP-1) does not detract from or have an adverse impact on the intended role and function of:-

² Note—the clearing of native *vegetation* for the purposes of providing for the development of the Sippy Downs Town Centre Major Regional Activity Centre is considered to satisfy the community interests test set out in section 3.7.2.1(c) of the Strategic Framework. Notwithstanding this, *vegetation* is still to be retained in the specific circumstances required by this code. **Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)** sets out the requirements for environmental offsets. Approval for clearing may still be required under State or Federal legislation.

- (i) Maroochydore as the principal regional activity centre for the Sunshine Coast; or
 - (ii) nearby major regional activity centres at Nambour and Kawana.
- (g) Development supports the role and function of the University of the Sunshine Coast and the Sippy Downs Business and Technology Sub-precinct as regional employment opportunity areas which:-
- (i) in the case of the University of the Sunshine Coast, provides a focus for tertiary education, training and research activities; and
 - (ii) in the case of the Sippy Downs Business and Technology Sub-precinct, provides a focus for science and technology related business and industries and has a strong nexus with the University of the Sunshine Coast.
- (h) Development in the Major centre zone in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core):-
- (i) provides the main retail, commercial and civic uses for the local plan area in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (ii) results in the creation of a traditional main street based town centre rather than a shopping centre or internalised mall type of development;
 - (iii) incorporates medium to high density residential uses as part of *mixed use developments*³;
 - (iv) is characterised by its vibrant, active streets with high pedestrian activity and buildings with close street relationships;
 - (v) results in a walkable centre characterised by wide tree lined streets and public spaces marking prominent corners and provides expansive social space for community life and interaction;
 - (vi) provides a simple, grid-based urban form and movement network which ensures a high level of connectivity for pedestrians, cyclists and vehicles;
 - (vii) provides *public open space* in the form of a centrally located Town Square and a number of Mini Plazas at specific locations;
 - (viii) provides land for the establishment of a multi purpose, integrated community facility;
 - (ix) provides safe, efficient and legible pedestrian access to public transport *infrastructure*;
 - (x) ensures retail uses are dispersed across the town centre core rather than being consolidated in one area;
 - (xi) provides that all retail premises being a *supermarket* or a *discount department store* are separated by a street and are not developed as an indoor retail shopping mall; and
 - (xii) provides that all or most retail uses address and activate the street.
- (i) Development in the Major centre zone in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-
- (i) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses;
 - (ii) comprises a range of commercial, educational, health care, government and some residential uses that support and complement the Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (iii) provides for uses including research facilities, laboratories, research and technology-based industries, *offices* and consulting rooms, a conference centre, studios, media production facilities, community and education-related uses and tourist and conference accommodation;
 - (iv) provides for medium density *mixed use developments* incorporating residential and non-residential uses;
 - (v) provides a simple grid-based urban form and movement network that links with extensions of the Town Centre Core (Sub-precinct SID LPSP-1a) grid and extensions of the University of the Sunshine Coast grid;
 - (vi) provides *public open space* in the form of a Town Plaza and a number of Mini Plazas at specific locations; and
 - (vii) provides for a small local (not full service) activity centre that:-

³ Note—*mixed use development* in the Sippy Downs Town Centre may be staged such that initial stages of development do not include a residential component provided that:-

- (a) it is clear how future stages of development will achieve a *mixed use development* outcome; and
- (b) the early stages of development do not prejudice the delivery of a *mixed use development* outcome.

- (A) serves the local residents, businesses and employees of the immediate area;
 - (B) is located in the 'Main Street' designated area on the southern side of the Town Plaza; and
 - (C) has a total maximum *gross leasable floor area* for retail and catering uses that does not exceed 500m².
- (j) The Chancellor Park West local centre located on Chancellor Village Boulevard, functions as a local (full service) activity centre servicing the local convenience needs of nearby residents. Development for retail premises in the Local centre zone and Specialised centre zone at Chancellor Park West does not expand beyond the specified maximum *gross leasable floor area* limit so as to protect the intended role and function of the Sippy Downs Town Centre.
 - (k) Other designated local centres at Stringybark Road and Scholars Drive are retained as local (not full service) activity centres servicing the basic convenience needs of nearby residents.
 - (l) Development in the High density residential zone in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of medium to high density housing types in close proximity to the Sippy Downs Town Centre and focussed around a large central *public open space* in the form of a forest *park*. Development is configured in a grid layout which ensures a high level of connectivity internally and externally, particularly to the Sippy Downs Town Centre Core, and maintains a perimeter block form of development with buildings overlooking the street, parks and other public spaces.
 - (m) Residential expansion occurs in the Stringybark Road area as large lots are developed for a range of residential dwelling types and densities in accordance with allocated zones. Development in this area occurs in an integrated manner and provides a high level of permeability and connectivity including new road links between Toral Drive and Jorl Court, Jorl Court and Walgarri Drive and Stringybark Road and Dixon Road (via Goshawk Boulevard and Power Road).
 - (n) Development in the Emerging community zone at 137 Crosby Hill Road, Tanawha, provides for:-
 - (i) business activities to be limited to small scale local convenience goods and services only;
 - (ii) a dedicated road link between Crosby Hill Road and Rainforest Sanctuary Drive; and
 - (iii) adequate and sensitive address of site constraints including flooding, *vegetation*, *waterways* and *wetlands*.
 - (o) Development in the Medium density residential zone, Low density residential zone, Emerging community zone and Rural residential zone provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, local schools, community and sport and recreation facilities and open space.
 - (p) Development along the Sunshine Motorway and Bruce Highway protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from these roads.
 - (q) The *transport network* is progressively upgraded to meet the needs of the local plan area and provide increased connectivity and permeability. Development contributes to, and does not compromise the provision and operation of, proposed new roads within the Sippy Downs Town Centre and the Stringybark Road area, the Sunshine Motorway or the Bruce Highway.
 - (r) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services in a manner that does not compromise the future development of any adjoining lot or the planned ultimate development outcomes.
 - (s) Development provides telecommunications *infrastructure* and services such that the Sippy Downs local plan area, and in particular the Sippy Downs Town Centre and the University of the Sunshine Coast, has *best practice* standard telecommunications capability.

7.2.25.4 Performance outcomes and acceptable outcomes

Table 7.2.25.4.1 Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Sippy Downs Local Plan Area Generally (All Zones)</i>			
PO1	Development does not detract from the role and function of the Sippy Downs Town Centre (Major centre zone) as a major regional activity centre and the primary focus for retail, commercial and civic activities within the local plan area.	AO1	No acceptable outcome provided.
PO2	Development for a higher order business use is located in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), including the following:- (a) a <i>full line supermarket</i> ; (b) a <i>discount department store</i> ; and (c) a <i>theatre</i> .	AO2	No acceptable outcome provided.
PO3	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Sippy Downs local plan area.	AO3.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO3.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO3.3	Development provides for existing mature trees and stands of native <i>vegetation</i> to be retained and incorporated into the design of development.
PO4	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Sippy Downs local plan area.	AO4	Development retains, protects and enhances existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) riparian <i>vegetation</i> along Mountain Creek and Sippy Creek; (b) bushland areas at the base of the Buderim escarpment identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (c) bushland within the <i>landscape buffer</i> to the Sunshine Motorway; and (d) other character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO5.1	Development adjacent to gateway/entry points where identified on Figure 7.2.25A (Sippy Downs local plan elements) :-

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to, and character of, the Sippy Downs local plan area.	AO5.2	<p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character, of the local plan area, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for streetscape improvements in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO6	Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a wide densely vegetated <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO6	<p>Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i>.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for <i>landscape buffers</i> in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO7	Development improves local connectivity by providing an integrated, legible and permeable road, cycle and pathway network which provides connections to and between key destinations including the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, existing and proposed transit stations and public transport stops, community facilities, schools, recreation facilities and open space.	AO7.1 AO7.2	<p>Development complements and extends pedestrian and cycle linkages, including where identified on Figure 7.2.25A (Sippy Downs local plan elements).</p> <p>Development provides a simple, grid-based road/street network which complies with and complements the proposed road/street network identified on Figure 7.2.25A (Sippy Downs local plan elements).</p>
PO8	Development on land with frontage to Sippy Creek or Mountain Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.25A (Sippy Downs local plan elements) .	AO8	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO9	Development provides for, and does not compromise the future provision and operation of, <i>transport networks</i>	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	including:- (a) proposed new roads within the Sippy Downs Town Centre (Precinct SID LPP-1), the Stringybark Road area and elsewhere in the local plan area where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (b) the Sunshine Motorway; and (c) the Bruce Highway.		
Development in the Local Centre Zone			
PO10	Development in the Local centre zone supports the role and function of:- (a) the Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and (b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:- (a) for the Chancellor Park West Local Centre, a total of 8,400m ² ; and (b) for other local centres, a total of 1,000m ² . Editor's note— Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).	AO11	No acceptable outcome provided.
PO12	Development in the Local centre zone provides for no more than one <i>supermarket</i> to be established so as to protect the role and function of the Sippy Downs Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity; (b) vibrant and active streets and public spaces; (c) a high level of comfort and convenience for pedestrians; and (d) functional and integrated car parking and servicing areas which do not dominate the street.	AO13	Development in the Local centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) has building openings overlooking the street; (c) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of <i>culs-de-sac</i> and <i>rear lots</i> .	AO16	Development in the Low density residential zone in Toral Drive and Jorl Court:- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> of 1 hectare; and (b) avoids the creation of <i>rear lots</i> and <i>culs-de-sac</i> .
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities; (b) contributes positively to local <i>streetscape</i> character; (c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:- (a) any commercial/retail development to be limited to small scale local convenience goods and services	AO19	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p> <p>(i) a total of 700m² for all business uses on the site;</p> <p>(ii) a total of 100m² for <i>health care services</i>; and</p> <p>(iii) a total of 500m² for any <i>shop tenancy</i>;</p> <p>(c) a public road connection, including pedestrian and cycle links, along Meads Road connecting Crosby Hill Road and Rainforest Sanctuary Drive, as identified on Figure 7.2.25A (Sippy Downs local plan elements);</p> <p>(d) adequate flood immunity whilst minimising the total amount of fill required and avoiding any adverse off site impacts;</p> <p>(e) retention of significant <i>vegetation</i> on the site including character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements); and</p> <p>(f) appropriate <i>buffers</i> to <i>waterways</i> and <i>wetlands</i>.</p>		
Development in the Community Facilities Zone (University of the Sunshine Coast)			
PO20	<p>Development in the Community facilities zone at the University of the Sunshine Coast:-</p> <p>(a) supports the role and function of the University of the Sunshine Coast as a regional employment opportunity area with a focus on tertiary education, training and research activities and <i>ancillary</i> activities;</p> <p>(b) does not detract from the Sippy Downs Town Centre as the primary focus for business uses and community activity within the local plan area;</p> <p>(c) integrates effectively with the Sippy Downs Town Centre;</p> <p>(d) is designed around a major open space axis linking the Sippy Downs Town Centre to the University;</p> <p>(e) provides buildings and landscaping which contribute to a distinctive image and character and define and enclose the open space axis;</p> <p>(f) provides the main transit hub for the Sippy Downs local plan area; and</p> <p>(g) provides a University Park which:-</p> <p>(i) is located where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(ii) provides the principal open space for the Sippy Downs Town Centre;</p> <p>(iii) provides a welcoming, framed view of the University from</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Stringybark Road; and (iv) is an open parkland with areas of bushland, existing trees and gardens.		
Development in the Community Facilities Zone (Lot 1 SP215755 at 227 – 237 Sippy Downs Drive)			
PO21	Development in the Community facilities zone on Lot 1 SP215755, at 227 – 237 Sippy Downs Drive:- (a) may provide for a <i>service station</i> and <i>food and drink outlet</i> (including a <i>high volume convenience restaurant</i> and <i>drive-through facility</i>); and (b) does not provide for retail or commercial activities other than those directly <i>ancillary</i> to a <i>service station</i> .	AO21	No acceptable outcome provided.

Table 7.2.25.4.2 Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)⁴

Performance Outcomes		Acceptable Outcomes	
Development in Precinct SID LPP-1 (Sippy Downs Town Centre) Generally			
Town Centre Structure and Character			
PO1	Development contributes to the creation of a vibrant, mixed use, transit oriented community incorporating a range of land uses and an urban structure configured in a manner generally in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan) and comprising the following sub-precincts identified on Local Plan Map LPM33 :- (a) the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a); (b) the Sippy Downs Business and Technology Sub-precinct (Sub-precinct SID LPSP-1b); and (c) the Sippy Downs West Neighbourhood (Sub-precinct SID LPSP-1c).	AO1	No acceptable outcome provided.
PO2	Development contributes to the creation of a memorable town centre by:- (a) contributing to the creation of vibrant public and semi public spaces; (b) ensuring that built form increases legibility; (c) maximising pedestrian activity; (d) providing a high level of amenity for all users; and (e) contributing to the desired character of the Sippy Downs Town Centre as a place with innovative architecture and landscaping which:- (i) reflects its surroundings; (ii) respects the preferred built form for the relevant Sub-precinct; (iii) capitalises on the sub-tropical climate;	AO2	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre.

⁴ Editor's note—the **Planning Scheme Policy for Sippy Downs Town Centre** provides guidance in relation to the achievement of certain outcomes in this code.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (iv) has a high level of public and private amenity; (v) promotes variety and visual interest; and (vi) delivers a vibrant relationship with adjacent public and semi-public spaces. 		
Land Uses			
PO3	<p>Development in the Major centre zone in Precinct SID LPP-1 (Sippy Downs Town Centre) provides for:-</p> <ul style="list-style-type: none"> (a) a use listed as a consistent use in Column 1 of Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the relevant sub-precinct; and (b) a use listed as a potentially consistent use in Column 2 of Table 7.2.25.4.3 to occur in the relevant sub-precinct only where further assessment has determined that the use is appropriate in the sub-precinct having regard to such matters as its location, nature, scale and intensity. <p>Note—a use not listed in Table 7.2.25.4.3 is an inconsistent use and is not intended to occur in the Major centre zone in the relevant sub-precinct of Precinct SID LPP-1.</p>	AO3	No acceptable outcome provided.
Connectivity and Movement			
PO4	<p>Development provides an interconnected, efficient and permeable street network which:-</p> <ul style="list-style-type: none"> (a) facilitates convenient access for pedestrians, cyclists and vehicles; (b) provides clear, safe and convenient connections to existing and proposed streets; (c) in the case of Principal Streets:- <ul style="list-style-type: none"> (i) are located where identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide the focus for activity and movement in the Sippy Downs Town Centre; (d) in the case of Local Access Streets:- <ul style="list-style-type: none"> (i) are provided in the approximate location identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide for additional through connections in the street network; and (e) ensures that all Principal and Local Access Streets are provided and are dedicated as road reserve. 	AO4	<p>Development provides for all Principal Streets and Local Access Streets:-</p> <ul style="list-style-type: none"> (a) to be provided in the locations identified on Figure 7.2.25A (Sippy Downs local plan elements); (b) to be designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre; and (c) to be dedicated as road reserve.
PO5	Development provides a support network of rear/service lanes to provide:-	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) vehicle access to lots; (b) service functions; (c) intra-block connectivity; (d) high levels of vehicle and pedestrian permeability; (e) opportunities for shared or consolidated access and servicing; and (f) further block subdivision. 		
PO6	<p>Development provides for vehicular access arrangements which:-</p> <ul style="list-style-type: none"> (a) do not provide for direct access to/from 'A' Street where in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), Stringybark Road or Town Centre Connector Roads where identified on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and (b) provide for limited direct access to/from:- <ul style="list-style-type: none"> (i) other Principal Streets; and (ii) 'A' Street, where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct); and (c) do not restrict the ability of adjacent premises to achieve access to/from a Local Access Street. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p>	<p>Development provides that a servicing area and a car parking area are only accessed from a Local Access Street.</p> <p>Vehicular access to 'A' Street where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) is limited to instances where access cannot be reasonably achieved from a Local Access Street.</p> <p>Development is designed and sited such that it does not restrict the ability of adjacent premises to achieve vehicular access to a Local Access Street.</p> <p>Where direct vehicular access to 'A' Street is required, because access is not possible from another street, the access to 'A' street is limited to left-in/left-out movements only and is temporary until the preferred access arrangement can be achieved.</p>
PO7	<p>Development contributes to the creation of a safe and convenient pedestrian and cycle movement network, including where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages).</p>	AO7	No acceptable outcome provided.
PO8	<p>Development provides pedestrian through block links which:-</p> <ul style="list-style-type: none"> (a) are located: <ul style="list-style-type: none"> (i) generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (ii) at other mid block locations to align with key activity nodes and the indicative pedestrian crossings of streets; (b) provide guaranteed 24 hour/7 days a week public access by means of a dedicated easement to <i>Council</i>; (c) are consistent with the preferred street layout; and (d) have a minimum width of 5 metres. 	AO8	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the provision of pedestrian through block links.</p>
Parking			
PO9	<p>Development being a multi-level car parking structure:-</p> <ul style="list-style-type: none"> (a) is sleeved behind the active street <i>frontage</i>; (b) does not have a direct street <i>frontage</i> other than to a Local 	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Access Street; and (c) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), is located towards the periphery of the Sub-precinct generally in the locations identified in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) .		
PO10	Development which is adjacent to the Sunshine Motorway ensures that any car parking area is not visible from the Sunshine Motorway.	AO10	No acceptable outcome provided.
PO11	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) and Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for small scale landscaped car parking areas which are designed to minimise visual impacts.	AO11	No acceptable outcome provided.
Built Form			
PO12	Development takes on a perimeter block form to:- (a) maintain and define an active public realm; (b) maximise casual surveillance of streets; and (c) allow high densities to be achieved without high rise buildings.	AO12	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to 'Perimeter block' form. Note—for the purposes of development in the Sippy Downs Town Centre, the built form provisions, including <i>site cover</i> and <i>setback</i> provisions, of the Multi-unit residential uses code and Business uses and centre design code do not apply. To remove any doubt, built form for the Sippy Downs Town Centre is to be in accordance with the provisions specified in this code.
PO13	Development ensures that buildings (including balconies) maintain a maximum building depth of 25 metres from the property <i>frontage</i> unless:- (a) for a large floor plate use being a <i>supermarket</i> or a <i>discount department store</i> , which is unable to be located entirely within the perimeter development area; (b) for a multi-storey car parking station, which is to be located in accordance with performance outcome PO9; or (c) where a 'pedestrian through block link' is identified in conjunction with ' <i>secondary active street frontage</i> ' in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) , development should address these links.	AO13	No acceptable outcome provided.
PO14	Development ensures that a building is located and designed to support the desired character of the Sippy Downs Town Centre to:- (a) capitalise on vistas and use built form elements to create an appropriate landmark to increase legibility within the Sippy Downs Town Centre; (b) respond to emerging architectural themes and ideas;	AO14	No acceptable outcome provided. Note—The Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre and building massing and composition.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) reduce the reliance on non-renewable energy sources for heating and cooling systems in response to the local climate; (d) minimise excessive shade or sun exposure on public spaces; (e) deliver a high level of public and private amenity; (f) promote variety and visual interest within the <i>streetscape</i> and public realm; (g) provide a sense of enclosure to streets and public spaces; (h) provide for a seamless transition from external areas to internal areas; (i) ensure equitable access to attractive views and prevailing cooling breezes; and (j) avoid excessively wide and tall facades and inadequate spaces between buildings. 		
PO15	<p>The height of buildings complies with Figure 7.2.25E (Sippy Downs Town Centre Building Heights) such that:-</p> <ul style="list-style-type: none"> (a) buildings fronting a Principal Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 6 <i>storeys</i> and not more than 25 metres, other than where otherwise provided for in performance outcome PO52 below; and (ii) a minimum height of not less than:- <ul style="list-style-type: none"> (A) 1 <i>storey</i> where for the purposes of a <i>child care centre</i> located in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)); and (B) 2 <i>storeys</i> otherwise; and (b) buildings fronting a Local Access Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 4 <i>storeys</i> and not more than 15 metres; and (ii) a minimum height of not less than 2 <i>storeys</i>. 	AO15	No acceptable outcome provided.
PO16	<p>Development provides for a variation in <i>building height</i> such that:-</p> <ul style="list-style-type: none"> (a) development on a Principal Street provides for buildings taller than 4 <i>storeys</i> or 15 metres to be limited to the following locations:- <ul style="list-style-type: none"> (i) the corner of two Principal Streets; (ii) premises where a separation of 30 metres is achieved to an existing or future 5 or 6 <i>storey</i> corner element; (iii) towards the <i>frontage</i> of 'A' Street and Sippy Downs Drive; and (iv) at a terminating vista; and (b) development on a Local Access 	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Street provides for buildings taller than 2 <i>storeys</i> or 8.5 metres to be limited to corner locations.		
PO17	Development on a Principal Street limits the size of the building footprint above 4 <i>storeys</i> or 15 metres and provides separation between the built form elements to:- (a) reduce the wall effects of development and ensure that light and air can penetrate; (b) ensure that taller buildings act as 'pop up' elements above a lower 2 to 4 <i>storey</i> (15 metre) wall rather than as part of a taller wall; (c) create a varied skyline; (d) create vistas up and out of streets to the sky and landscape elements; (e) incorporate a variety of dwelling types; (f) ensure that privacy between <i>dwellings</i> is enhanced and that overlooking and overshadowing is minimised; and (g) provide greater variety to the <i>streetscape</i> .	AO17	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO18	Development which is more than 4 <i>storeys</i> or 15 metres in height and situated on a corner ensures that the part of the building which is above 4 <i>storeys</i> or 15 metres:- (a) is limited to a maximum footprint of 450m ² ; and (b) has a minimum horizontal separation distance of 30 metres to other elements above 4 <i>storeys</i> or 15 metres.	AO18	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO19	Development minimises gaps between buildings fronting streets and where a break or separation is provided between buildings for service access or other purposes, a minimum clear distance of 6 metres is provided between the buildings for the full height of the structure.	AO19	No acceptable outcome provided.
PO20	Development for a residential use exceeding 4 <i>storeys</i> or 15 metres in height that faces or backs onto another residential use provides a minimum separation distance of 18 metres between the balconies of the residential uses.	AO20	No acceptable outcome provided.
Landscape Buffer			
PO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) retains all existing <i>vegetation</i> within the <i>buffer area</i> ; (b) is of sufficient width to effectively screen development and provide a visual buffer to and from the Sunshine Motorway; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure;	AO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) has a minimum width of 20 metres measured from the Sunshine Motorway property boundary; (b) is provided in the location identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) ; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure; and

Performance Outcomes		Acceptable Outcomes	
	<p>(d) is located in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan);</p> <p>(e) provides a maintenance aisle adjacent to the <i>buffer</i> area capable of accommodating a small truck/ute and all services including sewer and stormwater treatment functions;</p> <p>(f) does not contain any type of above or below ground development or structure; and</p> <p>(g) where no <i>vegetation</i> exists, provides a densely vegetated area similar to Regional Ecosystems in the area.</p>		<p>(d) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
Landscaping and Environment			
PO22	Development provides for retained environmentally sensitive areas to be included in appropriately sized and located areas to ensure that protected or threatened communities or species can continue to grow and reproduce in the locality without being detrimentally impacted upon by adjacent land uses.	AO22	<p>Development ensures that retained environmentally sensitive areas are:-</p> <p>(a) included in corridors linking these areas to nearby bushland remnants;</p> <p>(b) protected by an adequate <i>buffer</i> to avoid degradation as a result of edge effects; and</p> <p>(c) protected from nearby development that may negatively impact on the ability of plants to continue to grow and reproduce.</p> <p>Note—Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) identifies an Environmentally Sensitive Area (Frog breeding and forage habitat).</p>
PO23	<p>Development:-</p> <p>(a) retains existing significant <i>vegetation</i> in parks and reserves; and</p> <p>(b) wherever reasonably practicable, retains examples of healthy existing trees and incorporates them into the design of development.</p>	<p>AO23.1</p> <p>AO23.2</p>	<p>Development retains existing <i>vegetation</i>, in particular the understorey, in parks, drainage reserves, road reserves and on land with steep gradients.</p> <p>Development retains existing healthy trees on development lots where they are a minimum of 10 metres from a building and 5 metres from other development.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the retention of existing <i>vegetation</i> within the Sippy Downs Town Centre.</p>
PO24	<p>Development provides new planting which:-</p> <p>(a) enhances the sub-tropical image and character desired for the Sippy Downs Town Centre; and</p> <p>(b) includes mature trees which shade road and car parking areas.</p>	<p>AO24.1</p> <p>AO24.2</p>	<p>Development provides soft and hard landscaping on premises, including but not limited to:-</p> <p>(a) feature planting areas along primary <i>frontages</i>;</p> <p>(b) shade trees in car parking areas;</p> <p>(c) screening of buffer planting areas; and</p> <p>(d) planting integrated with building forms.</p> <p>Where feature plantings are used in landmark locations, the following species are used:-</p> <p>(a) <i>Archontophoenix cununinghamiana</i>; or</p> <p>(b) <i>Livistona australis</i>.</p>
PO25	Development provides on-site landscaping involving deep planting	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>which is free of <i>basement</i> car parking and is not less than:-</p> <p>(a) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) – 10% of the <i>site</i>; and</p> <p>(b) in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) – 20% of the <i>site</i>.</p>		
PO26	<p>Development provides street trees which:-</p> <p>(a) are appropriate to the context and setting of the development;</p> <p>(b) provide continuity of species type along the full length of streets; and</p> <p>(c) have large shady canopies which shade footpath, road and car parking areas and provide traffic calming by overhanging streets.</p>	AO26	<p>Development provides street trees in accordance with the species types and applicable street cross section detail specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO27	<p>Development of premises with a <i>frontage</i> to:-</p> <p>(a) Sippy Downs Drive, Stringybark Road, University Way and 'A' Street, provides attractive tree-lined streets with lighting, planting and street furniture;</p> <p>(b) Local Access Streets incorporate lighting, landscaped verges and medians (where appropriate) and on-street car parking to provide flexibility for both commercial uses and residential uses; and</p> <p>(c) other new streets, provide avenue tree planting on their verges.</p>	AO27	<p>Development provides for street lighting, planting, verges and street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO28	<p>Development provides for footpaths which:-</p> <p>(a) differentiate with the road/street types where identified in Figure 7.2.25D (Sippy Downs Town Centre Road / Street Designations);</p> <p>(b) have a high level of presentation;</p> <p>(c) are consistent in patterning with adjoining properties;</p> <p>(d) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) and Sub-precinct SID LPSP-1a (Sippy Downs Business and Technology Sub-precinct), cater for high pedestrian usage and outdoor dining; and</p> <p>(e) in residential streets are concrete paved footpaths with turfed verges.</p>	AO28	<p>Development provides for footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO29	<p>Development provides street furniture which:-</p> <p>(a) is comfortable, functional, robust, attractive and safe to use;</p> <p>(b) does not require high levels of maintenance;</p> <p>(c) is in keeping with the landscape character of Sippy Downs and the Town Centre;</p> <p>(d) is appropriately placed; and</p> <p>(e) is of a character and design which fulfils the needs of the users.</p>	AO29	<p>Development provides for street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
Integrated Water Management			
PO30	Development incorporates a range of Integrated Water Management initiatives to:- (a) achieve an integrated approach to water management; (b) provide more sustainable water supply <i>infrastructure</i> within the Town Centre; and (c) protect or enhance the environmental values and quality of receiving waters.	AO30	Development provides for water supply, wastewater and stormwater <i>infrastructure</i> in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .
Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)			
Land Uses and Locations (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO31	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for a wide range and a 'fine grain' mix of uses, with an emphasis on uses that are complementary to the University of the Sunshine Coast.	AO31	No acceptable outcome provided.
PO32	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is generally in accordance with, and does not compromise the achievement of, the Town Centre layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) such that:- (a) all retail premises being a <i>supermarket</i> or a <i>discount department store</i> are separated by a street; (b) no more than 2 <i>full line supermarkets</i> are provided; (c) no more than 2 small <i>supermarkets</i> are provided; (d) no more than 1 <i>discount department store</i> is provided; (e) vehicle <i>access</i> points to retail premises being a <i>supermarket</i> or a <i>discount department store</i> are located towards the periphery of the Sub-precinct; (f) large scale on-site car-parking areas and <i>access</i> to those areas is located at the periphery of the Sub-precinct; (g) rear service lanes are provided; (h) existing <i>vegetation</i> is preserved to provide a Landscape (Forest) Buffer to manage the visual appearance of development backing onto the Sunshine Motorway and protect the image of the Town Centre; (i) through block pedestrian links are provided to maximise pedestrian permeability in addition to the street-based pedestrian network; and (j) a minimum of 1,500m ² of land is transferred to the <i>Council</i> in freehold to provide for the establishment of a multi purpose, integrated community facility.	AO32	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the Sippy Downs Town Centre Core Plan.

Performance Outcomes		Acceptable Outcomes	
PO33	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is arranged to maximise the vibrancy of public spaces and semi-public spaces by:-</p> <ul style="list-style-type: none"> (a) arranging <i>active uses</i> to front public spaces and maximise pedestrian activity; (b) providing for the orientation and clustering of pedestrian intensive development towards Principal Streets; (c) ensuring a variety of compatible mixed uses are provided within each <i>site</i>; and (d) ensuring uses and spaces are safe, equitable and accessible. 	AO33	No acceptable outcome provided.
PO34	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for an accommodation building or <i>multiple dwelling</i>:-</p> <ul style="list-style-type: none"> (a) is incorporated into a <i>mixed use development</i>; and (b) where in a location identified as requiring <i>primary active street frontage</i> on Figure 7.2.25C (Sippy Downs Town Centre Core Plan), ensures that all <i>dwellings</i> and <i>rooming units</i> are located above the ground storey. 	AO34	No acceptable outcome provided.
PO35	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a large floor plate retail use including a <i>supermarket</i> or a <i>discount department store</i>:-</p> <ul style="list-style-type: none"> (a) is located generally in accordance with an area identified as 'Large Floor Plate Retail' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan); (b) is embedded within a block and is sleeved by finer grain <i>mixed use development</i> to maintain active pedestrian frontages to the streets; (c) ensures that 'A' Street is the primary retail location and pedestrian movement path by:- <ul style="list-style-type: none"> (i) maintaining close proximity to 'A' Street and locating the main pedestrian entrance as close to 'A' Street as possible; (ii) ensuring that pedestrian entrance points to each large floor plate store are accessed only from 'A' Street and lead only to one large floor plate use; (iii) ensuring that the street is the easiest way for people to move between large floor plate uses; (iv) ensuring that the large floor plate use is not oriented towards a car parking area; and (v) ensuring that pedestrian 	AO35	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the location of large floor plate retail uses.</p>

Performance Outcomes		Acceptable Outcomes	
	movements from car parking areas result in activity on 'A' Street.		
PO36	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that any entrance to a <i>supermarket, discount department store</i> or other large retail premises:- (a) does not visually dominate a public space; and (b) does not present large scale signage or excessive building openings to a public space.	AO36	No acceptable outcome provided.
PO37	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a use which generates high pedestrian activity, such as a large <i>shop</i> ('mini major'), <i>theatre</i> (being a cinema) or <i>hotel</i> , is strategically located to support street-based movement and other street-facing uses.	AO37	No acceptable outcome provided.
PO38	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a retail premises:- (a) is limited to locations fronting areas identified as a 'Main Street' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ; and (b) has the street as its primary address.	AO38	No acceptable outcome provided
PO39	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) on premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) :- (a) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (b) provides continuous weather protection for pedestrians.	AO39	Development of premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ensures that the ground <i>storey</i> level of premises:- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (d) provides all weather protection in the form of continuous awnings over footpath areas; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent paving materials on footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO40	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for any business use does not provide for a <i>drive-through facility</i> .	AO40	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO41	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in a concentration of retail uses in one part of the Sub-precinct but disperses retail uses across	AO41	No acceptable outcome provided. Note—the matters that <i>Council</i> may take into account in assessing and deciding a development application for retail uses in the Town Centre Core include, but may not

Performance Outcomes		Acceptable Outcomes	
	the Sub-precinct.		<p>necessarily be limited to, the following:-</p> <ul style="list-style-type: none"> (a) the maximum retail floor space that is realistically viable for the Town Centre Core in the medium and long term; (b) whether the proposal, if approved, would unreasonably limit the viable provision of retail uses in the remainder of the Town Centre Core in the medium or long term; (c) the extent to which the proposal satisfies other outcomes of this code and epitomises the 'vision' and 'planning intent' for Sippy Downs Town Centre; and (d) whether the proposal, if approved, is likely to compromise the <i>Sunshine Coast activity centre network</i> by having an adverse impact on the Maroochydore Principal Activity Centre or the major activity centres at Nambour and Kawana Waters. <p>Note—<i>Council</i> may require the preparation of an Economic Impact Assessment to determine:-</p> <ul style="list-style-type: none"> (a) whether the scale and range of retail uses proposed is reasonable and appropriate, having regard to the matters detailed above; and (b) compliance with other outcomes of this code as relevant to the proposal. <p>Note—a development application that proposes a concentration of retail uses and/or a total <i>gross leasable floor area</i> for retail uses:-</p> <ul style="list-style-type: none"> (a) that is considered to compromise the achievement of the 'vision' and 'planning intent' for Sippy Downs Town Centre; or (b) which results in an ultimate development outcome that is not generally in accordance with the Town Centre Layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan); <p>will not be supported.</p>
PO42	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in any of the following:-</p> <ul style="list-style-type: none"> (a) the development of more than 1 <i>discount department store</i>; (b) the development of more than 2 <i>full line supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 4,300m²; (c) the development of more than 2 <i>small supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 1,500m²; (d) the total <i>gross leasable floor area</i> of any other <i>shop</i> exceeding 300m²; or (e) the development of a <i>showroom</i>. 	AO42	No acceptable outcome provided.
Residential Development (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO43	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO43	No acceptable outcome provided.
PO44	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that:-	AO44	No acceptable outcome provided.
	<ul style="list-style-type: none"> (a) residential development is provided in conjunction with the first non- 		

Performance Outcomes		Acceptable Outcomes	
	<p>residential stages of development; or</p> <p>(b) where a staged approach to the provision of residential development is proposed:-</p> <p>(i) the early stages of non-residential development are designed and constructed in a manner which provides for or supports the future provision of residential development in accordance with the intent and outcomes for the town centre expressed in this code; and</p> <p>(ii) there is an agreement in place between the developer and the <i>Council</i> that guarantees the provision of residential development as part of the subsequent stages of development.</p>		
Setbacks (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO45	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO45	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO46	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a public space in the form of a central Town Square which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) has minimum dimensions of 40 metres by 40 metres;</p> <p>(d) has buildings with active <i>frontages</i> fronting the Town Square;</p> <p>(e) provides shade trees and public seating;</p> <p>(f) provides a minimum of 75% hard paved area;</p> <p>(g) provides for planting areas; and</p> <p>(h) provides integrated public art, a</p>	AO46	<p>Development provides a Town Square which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
	water feature or the like.		
PO47	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides <i>public open space</i> in the form of Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like. 	AO47	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)			
Land Uses and Locations (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO48	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-</p> <ul style="list-style-type: none"> (a) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses; (b) comprises a range of commercial, educational, research and technology, medical, institutional, governmental, and some residential activities that support and complement the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast; and (c) provides for retail uses to be limited and located only in the local centre. 	AO48	No acceptable outcome provided
PO49	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a local centre which:-</p> <ul style="list-style-type: none"> (a) functions as a local (not full service) activity centre providing basic convenience goods and services to employees and residents of the immediate area; (b) is located on the southern side of the 'Main Street' designation where identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) fronting the Town Plaza; and (c) does not exceed a total <i>gross leasable floor area</i> of 500m² for all retail and catering uses; and (d) comprises one or more of the following:- <ul style="list-style-type: none"> (i) <i>shop</i> (having a <i>gross</i> 	AO49	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>leasable floor area</i> not exceeding 100m²); and</p> <p>(ii) <i>food and drink outlet</i>.</p>		
PO50	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for an industrial activity being <i>research and technology industry</i>:-</p> <p>(a) is primarily focused on research and design and involves no, or only a limited component of, manufacturing, assembly, testing, maintenance and/or storage of machinery, equipment and components;</p> <p>(b) is compatible with the mixed use nature of the Sub-precinct and is designed, located and operated in a manner which preserves the amenity of adjoining and nearby non-industrial uses; and</p> <p>(c) is in a building which complies with the built form requirements for the Sippy Downs Town Centre as outlined in performance outcomes PO12-PO20 above.</p>	AO50	No acceptable outcome provided.
PO51	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for a large scale health facility, such as a <i>hospital</i> or medical centre:-</p> <p>(a) is located in a form that is compatible with the Sippy Downs Town Centre and Surrounds street network as identified in Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and</p> <p>(b) positively defines and activates streets and public places by ensuring that:-</p> <p>(i) the buildings face the streets and that <i>ancillary</i> activities, such as pharmacies and clinics, are provided along street <i>frontages</i>;</p> <p>(ii) the entrance fronts onto a Principal Street and a public space;</p> <p>(iii) there is a connection to the campus of the University of the Sunshine Coast and 'A' Street; and</p> <p>(iv) multi-deck car parking is sleeved behind street facing uses.</p>	AO51	No acceptable outcome provided.
PO52	<p>Development on that part of Lot 1 SP211690 (142 – 162 Sippy Downs Drive) located south east of 'B' Street:-</p> <p>(a) may provide for a maximum <i>building height</i> of 8 <i>storeys</i> and not more than 30 metres where for the purposes of a large scale health and educational facility; and</p> <p>(b) demonstrates compliance with the provisions of this code relevant to</p>	AO52	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the site, including but not limited to ensuring that the following <i>infrastructure</i> elements are provided:-</p> <p>(i) Principal and Local Access Streets as indicated on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations) and further described in performance outcome PO4 of this table; and</p> <p>(ii) a <i>public open space</i> in the form of a Town Plaza as indicated on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) and further described in performance outcome PO56 of this table.</p>		
PO53	<i>Mixed use development</i> in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for residential dwellings to be located above the ground <i>storey</i> where fronting a Principal Street.	AO53	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO54	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) does not result in the total <i>gross leasable floor area</i> of all proposed, existing and approved retail premises in the Sub-precinct exceeding 500m ² in order to protect the role and function of the town centre core.	AO54	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO55	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for the following:-	AO55	No acceptable outcome provided.
	<p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>		
Public Open Space (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO56	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a	AO56	Development provides a Town Plaza which:-
			(a) is located in accordance with the

Performance Outcomes		Acceptable Outcomes	
	<p><i>public open space</i> in the form of a Town Plaza which:-</p> <ul style="list-style-type: none"> (a) is transferred to the <i>Council</i> in freehold tenure; (b) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (c) has minimum dimensions of 80 metres by 35 metres; (d) provides shade trees and public seating; (e) provides a mix of paved, grassed and landscaped areas; (f) is designed to provide opportunities for a kiosk or small scale cafe with outdoor dining; and (g) provides public toilets, integrated public art, a water feature or the like. 		<p>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <ul style="list-style-type: none"> (b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO57	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides <i>public open space</i> in the form of Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like. 	AO57	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)			
Land Uses and Locations (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO58	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of high density housing types supported by limited community activities, being a <i>child care centre</i>, a <i>corner store</i>, and a limited number of <i>food and drink outlets</i> in the form of small scale boutique restaurants/cafes.</p>	AO58	No acceptable outcome provided.
PO59	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>corner store</i>:-</p> <ul style="list-style-type: none"> (a) serves the local residents of the Sub-precinct; and (b) is located centrally within the Sub-precinct on premises which is situated on the southern side of 'A' Street, on either corner of the 	AO59	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	intersection of 'A' and 'V' Streets.		
PO60	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>food and drink outlet</i>:-</p> <p>(a) is of a small scale boutique nature;</p> <p>(b) is not a <i>high volume convenience restaurant</i>;</p> <p>(c) provides outdoor dining;</p> <p>(d) does not result in the total <i>gross leasable floor area</i> of all <i>food and drink outlets</i> in the Sub-precinct exceeding 100m²;</p> <p>(e) does not exceed 50m²; and</p> <p>(f) is located centrally within the Sub-Precinct on the southern side of 'A' Street on either corner of the intersection of 'A' and 'V' Streets.</p>	AO60	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO61	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres from the property <i>frontage</i> at the ground <i>storey</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 5 metres above the fourth <i>storey</i> to allow for balconies and roof form expression; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 5 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO61	No acceptable outcome provided.
Minimum Residential Density (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO62	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO62	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO63	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Forest Park which:-</p> <p>(a) is transferred to <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) primarily provides for the retention</p>	AO63	<p>Development provides the Forest Park West which:-</p> <p>(a) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>of remnant <i>vegetation</i> of ecological value;</p> <p>(d) is a minimum of 2 hectares in area;</p> <p>(e) has a combination of established trees and understorey (70%), established trees and lawn (15%) and open lawn areas (15%);</p> <p>(f) provides a variety of formal and informal pathways to provide pedestrian and cycle access and circulation through the <i>park</i>; and</p> <p>(g) provides facilities including public toilets, picnic shelters, BBQ's, seating areas, signage, walking tracks, kick-a-ball field and play space located near the southern boundary and entrance to the <i>park</i> at the intersection with 'V' Street.</p>		
PO64	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Neighbourhood Park which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) is a minimum of 600m² in area;</p> <p>(d) has a minimum street <i>frontage</i> of 20 metres and a minimum depth of 15 metres; and</p> <p>(e) is located so as to terminate the vista from 'X' Street.</p>	AO64	<p>Development provides a Neighbourhood Park which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Table 7.2.25.4.3 Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts and sub-precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)	
Residential activities	
<p>(a) <i>Caretaker's accommodation</i></p> <p>(b) <i>Community residence</i></p> <p>(c) <i>Multiple dwelling</i></p> <p>(d) <i>Residential care facility</i></p> <p>(e) <i>Retirement facility</i></p> <p>(f) <i>Rooming accommodation</i></p> <p>(g) <i>Short-term accommodation</i></p>	None
Business activities	
<p>(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and forming part of a <i>mixed use development</i>)</p> <p>(b) <i>Agricultural supplies store</i> (where forming part of a <i>mixed use development</i>)</p> <p>(c) <i>Bar</i> (where forming part of a <i>mixed use development</i>)</p> <p>(d) <i>Food and drink outlet</i> (where forming part of a <i>mixed use development</i> and not involving a <i>drive-through facility</i>)</p> <p>(e) <i>Function facility</i> (where forming part of a <i>mixed use development</i>)</p> <p>(f) <i>Funeral parlour</i> (where forming part of a <i>mixed use development</i>)</p>	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
(g) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 200m ² and forming part of a <i>mixed use development</i>) (h) <i>Health care services</i> (where forming part of a <i>mixed use development</i>) (i) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (j) <i>Hotel</i> (where forming part of a <i>mixed use development</i>) (k) <i>Office</i> (where forming part of a <i>mixed use development</i>) (l) <i>Shop</i> (where forming part of a <i>mixed use development</i>) (m) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i>) (n) <i>Theatre</i> (where forming part of a <i>mixed use development</i>) (o) <i>Veterinary services</i> (where forming part of a <i>mixed use development</i>)	
Industrial activities	
Service industry	(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 located on <i>Council</i> owned or controlled land) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (where forming part of a <i>mixed use development</i>) (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	None
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Retirement facility</i> (g) <i>Rooming accommodation</i> (h) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Funeral parlour</i> (e) <i>Health care services</i> (f) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (g) <i>Hotel</i> (h) <i>Market</i> (i) <i>Office</i> (j) <i>Sales office</i> (k) <i>Shop</i> (where not exceeding a <i>gross leasable floor area</i> of 100m ²) (l) <i>Shopping centre</i> (where any retail/catering uses do not exceed a total <i>gross leasable floor area</i> of 500m ² and any <i>shop</i> tenancy does not exceed a	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
gross leasable floor area of 100m ² (m) Theatre (where not for a cinema) (n) Veterinary services	
Industrial activities	
(a) Research and technology industry (b) Service industry	Low impact industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	None
Sport and recreation activities	
(a) Indoor sport and recreation (where not involving an activity that requires a liquor licence or gaming license) (b) Park	None
Other activities	
(a) Parking station (b) Telecommunications facility (where other than a freestanding tower) (c) Utility installation (where a local utility)	None

Figure 7.2.25B Sippy Downs Town Centre Master Plan

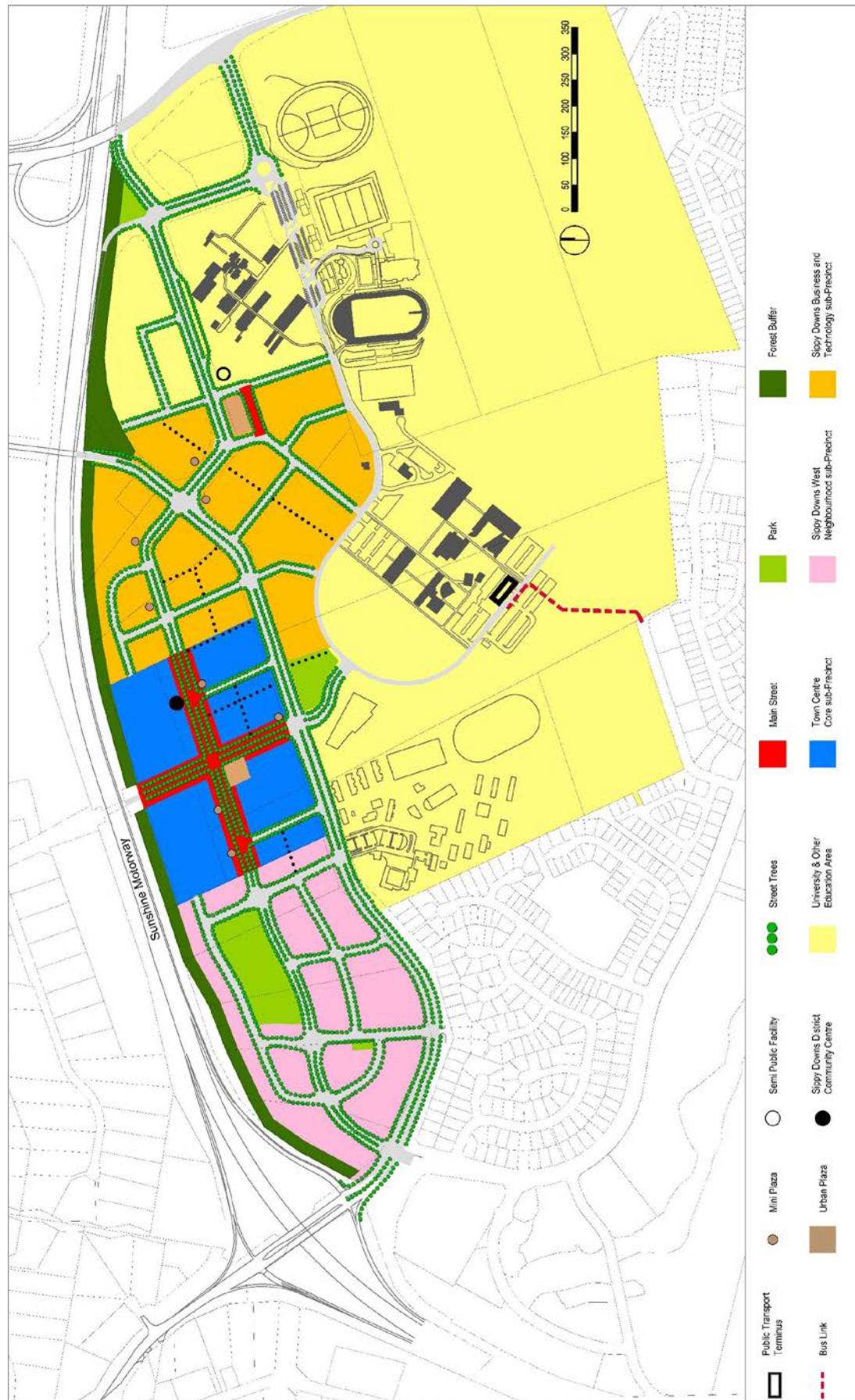


Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations

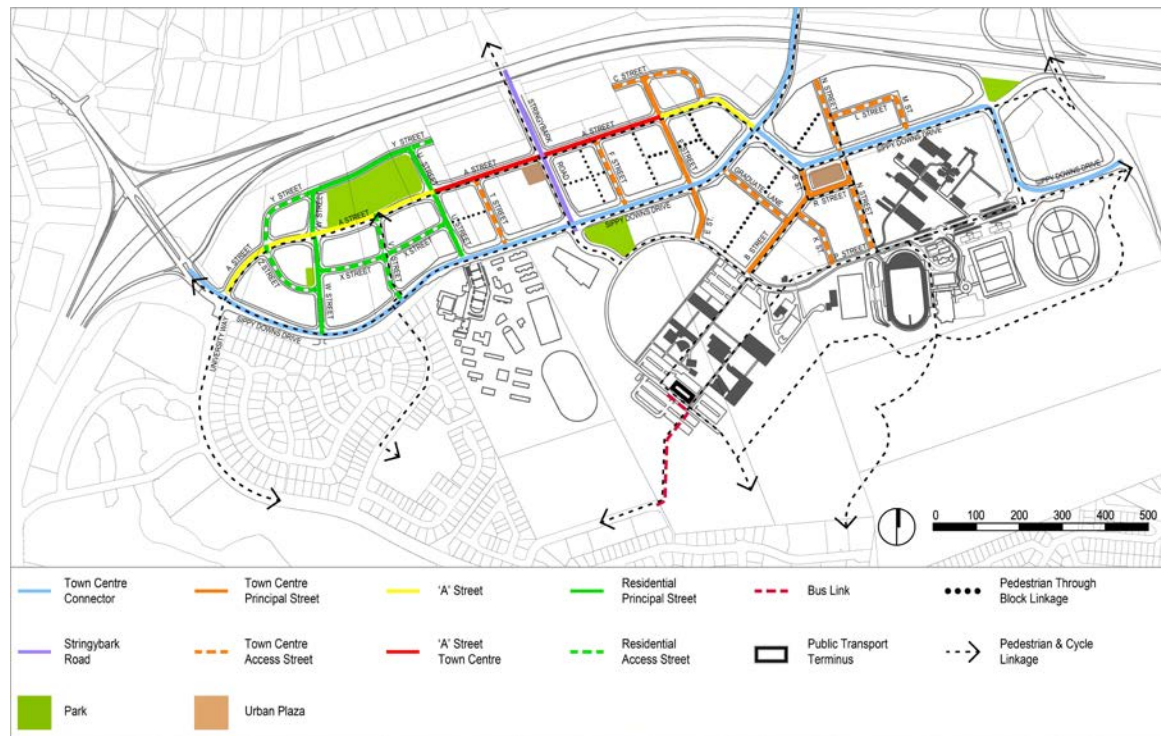


Figure 7.2.25E Sippy Downs Town Centre Building Heights

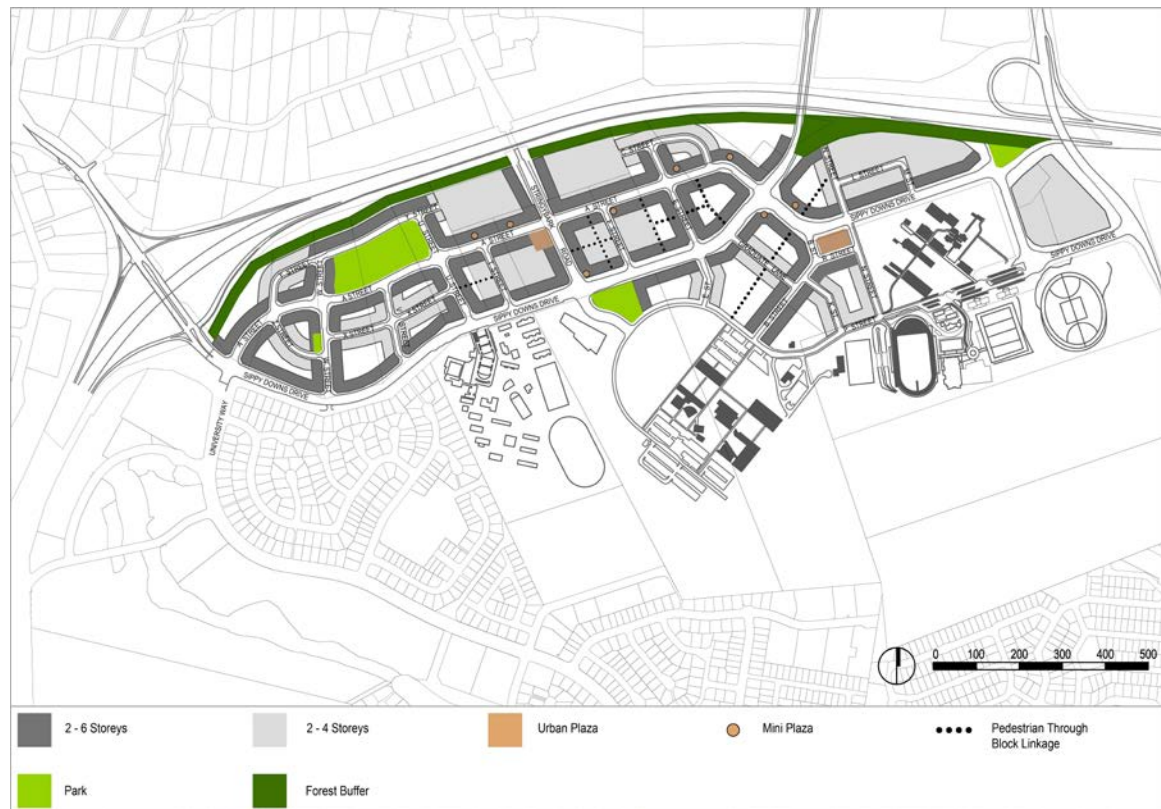
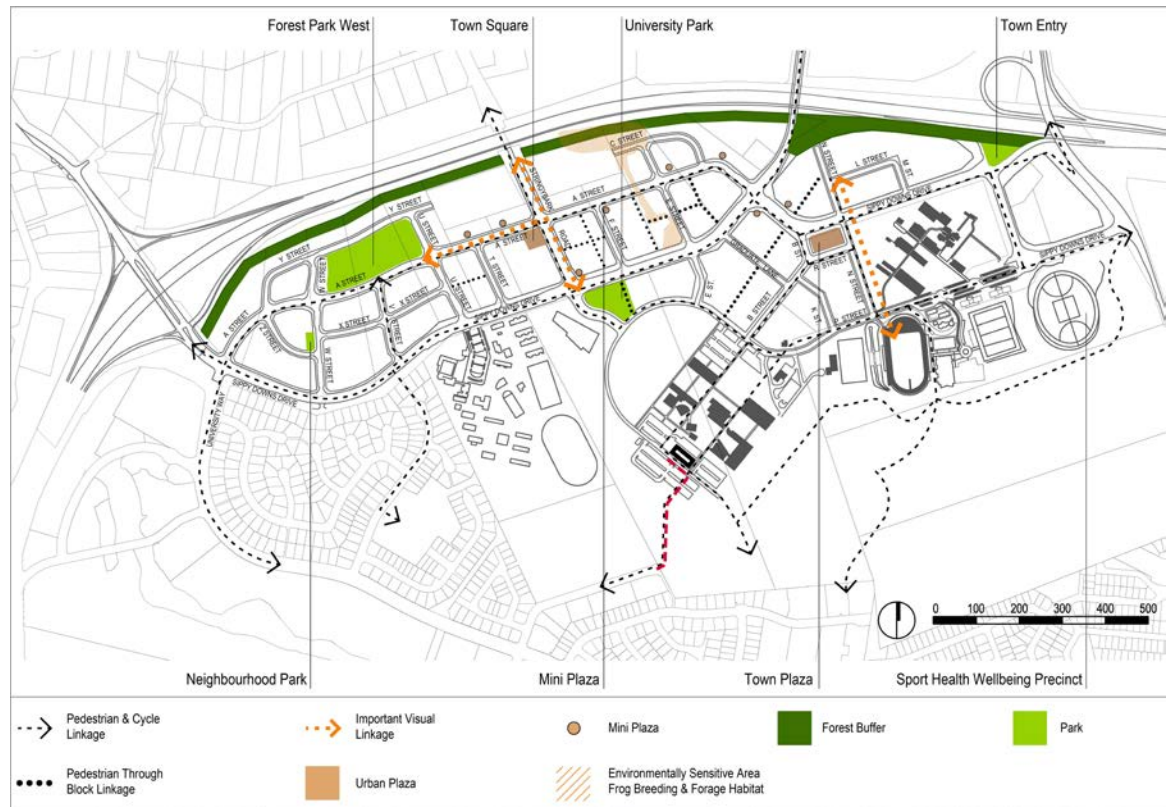


Figure 7.2.25F Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages



7.2.26 Woombye local plan code

7.2.26.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Woombye local plan area as shown on Map ZM27 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Woombye local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.26.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.26.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.26A (Woombye local plan elements)**.

7.2.26.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Woombye local plan code.

The Woombye local plan area is located in the central hinterland of the Sunshine Coast immediately to the south of Nambour. Situated between the North Coast Rail Line and Nambour Connection Road, the local plan area includes Woombye's business centre and adjacent residential areas. The local plan area has a land area of approximately 230 hectares.

The local plan area is characterised by variable topography with the established urban areas in the north comprising gently undulating land and the developing southern area generally comprising steeper slopes, particularly adjacent to Pine Grove Road and Woombye-Palmwoods Road. Parts of the local plan area are subject to periodic flooding from Paynter Creek which is located immediately to the west and traverses the local plan area north of the town centre.

Woombye is a small, attractive rural town providing a range of business, community, social, and recreational facilities to service the local needs of its resident population as well as the needs of immediately surrounding rural and rural residential communities. Residential areas are characterised by dwelling houses on relatively large suburban lots.

Heritage buildings and places, primarily focused in Blackall Street, contribute to the character and historical values of the town. Set within a picturesque rural landscape, Woombye has a separate and distinct identity from nearby settlements, including Nambour.

The North Coast Rail Line, which forms the western boundary of the local plan area, is proposed to be realigned and duplicated. The planned upgrade includes provision for station improvements and a new road overpass extending from Blackall Street to Back Woombye Road. The preferred future use of surplus rail land arising from the proposed upgrade of the rail line will also be an important consideration.

Woombye's role as a public transport node will be improved by the planned rail line upgrade and new transit hub. The major vehicle access into Woombye is via Blackall Street from Nambour Connection Road in the east. Taintons Road provides access to the southern part of the local plan area via Woombye-Palmwoods Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.26.3 Purpose and overall outcomes

- (1) The purpose of the Woombye local plan code is to provide locally relevant planning provisions for the assessment of development within the Woombye local plan area.

- (2) The purpose of the Woombye local plan code will be achieved through the following overall outcomes:-
- (a) Woombye remains a small rural town, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
 - (b) Urban development within the Woombye local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Woombye, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Woombye as a rural town with a strong sense of place and associations with the past.
 - (d) Development in the Local centre zone supports the role and function of the Woombye Town Centre as a local (full service) activity centre, providing a wide range of small-scale convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities. The town centre remains compact and consolidated, with any further expansion of business uses contained to land included in the Local centre zone.
 - (e) The “country town” feel, traditional main street built form and heritage and *streetscape* character of Woombye’s Town Centre is retained and reinforced, with Blackall Street enhanced as a wide, attractive and pedestrian friendly main street. Development along Blackall Street addresses the street, complements the traditional *streetscape* and building form, and retains the mature street trees.
 - (f) Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Woombye, typified by low-rise detached housing in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid or modified grid layout, open *streetscape* and mature street trees. Development in the zone provides an interconnected and permeable network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
 - (g) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Woombye and is of a bulk and architectural scale that does not dominate the *streetscape* and is compatible with surrounding development.
 - (h) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including steeper slopes and remnant *vegetation* and other *ecologically important areas*.
 - (i) Development in the local plan area is supported by a network of open space to meet the needs of the local community, and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
 - (j) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line and the possible future provision of a grade separated crossing within the local plan area.
 - (k) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Woombye local plan area is adapted to appropriately utilise surplus railway land, so as to consolidate and provide for improvements to Woombye’s town centre, particularly in terms of the provision of community facilities and *public open space*.

7.2.26.4 Performance outcomes and acceptable outcomes

Table 7.2.26.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Woombye Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and architectural character of Woombye in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or, character significance. Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Woombye.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas identified on Figure 7.2.26A (Woombye local plan elements) .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop and <i>streetscape</i> character of the local plan area, including where identified on Figure 7.2.26A (Woombye local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Woombye.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.26A (Woombye local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Woombye, and emphasise corner locations.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.

Performance Outcomes		Acceptable Outcomes	
			<p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required</p>
PO4	Development does not compromise the provision and operation of <i>transport networks</i> , including:- (a) the proposed realignment and duplication of the North Coast Rail Line; and (b) the potential future grade separated rail line crossing in the vicinity of Woombye CWA Park.	AO4	No acceptable outcome provided.
PO5	Surplus rail land that may arise from the proposed realignment of the North Coast Rail Line provides for improvements to Woombye's Town Centre, particularly in terms of the provision of community facilities and urban open space.	AO5	No acceptable outcome provided.
PO6	Development on land with frontage to Paynter Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.26A (Woombye local plan elements) , facilitates the provision of the local ecological linkage.	AO6	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO7	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a drive-through facility.	AO7	No acceptable outcome provided.
Development in the Local Centre Zone			
PO8	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Woombye Town Centre as a local (full service) activity centre; and (b) provide a wide range of goods and services to meet the convenience needs of Woombye's resident population and immediately surrounding rural community.	AO8	No acceptable outcome provided.
PO9	Development in the Local centre zone:- (a) is sympathetic to the rural town character and heritage values of Woombye; (b) complements the traditional built form and <i>streetscape</i> ; (c) addresses the street; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; and (f) provides integrated and functional parking and access arrangements that do not dominate the street.	AO9	Development in the Local centre zone:- (a) provides for Blackall Street to be maintained as a wide, attractive and pedestrian friendly main street; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.26A (Woombye local plan elements) ; (c) maintains the appearance of fine-grained shopfronts addressing the street; (d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (e) provides all-weather protection for pedestrians in the form of continuous awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street; (g) has building openings overlooking and addressing the street; (h) uses understated colour schemes and low-reflective roofing and cladding materials; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (k) provides for on-site car parking at the rear or to one side of the development.
Development in the Low Density Residential Zone			
PO10	Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Woombye local plan area.	AO10.1	Reconfiguring a lot in the Low density residential zone provides for a minimum lot size of 800m ² .
		AO10.2	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid or modified grid street layout and subdivision pattern.
PO11	Reconfiguring a lot within the Low density residential zone:- <ul style="list-style-type: none"> (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land. 	AO11	Reconfiguring a lot in the Low density residential zone:- <ul style="list-style-type: none"> (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected, permeable internal road system, pedestrian, cycle and open space links.
Development in the Medium Density Residential Zone			
PO12	Development in the Medium density residential zone:- <ul style="list-style-type: none"> (a) provides for the establishment of a range of medium density housing compatible with a rural town setting; (b) is sympathetic to the rural town character and heritage values of Woombye; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for a building form that reflects the traditional Queensland style; (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel and character; 	AO12	Development in the Medium density residential zone:- <ul style="list-style-type: none"> (a) provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in form and scale to a <i>dwelling house</i>; (b) provides generous open spaces between buildings; (c) incorporates landscaping which complements the character of established gardens in the zone; (d) provides for a building form which reflects the traditional Queensland style and incorporates front facades and building elements, including wall articulation, pitched roof forms, roof overhangs, verandahs and prominent building entries, to reflect the character and heritage of buildings in Woombye;

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; (g) maintains and protects the amenity of residents in adjoining development; and (h) provides for improved pedestrian connectivity between Campbell Street and Blackall Street. 		<ul style="list-style-type: none"> (e) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken up and do not dominate the <i>streetscape</i>; (f) where fronting Blackall Street, provides an attractive street front address and overlooks the street; and (g) provides mid-block pedestrian linkages, between Campbell Street and Blackall Street.

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Yandina local plan code.

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately 396 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

The Yandina local plan area has good access to the Bruce Highway via Yandina Cooloolabin Road and Flemming Street. Further connections to the east are provided by Ninderry Road, to the north by Ben Williams Road, to the west by Old Gympie Road and Cooloolabin Road and south by the Nambour North Connection Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.27.3 Purpose and overall outcomes

- (1) The purpose of the Yandina local plan code is to provide locally relevant planning provisions for the assessment of development within the Yandina local plan area.
- (2) The purpose of the Yandina local plan code will be achieved through the following overall outcomes:-
 - (a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.
 - (b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native *vegetation* areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.
 - (e) The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
 - (f) Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydoore to fulfil higher order business and industry needs.
 - (g) The “country town” feel, traditional built form, heritage and *streetscape* character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (h) Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.
 - (i) Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.
 - (j) Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.
 - (k) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.

- (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n) Development in the Medium density residential zone:-
 - (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
 - (ii) provides good pedestrian and cycle connectivity to the town centre; and
 - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- (p) Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Yandina Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Yandina.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to the western foothills of Yandina and Mount Ninderry, particularly from the town centre, and to the South Maroochy River, North Maroochy River and other views to surrounding rural and natural

Performance Outcomes		Acceptable Outcomes	
		AO2.3	<p>areas where identified on Figure 7.2.27A (Yandina local plan elements).</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the town including:-</p> <ul style="list-style-type: none"> (a) the tree covered hillsides of the western foothills; (b) native <i>vegetation</i> along the North Maroochy River and South Maroochy River; and (c) other character <i>vegetation</i> where identified on Figure 7.2.27A (Yandina local plan elements). <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
		AO2.4	<p>Development retains and revegetates the remaining gully systems in the Fleming Street and Scott Street area.</p>
		AO2.5	<p>Development retains and enhances the open space land west of Farrell Street to provide:-</p> <ul style="list-style-type: none"> (a) a green open space <i>buffer</i> between business uses and residential areas; and (b) a green foreground to views west of the town centre.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the rural town character of, Yandina.	AO3.1	<p>Development adjacent to the primary streetscape treatment area or identified gateway/entry point on Figure 7.2.27A (Yandina local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Yandina, and emphasise corner locations.</p>
		AO3.2	<p>Development along Yandina Coolum Road and Fleming Street, between the Bruce Highway and the town centre provides streetscape and landscaping works to enhance the visual amenity of the route as an entrance to the town.</p>
		AO3.3	<p>Development provides streetscape improvements and traffic calming at the Stevens Street and Farrell Street intersection to reinforce Stevens Street as the focus of the town centre.</p>
		AO3.4	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p>

Performance Outcomes		Acceptable Outcomes	
			<p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required</p>
PO4	Development on land adjacent to the Bruce Highway incorporates a <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the highway as a scenic route.	AO4	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Bruce Highway <i>frontage</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO5	Development on land with frontage to the North Maroochy River and South Maroochy River, or on land otherwise identified as a local ecological linkage on Figure 7.2.27A (Yandina local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Yandina Town Centre as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Yandina; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> ; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO8	<p>Development in the Local centre zone:-</p> (a) provides for Stevens Street to be maintained and enhanced as an attractive and pedestrian friendly main street; (b) provides a fine scale built form with narrow building frontages and buildings built to the Stevens Street road boundary; (c) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (d) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.27A (Yandina local plan elements) ; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerb; (f) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (g) has simple, traditional Queensland style roof designs, such as hipped or

Performance Outcomes		Acceptable Outcomes	
			<p>gabled, and parapets facing the street;</p> <p>(h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade;</p> <p>(i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies;</p> <p>(j) uses traditional building materials (timber cladding and corrugated iron roofing);</p> <p>(k) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(l) ensures that signage is integrated with the building;</p> <p>(m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</p> <p>(n) retains on street parking and provides on-site car parking at the rear or to one side of the development.</p>
PO9	Development provides for buildings on corner sites to be designed as focal points and contribute to defining the street intersection, including use of interesting or decorative features or building elements and complementary landscape features.	AO9	No acceptable outcome provided.
PO10	Reconfiguring a lot in the Local centre zone does not result in the alienation of business zoned land.	AO10.1	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m ² in area.
		AO10.2	Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
Development in the Low Impact Industry Zone			
PO11	Development in the Low impact industry zone at Yandina protects the amenity of nearby and surrounding residential areas and premises and the visual amenity of scenic routes.	AO11	<p>Development in the Low impact industry zone:-</p> <p>(a) incorporates attractive and sensitively designed street facades which are 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 buildings;</p> <p>(c) provides for car parking and service areas to the side or rear of buildings; and</p> <p>(d) provides a minimum 3 metre wide densely vegetated <i>landscape buffer</i> along street <i>frontages</i>, boundaries adjoining sensitive uses and boundaries fronting the North Coast Rail Line, where identified on Figure 7.2.27A (Yandina local plan elements).</p>
PO12	<p>Development in the Low impact industry zone in the Yandina Industrial Estate (East):-</p> <p>(a) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road;</p>	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(b) restricts filling for flood immunity to land included within the Low impact industry zone in the Yandina Industrial Estate (East);</p> <p>(c) protects and rehabilitates riparian <i>vegetation</i> and appropriate riparian <i>buffers</i> to the North Maroochy River and the unnamed <i>waterway</i>;</p> <p>(d) provides or contributes to the provision of greenspace where identified on Figure 7.2.27A (Yandina local plan elements), including an open space area with seating and shelters to serve the needs of employees, generally in the location of the corner of Paulger Flat Road and Bowder Road;</p> <p>(e) provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along Yandina-Coolum Road (i.e. along the southern property boundary of Lot 4 on SP159592);</p> <p>(f) provides a minimum 60 metre wide densely vegetated <i>landscape buffer</i> along Banyandah Street North (i.e. along the western property boundary of Lot 263 on C311499); and</p> <p>(g) is in accordance with an approved infrastructure agreement between the developer and <i>Council</i> to fund the necessary <i>infrastructure</i> to service the development.</p> <p>Note—the infrastructure agreement is to contain <i>infrastructure</i> items including water supply, sewerage, open space, stormwater, cycle facilities, road networks and rehabilitation and maintenance of riparian buffers.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for appropriate riparian <i>buffers</i>.</p>		
PO13	<p>Development in the Low impact industry zone on Lot 312 on SP186045 at 22 Wharf Street:-</p> <p>(a) incorporates a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development;</p> <p>(b) provides for access to be through the existing industrial area on Central Park Drive; and</p> <p>(c) provides for improved local vehicular circulation through the provision of a road link to industrial development to the west of the site on Lot 6 RP811902.</p>	<p>AO13.1</p> <p>AO13.2</p>	<p>Development provides a wide, densely vegetated <i>landscape buffer</i> along the boundary of land included in the Low density residential zone such that the wide bushland buffer on land to the west of the site is extended through the site as indicated on Figure 7.2.27A (Yandina local plan elements).</p> <p>Development provides for access and road connections in accordance with Figure 7.2.27A (Yandina local plan elements).</p>

Performance Outcomes		Acceptable Outcomes	
PO14	Development in the Low impact industry zone on Lot 2 RP127844, at 1 Wappa Falls Road, retains a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development.	AO14	Development provides for the retention of existing <i>vegetation</i> along the western boundary of the site adjacent to land included in the Low density residential zone such that the wide bushland buffer on land to the north of the site is extended as indicated on Figure 7.2.27A (Yandina local plan elements) .
Development in the Medium and High Impact Industry Zones			
PO15	Development in the Medium and High impact industry zones incorporates wide, densely vegetated <i>landscape buffers</i> to boundaries adjoining or adjacent to residential and other <i>sensitive land uses</i> to buffer, visually screen and soften built form elements and maintain and enhance the visual amenity of the site from the street and the North Coast Rail Line.	AO15	Development provides a minimum 3 metre wide, densely vegetated landscape buffer along street <i>frontages</i> (other than the Bruce Highway) and boundaries adjoining <i>sensitive land uses</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO16	Development in the Medium impact industry zone in the central and eastern industrial areas, provides for a range of medium and low impact industrial uses, with a focus on uses that complement and enhance the tourism focus area.	AO16	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (d) contributes positively to local <i>streetscape</i> character; and (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO17	No acceptable outcome provided.
PO18	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO18	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .
Development in the Low Density Residential Zone			
PO19	Development for Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Yandina.	AO19.1 AO19.2	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m ² in area. Reconfiguring a lot in the Low density residential zone provides for regular shaped lots with a grid or modified grid layout and subdivision pattern.
PO20	Development in the Low density residential zone on Lot 1 SP186045, located on Wharf Street, retains existing bushland areas adjoining land in the	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	High impact industry zone and supplements existing <i>vegetation</i> where necessary in order to provide a substantial <i>buffer</i> to the High impact industry zone.		

Contents of Part 8

Part 8	Overlays	8-1
8.1	Preliminary	8-1
8.2	Overlay Codes	8-3
8.2.1	Acid sulfate soils overlay code	8-3
	8.2.1.1 Application.....	8-3
	8.2.1.2 Purpose and overall outcomes	8-3
	8.2.1.3 Performance outcomes and acceptable outcomes.....	8-3
8.2.2	Airport environs overlay code	8-5
	8.2.2.1 Application.....	8-5
	8.2.2.2 Purpose and overall outcomes	8-5
	8.2.2.3 Performance outcomes and acceptable outcomes.....	8-6
8.2.3	Biodiversity, waterways and wetlands overlay code	8-12
	8.2.3.1 Application.....	8-12
	8.2.3.2 Purpose and overall outcomes	8-12
	8.2.3.3 Performance outcomes and acceptable outcomes.....	8-13
8.2.4	Bushfire hazard overlay code	8-21
	8.2.4.1 Application.....	8-21
	8.2.4.2 Purpose and overall outcomes	8-21
	8.2.4.3 Performance outcomes and acceptable outcomes.....	8-22
8.2.5	Coastal protection overlay code	8-27
	8.2.5.1 Application.....	8-27
	8.2.5.2 Purpose and overall outcomes	8-27
	8.2.5.3 Performance outcomes and acceptable outcomes.....	8-28
8.2.6	Extractive resources overlay code	8-32
	8.2.6.1 Application.....	8-32
	8.2.6.2 Purpose and overall outcomes	8-32
	8.2.6.3 Performance outcomes and acceptable outcomes.....	8-32
8.2.7	Flood hazard overlay code	8-35
	8.2.7.1 Application.....	8-35
	8.2.7.2 Purpose and overall outcomes	8-35
	8.2.7.3 Performance outcomes and acceptable outcomes.....	8-35
8.2.8	Height of buildings and structures overlay code	8-43
	8.2.8.1 Application.....	8-43
	8.2.8.2 Purpose and overall outcomes	8-43
	8.2.8.3 Performance outcomes and acceptable outcomes.....	8-43
8.2.9	Heritage and character areas overlay code	8-46
	8.2.9.1 Application.....	8-46
	8.2.9.2 Purpose and overall outcomes	8-46
	8.2.9.3 Performance outcomes and acceptable outcomes.....	8-47
8.2.10	Landslide hazard and steep land overlay code	8-50
	8.2.10.1 Application.....	8-50
	8.2.10.2 Purpose and overall outcomes	8-50
	8.2.10.3 Performance outcomes and acceptable outcomes.....	8-50
8.2.11	Regional infrastructure overlay code	8-55
	8.2.11.1 Application.....	8-55
	8.2.11.2 Purpose and overall outcomes	8-55
	8.2.11.3 Performance outcomes and acceptable outcomes.....	8-55
8.2.12	Scenic amenity overlay code	8-58
	8.2.12.1 Application.....	8-58
	8.2.12.2 Purpose and overall outcomes	8-58
	8.2.12.3 Performance outcomes and acceptable outcomes.....	8-58
8.2.13	Water resource catchments overlay code	8-61
	8.2.13.1 Application.....	8-61
	8.2.13.2 Purpose and overall outcomes	8-61
	8.2.13.3 Performance outcomes and acceptable outcomes.....	8-61

Tables in Part 8

Table 8.2.1.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-3
Table 8.2.2.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-6
Table 8.2.3.3.1	Requirements for accepted development	8-13
Table 8.2.3.3.1A	Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways	8-13
Table 8.2.3.3.1B	Buffer distances for rural uses to waterways and wetlands	8-14
Table 8.2.3.3.2	Performance outcomes and acceptable outcomes for assessable development.....	8-15
Table 8.2.4.3.1	Requirements for accepted development	8-22
Table 8.2.4.3.2	Performance outcomes and acceptable outcomes for assessable development.....	8-22
Table 8.2.5.3.1	Requirements for accepted development	8-28
Table 8.2.5.3.2	Performance outcomes and acceptable outcomes for assessable development.....	8-28
Table 8.2.6.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-32
Table 8.2.7.3.1	Requirements for accepted development	8-35
Table 8.2.7.3.2	Performance outcomes and acceptable outcomes for assessable development.....	8-37
Table 8.2.7.3.3	Flood levels and flood immunity requirements for development and infrastructure ..	8-41
Table 8.2.8.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-43
Table 8.2.9.3.1	Performance outcomes and acceptable outcomes for assessable development – on a local heritage place or adjoining a State or local heritage place	8-47
Table 8.2.9.3.2	Performance outcomes and acceptable outcomes for assessable development – within a neighbourhood character area.....	8-48
Table 8.2.10.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	8-50
Table 8.2.10.3.2	Additional performance outcomes and acceptable outcomes for assessable development	8-52
Table 8.2.11.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-55
Table 8.2.12.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-58
Table 8.2.12.3.2	Significant views	8-59
Table 8.2.13.3.1	Performance outcomes and acceptable outcomes for assessable development.....	8-61

Figures in Part 8

Figure 8.2.7	Drainage deficient areas	8-42
--------------	--------------------------------	------

8.2.2 Airport environs overlay code^{6 7}

8.2.2.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the airport environs overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.2.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of this code are assessment benchmarks for applicable assessable development:-
 - (a) **Section 8.2.2.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.2.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Airport environs overlay code is to maintain and enhance the safety and operational efficiency of airports and *aviation facilities* and avoid land use conflicts.
- (2) The purpose of the Airport environs overlay code will be achieved through the following overall outcomes:-
 - (a) development maintains the operational efficiency of airports and enhances the safety of aircraft operating within an airport's *operational airspace*;

Note—*operational airspace* includes the areas and vertical dimensions of an airport's *obstacle limitation surface (OLS)*.

Note—unless otherwise stated, use of the term 'airport' in this code refers collectively to the Sunshine Coast Airport and the Caloundra aerodrome.

- (b) development protects *aviation facilities*, including navigation, communication and surveillance facilities, from incompatible land uses, buildings, structures and works;

Note—*aviation facilities* include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport.

- (c) development ensures that *sensitive land uses* are not adversely impacted by aircraft noise or groundside operations; and
- (d) development ensures that the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised.

⁶ Editor's note—the following elements referred to in this code are identified on the Airport Environs Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) *obstacle limitation surface (OLS)*;
- (b) *Australian noise exposure forecast (ANEF)*;
- (c) runway separation distances;
- (d) *public safety areas*; and
- (e) *aviation facilities* and their associated sensitive areas.

⁷ Editor's note—the **Planning scheme policy for the airport environs overlay code** provides advice and guidance for achieving certain outcomes of this code.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Aircraft noise			
PO1	A <i>dual occupancy</i> or <i>dwelling house</i> is designed and constructed to ensure that noise interference or noise nuisance as a result of proximity to an airport is minimised.	AO1	A <i>dual occupancy</i> or <i>dwelling house</i> located on land identified on an Airport Environs Overlay Map as being within the 20 ANEF contour (or greater) incorporates noise attenuation measures in accordance with <i>Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction</i> .

Table 8.2.2.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Obstructions and Hazards			
PO1	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the temporary or permanent intrusion of physical structures into the airport's <i>operational airspace</i> , particularly take-off and approach paths.	AO1.1	Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and <i>vegetation</i> at its mature height do not penetrate the <i>obstacle limitation surface (OLS)</i> of an airport as identified on an Airport Environs Overlay Map.
		AO1.2	Cranes and other construction equipment or activities do not penetrate the <i>OLS</i> of an airport as identified on an Airport Environs Overlay Map.
		AO1.3	Uses that involve temporary or permanent aviation activities (e.g. parachuting or hot air ballooning) are not located beneath the <i>operational airspace</i> of an airport as identified on an Airport Environs Overlay Map. Note—the Planning Scheme Policy for the airport environs overlay code provides further guidance in relation to the achievement of AO1.1 and AO1.2.
PO2	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	AO2.1	Uses involving the bulk handling or disposal of putrescible waste (e.g. landfill and waste transfer facilities) are not located within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map. OR Where increasing the scale or intensity of an existing use involving the bulk handling or disposal of putrescible waste within the 13 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, development includes measures to reduce the potential to attract birds and bats.
		AO2.2	Uses involving the following activities are not located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map:-

Performance Outcomes		Acceptable Outcomes	
			<p>(a) <i>aquaculture</i>, except where using a recirculating aquaculture system contained within sheds;</p> <p>(b) <i>cropping</i>, where involving a turf farm or fruit tree farm;</p> <p>(c) <i>intensive animal industry</i>;</p> <p>(d) <i>animal keeping</i>, where involving a wildlife or bird sanctuary; and</p> <p>(e) industrial uses, where involving food processing plants or stock handling or slaughtering.</p>
		AO2.3	<p>Where uses or activities listed in AO2.2 (above) are located between the 3 kilometre and 8 kilometre airport runway separation distance contours, as identified on an Airport Environs Overlay Map:-</p> <p>(a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and</p> <p>(b) development includes measures to reduce the potential to attract birds and bats.</p>
		AO2.4	<p>Where recreation and entertainment facilities involving fair grounds, showgrounds and outdoor theatres or cinemas are located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.</p>
		AO2.5	<p>Landscape and drainage works (including artificial waterbodies) for development located within the 3 kilometre airport runway separation distance contour, as identified on an Airport Environs Overlay Map, are designed and installed to minimise bird and bat attracting potential (e.g. avoidance of fruiting and/or flowering plant species).</p> <p>Note—the Planning Scheme Policy for the airport environs overlay code provides further guidance in relation to the achievement of AO2.5.</p>
PO3	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through vibration from blasting associated with an <i>extractive industry</i> .	AO3	<p>An <i>extractive industry</i> is not located in the vicinity of that part of the runway approach within the 13 kilometre airport runway separation distance contour.</p> <p>OR</p> <p>An <i>extractive industry</i> located within the 13 kilometre airport separation distance contour is conducted in accordance with a management plan agreed with the airport operator that takes account of aircraft take-off and landing times and the potential for vibration from blasting to impact upon the safety of aircraft using the airport.</p>
PO4	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i>	AO4	<p>Outdoor lighting (including street lighting and security lighting) located within the 6 kilometre airport runway separation distance contour, as identified on an Airport Environs</p>

Performance Outcomes		Acceptable Outcomes	
	through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.		<p>Overlay Map, does not involve:-</p> <ul style="list-style-type: none"> (a) lighting that shines, projects or reflects light above a horizontal plane; (b) coloured, flashing or sodium lighting; (c) flare plumes; or (d) configurations of lights in straight parallel lines 500 metres to 1,000 metres in length. <p>Note—the Planning Scheme Policy for the airport environs overlay code provides further guidance in relation to the achievement of AO4.</p>
PO5	Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's <i>operational airspace</i> through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	AO5	<p>Development does not release the following emissions into <i>operational airspace</i>:-</p> <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3m/s; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
Aircraft Noise			
PO6	<p>Development and land uses that are sensitive to noise interference or noise nuisance:-</p> <ul style="list-style-type: none"> (a) avoid noise affected areas surrounding the airport; and (b) are appropriately located and designed to mitigate adverse impacts from aircraft noise. 	<p>AO6.1</p> <p>Development involving a land use in Column 1 of Table 8.2.2.3.3 (Land uses and ANEF contours), where located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 2 of Table 8.2.2.3.3, is designed and constructed to attenuate aircraft noise in accordance with <i>Australian Standard AS2021: Acoustics – Aircraft noise intrusion – Building siting and construction</i>.</p> <p>Note—AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits. This is of significant importance on the Sunshine Coast where the sub-tropical climate supports and encourages an outdoor orientated lifestyle.</p> <p>AO6.2</p> <p>Development involving a land use in Column 1 of Table 8.2.2.3.3 (Land uses and ANEF contours), is not located on land identified on an Airport Environs Overlay Map as being subject to the Australian Noise Exposure Forecast (ANEF) contour nominated for that land use in Column 3 of Table 8.2.2.3.3.</p>	
Public Safety Areas			
PO7	<p>Development within the <i>public safety areas</i> located at the end of airport runways avoids:-</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials. 	AO7	<p>Development within a <i>public safety area</i>, as identified on an Airport Environs Overlay Map, does not introduce or intensify the scale of:-</p> <ul style="list-style-type: none"> (a) any residential, business, industrial, community and sport and recreation activity; or (b) any use involving the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
On-airport Aviation Facilities (NDB, DME, CVOR, VHF)			
PO8	Development does not interfere with the safe and continued		For NDB

Performance Outcomes		Acceptable Outcomes
	<p>functioning of <i>aviation facilities</i> through:-</p> <p>(a) the temporary or permanent intrusion of buildings or structures that enter an <i>aviation facility sensitive area</i>; or</p> <p>(b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities.</p>	<p>AO8.1 Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the NDB (non-directional beacon) facility, as identified on an Airport Environs Overlay Map:-</p> <p>(a) buildings, structures or other works within 60 metres of the facility;</p> <p>(b) metallic buildings or structures between 60 and 150 metres of the facility;</p> <p>(c) buildings or structures with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the facility;</p> <p>(d) other works between 60 and 150 metres of the facility which exceed 3 metres in height; or</p> <p>(e) buildings, structures or other works between 150 and 500 metres of the facility which exceed 8 metres in height.</p> <p>For DME</p> <p>AO8.2 Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the DME (distance measuring equipment) facility, as identified on an Airport Environs Overlay Map:-</p> <p>(a) buildings, structures or other works within 115 metres of the facility which exceed 8 metres in height;</p> <p>(b) buildings, structures or other works between 115 and 230 metres of the facility which exceed 9 metres in height;</p> <p>(c) buildings, structures or other works between 230 and 500 metres of the facility which exceed 10 metres in height;</p> <p>(d) buildings, structures or other works between 500 and 1,000 metres of the facility which exceed 12 metres in height; or</p> <p>(e) buildings, structures or other works between 1,000 and 1,500 metres of the facility which exceed 16.5 metres in height.</p> <p>For CVOR</p> <p>AO8.3 Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the CVOR (conventional omnidirectional range) facility, as identified on an Airport Environs Overlay Map:-</p> <p>(a) buildings, structures or works within 300 metres of the facility; or</p> <p>(b) buildings, structures or works between 300 and 1,000 metres of the facility for:-</p> <p>(i) a fence exceeding 2.5 metres in height;</p>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (ii) overhead lines exceeding 5 metres in height; (iii) a metallic structure exceeding 8 metres in height; (iv) a tree or open lattice tower exceeding 10 metres in height; or (v) a wooden structure exceeding 13 metres in height. <p>For VHF</p> <p>Development located within the <i>aviation facility sensitive area</i> of the VHF (communication) facility. As identified on an Airport Environs Overlay Map does not create:-</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
Off-airport Aviation Facilities (Maleny VOR)			
PO9	Development and land use does not interfere with the safe and continued functioning of <i>aviation facilities</i> through:- <ul style="list-style-type: none"> (a) the temporary or permanent intrusion of buildings or structures that enter an <i>aviation facility sensitive area</i>; or (b) the introduction of buildings, structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. 	AO9	Development involving any of the following buildings, structures or works is not located within the <i>aviation facility sensitive area</i> of the Maleny VOR (VHF omnidirectional range) facility, as identified on an Airport Environs Overlay Map:- <ul style="list-style-type: none"> (a) buildings, structures or works within 150 metres of the facility; (b) buildings, structures or works between 150 and 300 metres of the facility for:- <ul style="list-style-type: none"> (i) overhead lines; (ii) a fence exceeding 2.5 metres in height; (iii) a metallic structure exceeding 5 metres in height; (iv) a tree or open lattice tower exceeding 10 metres in height; or (v) a wooden structure exceeding 13 metres in height; or (c) buildings, structures or works between 300 and 1,000 metres of the facility for:- <ul style="list-style-type: none"> (i) a fence exceeding 5 metres in height; (ii) a metallic structure exceeding 10 metres in height; (iii) overhead lines exceeding 16 metres in height; (iv) a tree or open lattice tower exceeding 20 metres in height; or (v) a wooden structure exceeding 26 metres in height.

Table 8.2.2.3.3 Land uses and ANEF contours

Column 1 Land use	Column 2 ANEF contour	Column 3 ANEF contour
A use in the <i>residential activity group</i> involving permanent	20-25 ANEF	25 ANEF or greater

accommodation		
A use in the <i>residential activity group</i> involving temporary accommodation	25-30 ANEF	30 ANEF or greater
<i>Child care centre, Educational establishment, Hospital, Community care centre</i>	20-25 ANEF	25 ANEF or greater
<i>Community use, Place of worship</i>	20-25 ANEF 25-30 ANEF	30 ANEF or greater
<i>Office</i>	25-30 ANEF 30-35 ANEF	30 ANEF or greater

8.2.3 Biodiversity, waterways and wetlands overlay code^{8 9}

8.2.3.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the biodiversity, waterways and wetlands overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Biodiversity, waterways and wetlands overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.3.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 8.2.3.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.3.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Biodiversity, waterways and wetlands overlay code is to ensure that:-
 - (a) *ecologically important areas* are protected, rehabilitated and enhanced; and
 - (b) ecological connectivity is improved.
- (2) The purpose of the Biodiversity, waterways and wetlands overlay code will be achieved through the following overall outcomes:-
 - (a) development protects and enhances *ecologically important areas* and ecological connectivity;
 - (b) development protects and establishes appropriate *buffers* to waterways, *wetlands*, native *vegetation* and significant fauna habitat;
 - (c) development protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the *State Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*;
 - (d) development is located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes;
 - (e) development avoids or minimises adverse impacts on koalas and koala habitat; and
 - (f) development is designed to achieve the prescribed water quality objectives for *waterways* and *wetlands* in accordance with the *Environmental Protection (Water) Policy 2009*.

⁸ Editor's note—the following elements referred to in this code are identified on the Biodiversity, Waterways and Wetlands Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) *native vegetation* areas;
- (b) *waterways*, waterbodies and *wetlands*;
- (c) declared fish habitat areas; and
- (d) riparian protection areas.

⁹ Editor's note—the **Planning scheme policy for the biodiversity, waterways and wetlands overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an ecological assessment report and environmental management/rehabilitation plan.

8.2.3.3 Performance outcomes and acceptable outcomes

Table 8.2.3.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes													
Dwelling House															
PO1	A <i>dwelling house</i> is sited such that waterways, <i>wetlands</i> and riparian areas are protected and the clearing of native <i>vegetation</i> is avoided or minimised.	AO1.1	The <i>dwelling house</i> is not located on land identified as being a <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map.												
		AO1.2	Where the <i>dwelling house</i> is located on a lot containing or adjoining a <i>waterway</i> or <i>wetland</i> (other than canals and artificial <i>waterways</i>) identified on a Biodiversity, Waterways and Wetlands Overlay Map, the <i>dwelling house</i> is set back from the high bank of the <i>waterway</i> or <i>wetland</i> in accordance with Table 8.2.3.3.1A (Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways) .												
			<p>Table 8.2.3.3.1A Buffer distances for dwelling houses to waterways and wetlands other than canals and artificial waterways</p> <table border="1"> <thead> <tr> <th>Column 1 Waterway type / wetland</th> <th>Column 2 Buffer distance in Urban zone</th> <th>Column 3 Buffer distance in Non-urban Zone</th> </tr> </thead> <tbody> <tr> <td>Stream order 1 and 2</td> <td>10 metres</td> <td>10 metres</td> </tr> <tr> <td>Stream order 3 and above</td> <td>10 metres</td> <td>25 metres</td> </tr> <tr> <td><i>Wetland</i></td> <td colspan="2">10 metres where on a lot not more than 3,000m² in area; or 25 metres where on a lot more than 3,000m² in area.</td> </tr> </tbody> </table>	Column 1 Waterway type / wetland	Column 2 Buffer distance in Urban zone	Column 3 Buffer distance in Non-urban Zone	Stream order 1 and 2	10 metres	10 metres	Stream order 3 and above	10 metres	25 metres	<i>Wetland</i>	10 metres where on a lot not more than 3,000m ² in area; or 25 metres where on a lot more than 3,000m ² in area.	
		Column 1 Waterway type / wetland	Column 2 Buffer distance in Urban zone	Column 3 Buffer distance in Non-urban Zone											
Stream order 1 and 2	10 metres	10 metres													
Stream order 3 and above	10 metres	25 metres													
<i>Wetland</i>	10 metres where on a lot not more than 3,000m ² in area; or 25 metres where on a lot more than 3,000m ² in area.														
AO1.3	The <i>dwelling house</i> is not located on land identified as being an endangered or of concern regional ecosystem on a Regional Ecosystem Map ¹⁰ , unless its location is in accordance with a Property Map of Assessable Vegetation.														
		OR	Where there is an approved building envelope plan for a lot on land identified as being an endangered or of concern regional ecosystem on a Regional Ecosystem Map, clearing of native <i>vegetation</i> and building work does not extend beyond the building envelope, except for the purposes of a single lane driveway access.												
		AO1.4	The <i>dwelling house</i> is not located on land identified as being a native <i>vegetation</i> area on a Biodiversity, Waterways and Wetlands Overlay Map.												
			OR												

¹⁰ Editor's note—Regional Ecosystem Maps are available through the *Department of Environment and Heritage Protection*.

Performance Outcomes		Acceptable Outcomes									
			<p>Where there is an approved building envelope plan for a lot that contains an area of native <i>vegetation</i>, clearing of native <i>vegetation</i> does not extend beyond the building envelope, except for the purposes of driveway <i>access</i>.</p> <p>OR</p> <p>Where there is no approved building envelope plan for the lot, clearing of native <i>vegetation</i>, except for the purposes of driveway <i>access</i>:-</p> <p>(a) does not extend beyond:-</p> <p>(i) 1.5 times the height of the predominant tree canopy as measured from a building or structure, where in a bushfire hazard area; or</p> <p>(ii) 20 metres of a building or structure otherwise; and</p> <p>(b) does not exceed a total area of 600m².</p>								
Rural Uses											
PO2	The rural use is sited such that <i>waterways</i> and <i>wetlands</i> are protected.	<p>AO2.1</p> <p>AO2.2</p>	<p>The rural use is not located on land identified as being a <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map.</p> <p>Where the rural use is located on a lot containing or adjoining a <i>waterway</i> or <i>wetland</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map, the rural use is set back from the high bank of the <i>waterway</i> or <i>wetland</i> in accordance with Table 8.2.3.3.1B (Buffer distances for rural uses to waterways and wetlands).</p> <p>Table 8.2.3.3.1B Buffer distances for rural uses to waterways and wetlands</p> <table border="1"> <thead> <tr> <th>Column 1 Waterway type / wetland</th> <th>Column 2 Setback/Buffer</th> </tr> </thead> <tbody> <tr> <td>Stream order 1 and 2</td> <td>10 metres</td> </tr> <tr> <td>Stream order 3 and above</td> <td>10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)</td> </tr> <tr> <td><i>Wetland</i></td> <td>10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)</td> </tr> </tbody> </table>	Column 1 Waterway type / wetland	Column 2 Setback/Buffer	Stream order 1 and 2	10 metres	Stream order 3 and above	10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)	<i>Wetland</i>	10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)
Column 1 Waterway type / wetland	Column 2 Setback/Buffer										
Stream order 1 and 2	10 metres										
Stream order 3 and above	10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)										
<i>Wetland</i>	10 metres (where <i>animal husbandry</i> other than grazing of poultry) 25 metres (where not otherwise specified)										

Table 8.2.3.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Protection of Ecologically Important Areas			
PO1	Development protects the physical and ecological integrity and biodiversity of <i>ecologically important areas</i> through protection and retention of:- (a) existing terrestrial habitat areas; and (b) existing riparian, <i>waterway</i> and <i>wetland</i> habitat areas.	AO1.1	<i>Ecologically important areas</i> are retained in-situ and are conserved or rehabilitated to ensure their ongoing contribution to:- (a) the natural resources and biological diversity of the Sunshine Coast; and (b) the achievement of the water quality objectives for the applicable natural water catchment ¹¹ .
		AO1.2	Development within an <i>ecologically important area</i> does not increase the dimensions of the existing <i>development footprint</i> or the existing level of intensity of the development.
Management of Impacts on Ecologically Important Areas			
PO2	Development on or adjacent to land containing an <i>ecologically important area</i> is designed and constructed to:- (a) prevent any direct or indirect impacts on the <i>ecologically important area</i> ; (b) enhance and restore the <i>ecologically important area</i> ; (c) retain, enhance and restore known populations and supporting habitat of significant flora and fauna species; and (d) minimise the impacts of construction and ongoing use on native fauna.	AO2.1	Any building, structure or works is set back from a native <i>vegetation area</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map, a minimum of:- (a) 50 metres where the native <i>vegetation area</i> forms part of the <i>protected estate</i> (e.g. National Park or Conservation Park) or is <i>Council Environmental Reserve</i> ; or (b) a distance equivalent to the height of the native <i>vegetation area</i> where not otherwise specified. Note—a greater setback distance may be required where the native <i>vegetation area</i> is also identified as a <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map. Setback requirements for <i>waterways</i> and <i>wetlands</i> are addressed in Performance Outcome PO9. Note—where land is subject to the Bushfire Hazard Overlay, a greater setback distance may be required in order to achieve compliance with the Bushfire hazard overlay code .
		AO2.2	The design and layout of development minimises adverse impacts on <i>ecologically important areas</i> by:- (a) clustering lots and building envelopes into cleared areas and protecting habitat in consolidated areas so as to maximise the ecological connectivity of native <i>vegetation</i> and minimise edge effects; (b) aligning new property boundaries such that they do not traverse <i>ecologically important areas</i> ; (c) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development <i>site</i> do not negatively affect <i>ecologically important areas</i> ; (d) ensuring that significant fauna habitat, including nesting tree hollows, ground nesting and breeding sites, and

¹¹ Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

Performance Outcomes		Acceptable Outcomes	
			<p>significant fauna feeding habitat, including individual fauna feeding sites, trees, shrubs and understorey, are protected in their environmental context;</p> <p>(e) incorporating measures that avoid or minimise disruption to threatened wildlife and their habitat and allow for their safe movement through the <i>site</i>;</p> <p>(f) implementing effective measures to anticipate and prevent disturbance or predation of native fauna from domestic and pest species, such as night curfews and exclusion areas;</p> <p>(g) implementing effective measures to anticipate and prevent the entry or spread of pest plants in <i>ecologically important areas</i>; and</p> <p>(h) minimising potential changes in fire regimes and the need for fire breaks in areas outside building envelopes.</p> <p>AO2.3 <i>Infrastructure</i>, including roads, driveways, fences, dams, sewer lines, fire breaks, stormwater treatment devices and the like does not traverse <i>ecologically important areas</i>.</p> <p>Note—as far as reasonably practicable, <i>infrastructure</i> and services should be co-located and situated in existing cleared areas.</p>
PO3	<p>Where the clearing of native <i>vegetation</i> cannot practicably be avoided, development:-</p> <p>(a) minimises adverse impacts on ecological values to the greatest extent practicable; and</p> <p>(b) provides a biodiversity offset for the area that is adversely affected by the development that:-</p> <p>(i) results in a net environmental benefit within a short timeframe;</p> <p>(ii) is located on the development <i>site</i>, another <i>site</i> that has a nexus with the development <i>site</i> or a <i>site</i> that is within a rehabilitation focus area;</p> <p>(iii) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and</p> <p>(iv) is not used for material or commercial gain.</p>	AO3	<p>Where the clearing of native <i>vegetation</i> cannot practicably be avoided, the development:-</p> <p>(a) limits the loss of native <i>vegetation</i> to the smallest possible area;</p> <p>(b) incorporates siting and design measures to protect and retain ecological values and underlying ecosystem processes within or adjacent to the development <i>site</i>, to the greatest extent practicable; and</p> <p>(c) provides a biodiversity offset in accordance with:-</p> <p>(i) the requirements for a biodiversity offset specified in Table 9.4.9.3.2 (Biodiversity offset requirements) of Section 9.4.9 (Vegetation management code); and</p> <p>(ii) the Planning scheme policy for biodiversity offsets.</p> <p>Note—a biodiversity offset will not be required for development where subject to a master development approval granted prior to the commencement of the planning scheme in which matters related to <i>vegetation</i> retention and protection have already been addressed.</p>
PO4	<p>Effective measures are implemented during the construction and operation of developments on or adjacent to land containing an <i>ecologically important area</i>, to protect fauna that</p>	AO4.1	<p>Any noise, vibration or dust generated during the construction and operational phases of development is managed to ensure it does not have an adverse impact on fauna within an <i>ecologically important area</i>.</p>

Performance Outcomes		Acceptable Outcomes	
	is sensitive to disturbance from noise, vibration, dust or light.	AO4.2	Lighting associated with development:- (a) does not contribute to an unacceptable level of illuminance (greater than 1 lux) for light-sensitive species within or at the boundary of an <i>ecologically important area</i> ; and (b) does not contribute to an unacceptable level of illuminance on landward horizons along coastal areas and known sea turtle nesting beaches.
Koala Conservation			
PO5	Development in koala habitat areas protects and provides for a net gain in mature and actively regenerating koala habitat.	AO5	Development avoids clearing <i>non-juvenile koala habitat trees</i> .
PO6	Development in koala habitat areas provides for safe and appropriate koala movement and mitigates any potential threats or risks to koalas.	AO6.1	Development provides safe koala movement opportunities as appropriate to the development type, and the potential for habitat connectivity on the <i>site</i> , in accordance with the criteria for determining habitat connectivity for koala movement set out in the Planning scheme policy for the biodiversity, waterways and wetlands overlay code .
		AO6.2	Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities, Queensland Government (Department of Environment and Heritage) 2012.
		AO6.3	Development provides that during construction phases:- (a) measures are incorporated into construction practices to not increase the risk of death or injury to koalas; (b) native <i>vegetation</i> that is cleared in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated; and (c) public accessways are located and designed to avoid disturbance of koala habitat through measures such as exclusion fencing and devices, signage and designated access points.
		AO6.4	Development incorporates landscapes that provide food, shelter and movement opportunities for koalas, consistent with the site layout and development design.
Linking of Ecologically Important Areas through Ecological Linkages			
PO7	Ecological linkages are protected and enhanced and have dimensions and characteristics that:- (a) effectively link <i>ecologically important areas</i> on and/or adjacent to the <i>site</i> ; and (b) facilitate unimpeded, safe and effective movement of terrestrial and aquatic fauna traversing the corridor or accessing and/or using the	AO7.1	Where located in an ecological linkage, as identified on Strategic Framework Map SFM5 (Natural Environment Elements) , or a local ecological linkage as identified on a local plan elements figure, development is sited and designed to maximise the ecological connectivity of <i>vegetation</i> within the <i>site</i> and to adjacent <i>sites</i> .
		AO7.2	Where located within an ecological linkage, as identified on Strategic Framework Map SFM5 (Natural Environment Elements) or

Performance Outcomes		Acceptable Outcomes	
	site as habitat.		<p>a local ecological linkage, as identified on a local plan elements figure, development provides for native <i>vegetation</i> to be retained, regenerated, and rehabilitated in such a way as to:-</p> <ul style="list-style-type: none"> (a) ensure protection of wildlife refuges; (b) maintain <i>vegetation</i> in patches of the greatest possible size and with the smallest possible edge-to-area ratio; (c) maximise the ecological connectivity of <i>vegetation</i> located on the subject <i>site</i> and on adjacent properties; and (d) facilitate the dispersal or movement of native wildlife known to occur in the area. <p>A07.3 Development provides for unimpeded movement of fauna within an ecological linkage, or local ecological linkage, to be facilitated by:-</p> <ul style="list-style-type: none"> (a) ensuring that development, both during construction and operation, does not create physical barriers and safety hazards (such as roads, pedestrian access and in-stream structures) to the movement of fauna along or within the ecological linkage; (b) providing wildlife movement <i>infrastructure</i> where necessary and directing fauna to locations where wildlife movement <i>infrastructure</i> has been provided to enable fauna to safely negotiate a development area; (c) separating fauna from potential hazards (e.g. through fauna exclusion and directional fencing and fauna overpasses and underpasses); and (d) providing mitigating measures such as traffic calming devices, signage and lighting.
Rehabilitation of Ecologically Important Areas			
PO8	Development provides for <i>ecologically important areas</i> to be restored and enhanced so as to contribute towards a functional and connected network of viable habitat areas.	<p>A08.1 Development provides for cleared, degraded or disturbed <i>ecologically important areas</i> to be rehabilitated or allowed to regenerate naturally.</p> <p>A08.2 Development provides for locally native plant species to be predominantly used in the revegetation and landscape planting on the <i>site</i>.</p> <p>A08.3 Development provides for revegetation and landscape planting that does not use declared or environmental weeds as specified in the Planning scheme policy for development works.</p> <p>Editor's note—Section 9.4.2 (Landscape code) sets out requirements for revegetation and habitat restoration works.</p>	
Buffers to Natural Waterways and Wetlands			
PO9	Development provides and maintains adequate vegetated <i>buffers</i> and setbacks to protect and	A09.1	<p>Development and the clearing of native <i>vegetation</i> do not occur within:-</p> <ul style="list-style-type: none"> (a) a riparian protection area, as identified

Performance Outcomes		Acceptable Outcomes	
	<p>enhance the environmental values¹² and integrity of natural <i>waterways</i> and <i>wetlands</i>, having particular regard to:-</p> <ul style="list-style-type: none"> (a) fauna habitats; (b) wildlife corridors and connectivity; (c) adjacent land use impacts; (d) stream integrity; (e) water quality; (f) sediment trapping; (g) resilience to flood and storm tide inundation events and consequent erosion, including the safety of people and risk of damage to property on the site; (h) overland and groundwater flows; and (i) recreational amenity. 	AO9.2	<p>on a Biodiversity, Waterways and Wetlands Overlay Map; or</p> <ul style="list-style-type: none"> (b) 10 metres of each high bank of a <i>waterway</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise. <p>Development provides for the rehabilitation of land within:-</p> <ul style="list-style-type: none"> (a) a riparian protection area, as identified on a Biodiversity, Waterways and Wetlands Overlay Map; or (b) 10 metres of each high bank of a <i>waterway</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise.
Management of Public Access and Edge Effects			
PO10	Development on land adjacent to a <i>waterway</i> or <i>wetland</i> maintains an appropriate extent of public access to <i>waterways</i> and <i>wetlands</i> and minimises edge effects.	AO10	Development adjacent to a <i>waterway</i> or <i>wetland</i> provides that:- <ul style="list-style-type: none"> (a) no new lots directly back onto the riparian area; and (b) new public roads are located between the riparian <i>buffer</i> and the proposed development areas.
Hydrologic Regimes			
PO11	Development ensures that the natural surface water and groundwater hydrologic regimes of <i>waterways</i> , <i>wetlands</i> and associated <i>buffers</i> are maintained to the greatest extent possible.	AO11	<p>Development does not change the natural surface water or groundwater hydrologic regime of a <i>waterway</i> or <i>wetland</i>, including through channelisation, redirection or interruption of flow.</p> <p>OR</p> <p>Where development changes the natural surface water or hydrologic regime of a <i>waterway</i> or <i>wetland</i>, the extent of change is minimised to ensure that the <i>waterway</i> or <i>wetland</i> is protected such that:-</p> <ul style="list-style-type: none"> (a) there is no change to the reference duration high flow and low flow duration frequency curves, low flow spells frequency curve and mean annual flow to and from the <i>waterway</i> or <i>wetland</i>; (b) stream flows into the <i>waterway</i> or <i>wetland</i> comply with all relevant water quality objectives for the catchment; (c) where development would increase the velocity or volume of stormwater flows into the <i>waterway</i> or <i>wetland</i>, the collection and reuse of stormwater occurs in accordance with (a) and (b) above; (d) development avoids groundwater abstraction; (e) development maintains groundwater recharge and discharge processes; and (f) development does not result in the ingress of saline water into freshwater

¹² Editor's note—environmental values of waters are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

Performance Outcomes		Acceptable Outcomes	
			aquifers.
Groundwater and Surface Water Quality			
PO12	Development maintains or enhances the quality of groundwater and surface water within or downstream of the <i>site</i> .	AO12	Development maintains the water quality of onsite and adjacent <i>waterways</i> and <i>wetlands</i> by:- <ul style="list-style-type: none"> (a) avoiding or minimising and mitigating the release of contaminated water and wastewater by treating the contaminated water or wastewater to achieve all relevant water quality objectives¹³ prior to discharge into receiving waters on site or prior to discharge from the <i>site</i>; (b) avoiding the increased conveyance of stormwater and sediment to adjacent <i>waterways</i> and <i>wetlands</i>; (c) establishing appropriate vegetation <i>buffers</i> and setbacks from a <i>waterway</i> or <i>wetland</i> in accordance with the other relevant acceptable outcomes of this code; and (d) avoiding or minimising and managing the disturbance of potential or actual <i>acid sulfate soils</i>.

¹³ Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

8.2.4 Bushfire hazard overlay code^{14 15}

8.2.4.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the bushfire hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.4.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 8.2.4.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.4.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

Note—the Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Designated bushfire areas for the purposes of the *Building Regulation 2006* (section 12) and the BCA are identified as medium or high bushfire hazard areas or bushfire hazard area buffers on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**.

8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the Bushfire hazard overlay code will be achieved through the following overall outcomes:-
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) wherever practicable, community *infrastructure* essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
 - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (e) the loss of *vegetation* through inappropriately located development is minimised; and
 - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

¹⁴ Editor's note—the following elements referred to in this code are shown on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) medium and high bushfire hazard areas; and
- (b) bushfire hazard area buffers.

¹⁵ Editor's note—the **Planning scheme policy for the bushfire hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a bushfire hazard assessment and management plan.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A <i>dual occupancy</i> or <i>dwelling house</i> is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO1.1	Premises are connected to the reticulated water supply <i>infrastructure</i> network. OR Where there is no reticulated water supply, the premises has an on-site water volume of not less than 5,000 litres available for fire fighting purposes, provided in:- (a) a separate tank; (b) a reserve section in the bottom part of the main water supply tank; or (c) a swimming pool installed immediately upon construction of the <i>dwelling</i> ; or (d) a permanent dam. Note—water supply capacity for fire fighting purposes is in addition to water supply capacity for household use.
		AO1.2	Where the premises has an on-site water supply:- (a) a water supply outlet pipe 50mm in diameter and fitted with a 50mm female camlock (standard fire brigade fitting) is connected to the water supply (other than where the water supply is provided in a swimming pool or dam); (b) a hardstand area for fire fighting vehicles is provided within 6 metres of the water supply outlet pipe; and (c) any pumps that pressurise water output are able to be operated without reticulated power.

Table 8.2.4.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Bushfire Hazard Assessment and Management			
PO1	Bushfire mitigation measures are adequate for the potential bushfire hazard level of the <i>site</i> , having regard to the following:- (a) <i>vegetation</i> type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the <i>site</i> ; and (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for development proposed on the <i>site</i> (e.g. as part of a prior approval), design of	AO1.1	The level of bushfire hazard shown on a Bushfire Hazard Overlay Map is confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .
		AO1.2	Development is located, designed and operated in accordance with a <i>Council</i> -approved bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .

Performance Outcomes		Acceptable Outcomes	
	the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome.		
Impact of Bushfire Mitigation Measures on Ecologically Important Areas			
PO2	Bushfire mitigation measures do not adversely impact on:- (a) biodiversity values and functionality; and (b) the long-term physical integrity of <i>waterways, wetlands</i> and native <i>vegetation</i> areas.	AO2	No acceptable outcome provided.
Safety of People and Property			
PO3	Development maintains the safety of people and property from the adverse impacts of bushfire.	AO3	Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:- (a) <i>child care centre</i> ; (b) <i>community care centre</i> ; (c) <i>community residence</i> ; (d) <i>community use</i> ; (e) <i>educational establishment</i> ; (f) <i>emergency services</i> ; (g) <i>hospital</i> ; (h) <i>indoor sport and recreation</i> ; (i) <i>nature-based tourism</i> ; (j) <i>outdoor sport and recreation</i> ; (k) <i>relocatable home park</i> ; (l) <i>resort complex</i> ; (m) <i>short-term accommodation</i> ; (n) <i>residential care facility</i> ; (o) <i>retirement facility</i> ; (p) <i>short-term accommodation</i> ; (q) <i>tourist attraction</i> ; and (r) <i>tourist park</i> . Note—the level of bushfire hazard shown on a Bushfire Hazard Overlay Map is to be confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .
Essential Community Infrastructure			
PO4	<i>Essential community infrastructure</i> is able to function effectively during and immediately after bushfire events.	AO4	Development involving <i>essential community infrastructure</i> is not located within a confirmed medium or high bushfire hazard area. OR Where located in a confirmed medium or high bushfire hazard area, development involving <i>essential community infrastructure</i> is designed to function effectively during and immediately after bushfire events in accordance with a Bushfire Hazard Assessment and Management Plan prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code .
Hazardous Materials			
PO5	Public safety and the environment	AO5	Development involving the manufacture or

Performance Outcomes		Acceptable Outcomes	
	are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.		storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.
Access and Evacuation Routes			
PO6	Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	AO6.1 AO6.2	The road layout provides for “through roads” and avoids cul-de-sac and “dead end roads” (except where a perimeter road isolates the development from hazardous <i>vegetation</i> or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.
Fire Breaking Trails			
PO7	Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including an alternative safe access routes should access in one direction be blocked in the event of fire; and (c) providing for the separation of developed areas and adjacent bushland.	AO7	Where development involves the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i> . Such fire breaking trails:- (a) are located along and within a cleared road reserve having a minimum width of 20 metres; and (b) have a maximum gradient of 12.5%. OR Where development does not involve the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i> . Such fire breaking trails:- (a) have a cleared minimum width of 6 metres; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200 metres; (e) provide passing bays and turning bays every 400 metres; and (f) are located within an access easement that is granted in favour of <i>Council</i> and Queensland Fire and Rescue Service.
Lot Layout			
PO8	The lot layout of development is designed to:- (a) mitigate any potential bushfire hazard; and (b) provide safe building sites.	AO8.1 AO8.2	Residential lots are designed so that their size and shape allow for efficient emergency access to buildings and for fire fighting vehicles (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings). Residential lots are designed so that their size and shape ensure buildings and structures:- (a) are sited in locations of lowest hazard within the lot; (b) achieve setbacks from hazardous <i>vegetation</i> of 1.5 times the height of the predominant mature tree canopy or

Performance Outcomes		Acceptable Outcomes	
			<p>10 metres, whichever is greater;</p> <p>(c) achieve a setback of 10 metres from any retained <i>vegetation</i> strips or small areas of <i>vegetation</i>; and</p> <p>(d) are sited so that elements of the development least susceptible to fire are sited closest to the fire hazard.</p>
Water Supply for Fire Fighting Purposes			
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO9.1	<p>Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPa at all times.</p> <p>OR</p> <p>Where there is no reticulated water supply:-</p> <p>(a) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and</p> <p>(b) the water supply dedicated to fire fighting purposes is sourced from:-</p> <p>(i) a separate tank;</p> <p>(ii) a reserve section in the bottom part of the main water supply tank;</p> <p>(iii) a swimming pool installed immediately upon construction of the development; or</p> <p>(iv) a permanent dam.</p> <p>Note—due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the <i>site</i>, as well as to the resistance of the water storage to the effects of radiant heat and direct flame.</p>
		AO9.2	<p>The water supply outlet for fire fighting purposes is:-</p> <p>(a) located remote from any potential fire hazards, such as venting gas bottles;</p> <p>(b) provided with a pipe 50mm in diameter and fitted with a 50mm female camlock (standard rural fire brigade fitting); and</p> <p>(c) provided with a hardstand area within 6 metres of the outlet for fire vehicles.</p>
		AO9.3	The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.
		AO9.4	Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not more than 100 metres apart.
Landscape Works in Bushfire Hazard Areas and Bushfire Hazard Area Buffers			
PO10	Development ensures that landscape treatment and species selection does not exacerbate potential bushfire hazard.	AO10.1	<p>Development provides for road verges and/or nature strips to be landscaped so as to form a swale drain for stormwater run-off with:-</p> <p>(a) low form, non-fire promoting native vegetation; or</p> <p>(b) low form and sparsely planted <i>vegetation</i>.</p>

Performance Outcomes		Acceptable Outcomes	
		AO10.2	<p>Note—the Planning scheme policy for development works provides guidance on selection of non-fire promoting <i>vegetation</i> species.</p> <p>Development incorporates low form, non-fire promoting native <i>vegetation</i> on areas of the <i>site</i> that are adjacent to or abutting bushland.</p>

8.2.5 Coastal protection overlay code¹⁶

8.2.5.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.5.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 8.2.5.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.5.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Coastal protection overlay code is to:-
 - (a) protect people and property from coastal hazards;

Note—coastal hazards include coastal erosion and storm tide inundation, or permanent inundation from sea level rise. Storm tide inundation is specifically addressed in the Flood Hazard Overlay Code.
 - (b) protect coastal landforms, *vegetation* and biodiversity, and allow for natural fluctuations of the coast to the greatest extent practicable;
 - (c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise; and
 - (d) maintain or enhance public access to the coast.
- (2) The purpose of the Coastal protection overlay code will be achieved through the following overall outcomes:-
 - (a) development ensures the protection of people and property from coastal hazards, taking into account the predicted effects of climate change;
 - (b) development allows for natural fluctuations of the coast, including as a result of sea level rise, to occur naturally as far as practicable;
 - (c) unless specifically anticipated by the planning scheme through the allocation of zones, development within an *erosion prone area* avoids:-
 - (i) intensification of existing uses;
 - (ii) new permanent built structures; and
 - (iii) seaward extensions to existing built structures;

Note—the *erosion prone area* is declared under the *Coastal Protection and Management Act 1995* and is administered by the State Department of Environment and Heritage Protection.

- (d) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;

¹⁶ Editor's note—the following elements referred to in this code are shown on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) coastal protection areas incorporating some of the coastal management district and *erosion prone area*; and
- (b) maritime development areas.

The *erosion prone area*, coastal management district and coastal building lines are declared under the *Coastal Protection and Management Act 1995* and are administered by the State Department of Environment and Heritage Protection.

- (e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development adjacent to the beachfront;
- (f) development maintains public access to the coast, consistent with maintaining public safety and conserving coastal resources;
- (g) development preserves opportunities for *coastal-dependent development* and *maritime development* in appropriate locations, particularly maritime development areas;
- (h) development protects water quality, coastal dunes and creeks, *vegetation* and biodiversity within coastal areas; and
- (i) development adjacent to beachfront areas is located and designed to protect the character of the beachfront when viewed from the beach and integrates with the surrounding natural landscape and skyline *vegetation*.

8.2.5.3 Performance outcomes and acceptable outcomes

Table 8.2.5.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
<i>Dual Occupancy and Dwelling House</i>			
PO1	The <i>dual occupancy</i> or <i>dwelling house</i> is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	AO1	<p>All buildings and other permanent structures are located landward of the coastal building line for the <i>site</i>.</p> <p>Note—coastal building lines are declared under the <i>Coastal Protection and Management Act 1995</i> and are administered by the State Department of Environment and Heritage Protection.</p> <p>OR</p> <p>Where there is no coastal building line for the <i>site</i>, and the <i>site</i> adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:-</p> <p>(a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or</p> <p>(b) where there are no neighbouring properties, at least 6 metres from the seaward property boundary of the <i>site</i>.</p> <p>Note—'permanent structures' include swimming pools and retaining walls.</p>

Table 8.2.5.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Erosion Prone Area</i>			
PO1	Development, other than redevelopment of an existing urban development site, development for <i>essential community infrastructure</i> , <i>coastal-dependent development</i> and <i>maritime development</i> in a maritime development area:-	AO1	<p>Development is situated wholly outside of the <i>erosion prone area</i>.</p> <p>Note—the <i>erosion prone area</i> is declared under the <i>Coastal Protection and Management Act 1995</i> and is administered by the State Department of Environment and Heritage Protection.</p> <p>OR</p> <p>Development does not increase the scale or intensity of an existing use or create</p>
	(a) allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise; and		

Performance Outcomes		Acceptable Outcomes	
	(b) avoids the need for additional coastal protection works.		<p>additional lots within the <i>erosion prone area</i>.</p> <p>OR</p> <p>Development is for acceptable temporary or relocatable structures (for safety purposes, recreational purposes or <i>temporary uses</i>) and the structures and use of the <i>site</i> is expendable.</p> <p>Note—acceptable temporary, relocatable or expendable structures for safety or recreational purposes include:-</p> <ul style="list-style-type: none"> (a) picnic tables, barbecues, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and (b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.
PO2	Redevelopment of an existing urban development <i>site</i> within the <i>erosion prone area</i> mitigates any increase in the risk to people and property from adverse coastal erosion impacts.	AO2	<p>Redevelopment that intensifies the use of an existing urban development <i>site</i> in the <i>erosion prone area</i>:-</p> <ul style="list-style-type: none"> (a) incorporates a layout that minimises the footprint of the development within the <i>erosion prone area</i> and locates permanent structures as far landward as possible; (b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the property; and (c) locates, designs and constructs buildings and structures to withstand coastal erosion impacts. <p>Note—the <i>erosion prone area</i> is declared under the <i>Coastal Protection and Management Act 1995</i> and is administered by the State Department of Environment and Heritage Protection.</p> <p>Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.</p>
PO3	Development for <i>essential community infrastructure</i> :- <ul style="list-style-type: none"> (a) demonstrates that it is not feasible to locate the development outside of the <i>erosion prone area</i>; and (b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or (c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable. 	AO3	No acceptable outcome provided.
PO4	<i>Coastal-dependent development</i> mitigates any increase in risk to people and property from adverse erosion impacts.	AO4	<p><i>Coastal-dependent development</i>:-</p> <ul style="list-style-type: none"> (a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; and

Performance Outcomes		Acceptable Outcomes	
			(b) locates, designs and constructs relevant buildings and structures to withstand coastal erosion impacts.
PO5	Development within a maritime development area mitigates any risk to people or property from adverse coastal erosion impacts.	AO5	<p>Development within a maritime development area:-</p> <p>(a) provides for non-coastal dependent development to be located outside of the <i>erosion prone area</i>; and</p> <p>(b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location.</p> <p>Note—the <i>erosion prone area</i> is declared under the <i>Coastal Protection and Management Act 1995</i> and is administered by the State Department of Environment and Heritage Protection.</p>
Coastal Building Lines and Setbacks			
PO6	New development or the intensification of existing development on a <i>site</i> subject to a coastal building line, or located immediately adjacent to the beachfront or a reserve fronting the beachfront, is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	AO6	<p>All buildings and permanent structures are setback at least 6 metres landward of the coastal building line for the <i>site</i>.</p> <p>Note—coastal building lines are declared under the <i>Coastal Protection and Management Act 1995</i> and are administered by the State Department of Environment and Heritage Protection.</p> <p>OR</p> <p>Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, development provides for all buildings and permanent structures to be set back a minimum of 6 metres from the seaward boundary of the lot.</p>
Reconfiguring A Lot within the Coastal Management District			
PO7	Where land within the coastal management district is proposed to be reconfigured to create additional lots, the <i>erosion prone area</i> is maintained as a development free buffer zone, unless:-	AO7	<p>Where reconfiguring of a lot is proposed within the coastal management district, the <i>erosion prone area</i> within the lot, or land within 40 metres of the foreshore (whichever is the greater), is surrendered to the State for public use.</p> <p>Note—the <i>erosion prone area</i> and coastal management district are declared under the <i>Coastal Protection and Management Act 1995</i> and are administered by the State Department of Environment and Heritage Protection.</p>
Public Access to Public Coastal Land			
PO8	Development:-	AO8	<p>Development is located, designed and operated in a manner that retains or enhances existing public access to the coast.</p> <p>OR</p> <p>Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new access opportunities in, or in close proximity to, the site.</p>
Maritime Development and Maritime Development Areas			
PO9	<i>Maritime development</i> is located in a designated maritime development area.	AO9	<i>Maritime development</i> is located within a maritime development area as identified on a Coastal Protection Overlay Map.
PO10	Development in a maritime	AO10.1	Less than half of the non-tidal component of

Performance Outcomes		Acceptable Outcomes	
	<p>development area:-</p> <p>(a) is predominantly for <i>maritime development</i>; and</p> <p>(b) ensures <i>ancillary</i> and subsidiary development is predominantly of a commercial or public nature.</p> <p>Note—in the event that <i>marine industry</i> and related services cease to operate on Lot 795 RP847247 (Lawrie's Marina), this performance outcome is not intended to apply to this site, notwithstanding that it is identified as a maritime development area on the applicable Coastal Protection Overlay Map.</p>	AO10.2	<p>the development <i>site</i> within the maritime development area is allocated for non-<i>maritime development</i>.</p> <p>Less than a quarter of the non-tidal component of the development <i>site</i> within the maritime development area is allocated for residential development.</p>
PO11	<p>Marina development minimises the risk of ship sourced pollution by providing appropriate facilities for the handling and disposal of ship sourced pollutants.</p>	AO11.1	<p>Marina development involving 6 or more berths provides the following:-</p> <p>(a) common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage, are provided at a suitable location at the marina;</p> <p>(b) facilities which are designed and operated to ensure the risk of spillage from operations is minimised;</p> <p>(c) appropriate equipment to contain and remove spillages, which is stored in a convenient position near the facility and is available for immediate use; and</p> <p>(d) boats visiting the marina are able to use the ship sourced pollutants reception facilities.</p>
		AO11.2	<p>Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception <i>infrastructure</i>.</p> <p>Editor's note—the Australian and New Zealand Environment and Conservation Council (ANZECC) 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand provide further guidance in relation to AO11.1.</p>
Protection of Sand Dunes and Coastal Creeks			
PO12	<p>Development:-</p> <p>(a) maintains dune crest heights and minimises and mitigates the risk to development from wave overtopping and storm tide inundation; and</p> <p>(b) maintains or enhances coastal ecosystems and natural features such as coastal creeks, mangroves and coastal <i>wetlands</i>, particularly where these features protect or buffer communities and <i>infrastructure</i> from sea-level rise and coastal inundation impacts.</p>	AO12	No acceptable outcome provided.

8.2.6 Extractive resources overlay code^{17 18 19}

8.2.6.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the extractive resources overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Extractive resources overlay code is to protect extractive resource areas and *transport routes*, and minimise the potential for land use conflicts between *extractive industry* operations and other activities.
- (2) The purpose of the Extractive resources overlay code will be achieved through the following overall outcomes:-
 - (a) development occurring within, adjacent or proximate to an extractive resource area does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource; and
 - (b) development occurring within or adjacent to a *transport route* for *extractive resources* does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the *extractive resource*.

8.2.6.3 Performance outcomes and acceptable outcomes

Table 8.2.6.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development Within Resource/Processing Areas</i>			
PO1	Development within the resource/processing area of a State key resource area or local resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of <i>extractive resources</i> .	AO1.1	Development within the <i>resource/processing area</i> of an identified key resource area is limited to:- (a) <i>extractive industry</i> uses; (b) uses that are directly associated with an <i>extractive industry</i> ; or (c) temporary or non-intensive uses that are compatible with future <i>extractive industry</i> operations.
		AO1.2	Development within the <i>resource/processing area</i> of an identified local resource area is limited to those uses that will not limit or constrain the existing or future viability of the winning and processing of the resource.

¹⁷ Editor's note—the following elements referred to in this code are shown on the Extractive Resources Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) State key resource areas - *resource/processing areas*;
- (b) State key resource areas - *separation areas*;
- (c) local *resource/processing areas*;
- (d) local *separation areas*; and
- (e) designated *transport routes* and *separation areas*.

¹⁸ Editor's note—the Extractive Resource Area Overlay Maps also show mining lease areas located within the planning scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989*.

¹⁹ Editor's note—the **Planning scheme policy for the extractive resources overlay code** provides advice and guidance for achieving certain outcomes in this code, including guidance for the preparation of an extractive industry impact assessment report.

Performance Outcomes		Acceptable Outcomes	
Development Within Extractive Resource Separation Areas			
PO2	Development does not materially increase the number of people living in the extractive resource separation area.	AO2.1	Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area.
		AO2.2	Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource processing area.
PO3	Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) from existing or future <i>extractive industry</i> operations upon people working or congregating within the extractive resource separation area.	AO3	Development does not result in an increase in the number of people working or congregating in the extractive resource separation area. OR Development within the extractive resource separation area is compatible with the potential adverse effects arising from existing or future <i>extractive industry</i> operations. OR Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future <i>extractive industry</i> operations to acceptable levels. OR Development within the extractive resource separation area operates outside the normal hours of operation for existing or future <i>extractive industry</i> activities.
PO4	<i>Extractive industry</i> development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	AO4	<i>Extractive industry</i> development does not occur within the extractive resource separation area. OR Where <i>extractive industry</i> development occurs within the extractive resource separation area, the <i>extractive industry</i> does not impact on <i>sensitive receptors</i> located either within or outside of the extractive resource separation area.
Development Within Transport Route Separation Areas			
PO5	Development does not materially increase the number of people living in an identified transport route separation area.	AO5.1	Development does not result in an increase in the scale or density of residential uses within a transport route separation area.
		AO5.2	Reconfiguring a lot within a transport route separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and

Performance Outcomes		Acceptable Outcomes	
			(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available building sites and the <i>transport route</i> .
PO6	Development involving a <i>sensitive land use</i> within an identified transport route separation area maintains an acceptable level of amenity.	AO6	Development involving a <i>sensitive land use</i> within a transport separation area ensures an acceptable level of amenity by:- (a) maintaining adequate separation distances; and (b) incorporating mitigation measures such as <i>landscape buffer strips</i> , mounding and screening.
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along an identified <i>transport route</i> .	AO7	Development ensures that the number of properties with <i>access points</i> to an identified <i>transport route</i> is not increased. OR Development provides <i>access points</i> that are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a <i>transport route</i> .

8.2.7 Flood hazard overlay code^{20 21}

8.2.7.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the flood hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.7.3.1 (Requirements for accepted development)** are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 8.2.7.2 (Purpose and overall outcomes)**; and
 - (b) **Table 8.2.7.3.2 (Performance outcomes and acceptable outcomes for assessable development)**.

8.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.
- (2) The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:-
 - (a) development does not occur on land subject to flooding except in specified circumstances and only where the impacts of flooding can be effectively ameliorated such that there is no foreseeable risk to life or property;
 - (b) development protects *floodplains* and the flood conveyance capacity of *waterways*;
 - (c) development in areas at risk from flood and storm tide inundation is compatible with the nature of the defined flood or storm tide event;
 - (d) the safety of people is protected and the risk of harm to property and the natural environment from flood and storm tide inundation is minimised; and
 - (e) development does not result in a material increase in the extent or severity of flood or storm tide inundation.

8.2.7.3 Performance outcomes and acceptable outcomes

Table 8.2.7.3.1 Requirements for accepted development

Performance Outcomes		Acceptable Outcomes	
Dual Occupancy and Dwelling House			
PO1	A <i>dual occupancy</i> or <i>dwelling house</i> is sited and designed such that risk to people and property from flooding and storm tide inundation is avoided or minimised.	AO1	The finished floor level of all habitable rooms is at least 500mm above the <i>defined flood event (DFE)</i> and <i>defined storm tide event (DSTE)</i> .

²⁰ Editor's note—the Flood Hazard Overlay Maps in **Schedule 2 (Mapping)** identify areas (flood and inundation areas) where flood and storm tide modelling has been undertaken by the *Council*. Other areas not identified by the Flood Hazard Overlay Maps may also be subject to the *defined flood event* or *defined storm tide event*.

²¹ Editor's note—the **Planning scheme policy for the flood hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a flood hazard assessment report and management plan.

Performance Outcomes		Acceptable Outcomes	
			<p>OR</p> <p>Where the <i>DFE</i> and <i>DSTE</i> has not been modelled for the area, the finished floor level of all habitable rooms is at least 600mm above the highest recorded flood or storm tide inundation level.</p> <p>OR</p> <p>Where located on a <i>site</i> in a drainage deficient area, as identified on Figure 8.2.7 (Drainage deficient areas), the finished floor level of all habitable rooms is in accordance with the minimum floor level specified in a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>OR</p> <p>Where involving a minor extension to an existing <i>dwelling house</i> that is situated below the <i>DFE</i> or <i>DSTE</i> (or below the highest recorded flood or storm tide inundation level where the <i>DFE</i> and <i>DSTE</i> has not been modelled for the area):-</p> <ul style="list-style-type: none"> (a) the extension has a <i>gross floor area</i> not exceeding 20m²; and (b) the finished floor level of any new habitable room is not less than the floor level of existing habitable rooms.
PO2	A <i>dual occupancy</i> or <i>dwelling house</i> is sited and designed such that enclosed car parking and manoeuvring areas do not obstruct the drainage of flood waters or create a health hazard after flood and storm tide inundation events.	AO2	Enclosed car parking and manoeuvring areas situated below the <i>DFE</i> or <i>DSTE</i> (or below the highest recorded flood or storm tide inundation level where the <i>DFE</i> and <i>DSTE</i> has not been modelled for the area) are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.
PO3	Essential network <i>infrastructure</i> (e.g. on-site electricity, water supply, sewerage and telecommunications) maintains effective functioning during and immediately after flood and storm tide inundation events.	AO3	Essential network <i>infrastructure</i> necessary to service the <i>dual occupancy</i> or <i>dwelling house</i> is:-
			<ul style="list-style-type: none"> (a) located above the <i>DFE</i> and <i>DSTE</i> (or where the <i>DFE</i> and <i>DSTE</i> has not been modelled for the area, above the highest recorded flood or storm tide inundation level for the area); or (b) designed and constructed to exclude floodwater or storm tide intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation by the <i>DFE</i> or <i>DSTE</i>.
PO4	A <i>dual occupancy</i> or <i>dwelling house</i> does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development <i>site</i> .	AO4.1	<p>Filling of areas outside of the plan area of all buildings and driveway areas does not exceed 50m³ and does not result in net filling on the <i>site</i>.</p> <p>OR</p> <p>Where located on a <i>site</i> in a drainage deficient area, as identified on Figure 8.2.7 (Drainage deficient areas), filling is undertaken in accordance with a current drainage deficient area flood information</p>

Performance Outcomes		Acceptable Outcomes	
		AO4.2	certificate issued by the <i>Council</i> for the <i>site</i> . Any building, structure or site <i>access</i> does not restrict overland flow.

Table 8.2.7.3.2 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Floodplain Protection</i>			
PO1	Development is undertaken in a manner that ensures:- (a) natural hydrological systems are protected; (b) natural landforms and drainage lines are maintained to protect the hydraulic performance of <i>waterways</i> ; and (c) development integrates with the natural landform of the <i>floodplain</i> rather than modifying the landform to suit the development.	AO1	Not acceptable outcome provided.
PO2	In a flood and inundation area, as identified on a Flood Hazard Overlay Map, or in areas otherwise determined as being subject to the <i>defined flood event (DFE)</i> or <i>defined storm tide event (DSTE)</i> :- (a) any development involving physical alteration to land does not occur; or (b) urban and rural residential development, and other development involving the erection of a building or structure or significant earthworks satisfies at least one of the following criteria:- (i) the development is on land that is already committed to urban or rural residential development by an approval granted prior to the commencement of the planning scheme; (ii) the development is on land identified in a structure plan or a local plan as an area intended for urban development; (iii) the development is redevelopment or infill development within an existing developed area; (iv) an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding;	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>or</p> <p>(v) the development is for the <i>infrastructure</i> identified on the planning scheme maps; and</p> <p>(c) achieving flood immunity for the development minimises physical alteration to the <i>floodplain</i>.</p>		
Flood and Storm Tide Inundation Immunity and Safety – Development Siting and Design			
PO3	<p>Development provides that for all flood and storm tide inundation events up to and including the <i>DFE</i> and <i>DSTE</i>:-</p> <p>(a) the safety of people on the <i>site</i> is protected; and</p> <p>(b) the risk of damage to property on the <i>site</i> is avoided or minimised as far as practicable.</p>	<p>AO3.1</p> <p>Finished surface and floor levels of urban lots, and buildings and <i>infrastructure</i> comply with the flood immunity requirements specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure).</p> <p>Note—the finished surface levels referred to in Table 8.2.7.3.3 relate to regional/riverine flooding and do not override the freeboard requirements for smaller catchments and local drainage specified in QUDM which continue to apply for local area flooding (overland flow paths and roads)/master drainage plans.</p> <p>AO3.2</p> <p>A lot in the Rural residential zone has a building envelope or <i>development footprint</i> at least 1,000m² in area that is generally rectangular in shape and has a finished surface level that complies with the criteria for residential development in Table 8.2.7.3.3.</p> <p>AO3.3</p> <p>A lot in the Rural zone has a building envelope or <i>development footprint</i> at least 3,000m² in area that is generally rectangular in shape and has a finished surface level that complies with the criteria for residential development in Table 8.2.7.3.3.</p>	
PO4	<p>Development does not compromise the safety of people resulting from the residual flood or storm tide inundation risk associated with events exceeding the <i>DFE</i> or <i>DSTE</i>, up to and including the <i>probable maximum flood (PMF)</i> or <i>probable maximum storm tide (PMST)</i>.</p>	<p>AO4</p> <p>Development provides an effective evacuation route that remains passable, with sufficient flood warning time, to enable people to progressively evacuate to areas above the <i>PMF</i> or <i>PMST</i> in the face of advancing flood or storm tide waters for events exceeding the <i>DFE</i> or <i>DSTE</i>.</p> <p>OR</p> <p>Development incorporates building floor levels or surface levels within each lot, as adequate <i>safe refuges</i>, that are above the <i>PMF</i> or <i>PMST</i>.</p>	
Building Design and Built Form			
PO5	<p>Development ensures that building design and built form:-</p> <p>(a) maintains a functional and attractive street front address appropriate to the intended use; and</p> <p>(b) ensures that building materials used have high water resistance and will improve the resilience of a building during and after a</p>	<p>AO5.1</p> <p>Buildings incorporate appropriate screening to ensure that any under-storey is not visible from the street, where such screening does not impede flood water flows.</p> <p>AO5.2</p> <p>Building materials and surface treatments used below the <i>DFE</i> or <i>DSTE</i> are resilient to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.</p>	

Performance Outcomes		Acceptable Outcomes	
	flood or storm tide event.		<p>Editor's note—the use of flood resilient building materials is also encouraged in areas above the <i>DFE/DSTE</i> (up to the <i>PMF/PMST</i>) to reduce the consequences of flooding associated with events larger than the <i>DFE/DSTE</i>.</p> <p>Note—the Planning scheme policy for the flood hazard overlay code provides further advice in relation to building design and built form in flood hazard areas.</p>
Essential Network Infrastructure			
PO6	Essential network <i>infrastructure</i> within a <i>site</i> (e.g. electricity, water supply, sewerage and telecommunications) maintains effective function during and immediately after flood and storm tide inundation events.	AO6	<p>Any components of essential network <i>infrastructure</i> that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves and the like) are:-</p> <p>(a) located above the <i>DFE</i> and <i>DSTE</i> (or where the <i>DFE</i> and <i>DSTE</i> has not been modelled for the area, above the highest recorded flood or storm tide inundation level for the area); or</p> <p>(b) designed and constructed to exclude floodwater or storm tide intrusion or infiltration and resist hydrostatic and hydrodynamic forces as a result of inundation by the <i>DFE</i> or <i>DSTE</i>.</p>
Essential Community Infrastructure			
PO7	<i>Essential community infrastructure</i> is able to function effectively during and immediately after flood events.	AO7.1 AO7.2	<p><i>Essential community infrastructure</i> is located in accordance with the <i>recommended flood level (RFL)</i> and other flood immunity requirements for that <i>infrastructure</i> specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure).</p> <p><i>Essential community infrastructure</i> which is located below the <i>RFL</i>:-</p> <p>(a) is designed and constructed to function effectively during and immediately after the <i>RFL</i> flood event; and</p> <p>(b) has an emergency rescue area above the <i>PMF</i> or <i>PMST</i> if it is for <i>emergency services</i> (including emergency shelters, police facilities, hospitals and associated facilities).</p>
Hazardous and Other Materials			
PO8	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous and other materials manufactured or stored in bulk during the <i>DFE</i> or <i>DSTE</i> .	AO8	<p>The <i>site</i> on which the hazardous materials are manufactured or stored in bulk complies with the flood immunity requirements specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure).</p> <p>OR</p> <p>Materials stored on the <i>site</i>:-</p> <p>(a) are those that are readily able to be moved in a flood or storm tide event;</p> <p>(b) are not hazardous or noxious, or otherwise comprise materials that may cause a detrimental impact on the environment if discharged in a flood or storm tide event; and</p> <p>(c) where at risk of creating a safety hazard by being shifted by flood waters, are contained in order to</p>

Performance Outcomes		Acceptable Outcomes	
			minimise movement in times of flood or inundation.
Flood Impacts			
PO9	Development does not directly, indirectly or cumulatively alter the flooding characteristics external to the development <i>site</i> for all flood events up to and including the <i>DFE</i> or <i>DSTE</i> , based on:- (a) current climate conditions; and (b) incorporating an appropriate allowance for the predicted impacts of climate change.	AO9	In a flood and inundation area, as identified on a Flood Hazard Overlay Map, or in areas otherwise determined as being subject to the <i>DFE</i> or <i>DSTE</i> :- (a) there is no loss of on-site flood storage capacity; (b) any changes to level, depth, duration and velocity of floodwaters are contained within the <i>site</i> for all flood events up to and including the <i>DFE</i> or <i>DSTE</i> based on:- (i) current climate conditions; and (ii) incorporating an allowance for the predicted impacts of climate change at the year 2100; (iii) catchment conditions relevant at the time of upstream or downstream development; (c) no earthworks (including filling of land or reduction of flood storage capacity) occurs, unless:- (i) such earthworks result in the rehabilitation and repair of the hydrological network and riparian ecology of a <i>waterway</i> ; and (ii) an assessment undertaken by a competent person demonstrates that reforming of the land does not negatively impact on the overall hydrology, hydraulics and flood capacity of the <i>waterway</i> and does not, in any way, result in the reduction of flood storage capacity on the <i>site</i> ; or (iii) such earthworks relate to improving drainage in a drainage deficient area, as identified on Figure 8.2.7 (Drainage deficient areas) , and are undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> .
PO10	Development does not increase the severity of storm tide related impacts for off-site property for all storm tide events up to and including the <i>DFE</i> or <i>DSTE</i> , based on:- (a) current climate conditions; and (b) incorporating an appropriate allowance for the predicted impacts of climate change at the end of the design life of the development.	AO10	Development does not involve any physical alteration to the <i>storm tide inundation area</i> , including <i>vegetation clearing</i> . OR Development avoids or, where avoidance is not possible, minimises alterations to the <i>site</i> that would result in:- (a) acceleration or redirection of flows towards neighbouring <i>infrastructure</i> and development; (b) increased local water levels; or (c) increased breaking wave heights.

Table 8.2.7.3.3 Flood levels and flood immunity requirements for development and infrastructure

Column 1 Type of development	Column 2 Flood level (DFE/DSTE) ²²		Column 3 Minimum design level ^{23 24 25}	
	Column 2A Recurrence Interval	Column 2B Planning period for climate change	Column 3A Surface ²⁶	Column 3B Floor
<i>General</i>				
Business	1% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 0.6m
Industrial	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
Residential	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
Community (<i>Child care centre / Educational establishment</i>)	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Other than as specified above	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 0.6m	DFE/DSTE + 0.5m or Historical + 0.6m
<i>Community activities that are essential community infrastructure (recommended flood level [RFL])</i>				
Emergency service facilities other than police facilities ²⁷	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Emergency shelter	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Hospitals and associated facilities	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Police facilities ²⁷	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Stores of valuable records or items of historic or cultural significance	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
<i>Utilities that are essential community infrastructure (recommended flood level [RFL])</i>				
Major switch yards and substation	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Power station	0.2% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
Sewage treatment plant ²⁸	0.01% AEP	2100	N/A	DFE/DSTE or Historical + 1m
Water treatment plant	0.5% AEP	2100	DFE/DSTE or Historical	DFE/DSTE + 0.5m or Historical + 1m
<i>Infrastructure²⁹</i>				
Access roads and car parking	10% AEP	2100	DFE/DSTE and maximum inundation depth of 250mm during 1% AEP event	N/A
Collector streets and above	1% AEP	2100	DFE/DSTE	N/A
Other than as specified above	1% AEP	2100	DFE/DSTE or Historical	DFE/DSTE or Historical
<i>Hazardous and other materials</i>				
Manufacture and storage of hazardous materials in bulk	1% AEP	2100	DFE/DSTE + 0.5m or Historical + 1m	DFE/DSTE + 0.5m or Historical + 1m

²² Note—the DFE/DSTE is the nominated recurrent event at the end of the nominated planning period.

²³ Note—the minimum design level is the DFE/DSTE, (including freeboard where nominated). Where the DFE/DSTE is unavailable the minimum design level is the historic level (including freeboard where nominated).

²⁴ Note—for development which is reconfiguring a lot for urban purposes, the minimum design level nominated applies to the entire lot and all associated infrastructure.

²⁵ Note—for development which is reconfiguring a lot for rural or rural residential purposes, the minimum design level nominated applies to the building envelope or development footprint area only, subject to access to the building envelope or development footprint area from the road network being trafficable during the 1% AEP event and flood-free during the 39% AEP event.

²⁶ Note—surface level requirements apply to development for reconfiguring a lot only.

²⁷ Note—some emergency services and police facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.

²⁸ Note—for a sewage treatment plant, the recommended flood level applies only to electrical and other equipment that, if damaged by flood water or debris, would prevent the plant from functioning. This equipment should either be protected from damage or designed to withstand inundation.

²⁹ Note—minimum design levels for infrastructure apply to standalone infrastructure only. Where infrastructure is proposed as part of development, the minimum design levels nominated for that development category also apply to the associated infrastructure.

8.2.8 Height of buildings and structures overlay code³⁰

8.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.
- (2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-
 - (a) development provides for the height of buildings and structures to comply with specified height limits except where explicitly provided for in this code;
 - (b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;
 - (c) the height of buildings and structures is consistent with the reasonable expectations of the local community;
 - (d) development on a *site* within a flooding and inundation area, as identified on a Flood Hazard Overlay Map, is afforded an allowance for additional maximum height so as to minimise the risk to people and property; and
 - (e) development does not result in a significant loss of amenity for surrounding development, having regard to:-
 - (i) the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views;
 - (iv) building character and appearance; and
 - (v) building massing and scale relative to its surroundings.

8.2.8.3 Performance outcomes and acceptable outcomes

Table 8.2.8.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Maximum Height of Buildings and Structures			
PO1	Unless otherwise specified in PO2 below, the height of a building or structure does not exceed the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map, except where:- (a) for one of the following:- (i) a structure for an <i>extractive industry</i> or	AO1	No acceptable outcome provided.

³⁰ Editor's note—the Height of Buildings and Structures Overlay Maps in **Schedule 2 (Mapping)** show the maximum height for development on a particular *site*.

Performance Outcomes		Acceptable Outcomes	
	<p><i>rural industry</i> in the Rural zone;</p> <p>(ii) a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone;</p> <p>(iii) a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone;</p> <p>(iv) a structure for a <i>telecommunications facility</i> 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; or (H) High impact industry zone; or</p> <p>(v) a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU-2 (Aussie World); and</p> <p>(b) not adversely impacting upon the character of the local area or resulting in a significant loss of amenity for surrounding development.</p> <p>Note—a lower height limit may be specified in a local plan code or use code for certain parts of a <i>site</i> (e.g. buildings may be required to be stepped in height, or observe lower height limits along <i>site frontages</i>).</p>		
PO2	<p>Despite PO1 above, for development on a <i>site</i> 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 following formula:-</p> $MH = OMH + FHA$ <p>MH means the maximum height of a building or structure;</p> <p>OMH means the maximum height of a building or structure specified for the <i>site</i> on the applicable Height</p>	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>of Buildings and Structures Overlay Map; and</p> <p>FHA means the flood hazard allowance.</p> <p>Note—the flood hazard allowance is the vertical difference, in metres, between <i>ground level</i> and the minimum design floor level specified in Column 3B of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) of the Flood Hazard Overlay Code.</p> <p>Note—for a <i>dual occupancy</i> or <i>dwelling house</i> on a <i>site</i> within the Low density residential zone, the flood hazard allowance calculated in accordance with the above formula is not to exceed 1 metre.</p>		
Transition of Building Height			
PO3	Where adjoining land with a lower maximum <i>building height</i> as specified on a Height of Buildings and Structures Overlay Map, development provides for a transition of <i>building height</i> adjacent to this land to minimise amenity impacts and achieve a greater consistency of character and scale.	AO3	No acceptable outcome provided.
Building Design and Modelling			
PO4	Within the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map, building design and modelling incorporates roof forms that are consistent with, and reflect the intended character of, the local area in which the development occurs.	AO4	No acceptable outcome provided.

8.2.9 Heritage and character areas overlay code^{31 32 33}

8.2.9.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the heritage and character areas overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Heritage and character areas overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage and character areas overlay code is to ensure that:-
 - (a) development on or adjoining an identified heritage place is compatible with the heritage significance of the place; and
 - (b) the *streetscape* character and significance of identified character areas is conserved and enhanced.
- (2) The purpose of the Heritage and character areas overlay code will be achieved through the following overall outcomes:-
 - (a) the heritage significance of individual sites and places is conserved;
 - (b) development on a *local heritage place* is compatible with the heritage significance of the place by:-
 - (i) retaining the *local heritage place*, unless there is no prudent and feasible alternative to its demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a *local heritage place*, the *Council* will have regard to:-

 - (a) safety, health and economic considerations; and
 - (b) any other matters the *Council* considers relevant.
 - (ii) maintaining or encouraging, as far as practicable the appropriate use (including adaptive reuse) of the *local heritage place* whilst protecting the amenity of adjacent uses;
 - (iii) protecting, as far as practicable, the context and setting of the *local heritage place*; and
 - (iv) ensuring development on the *local heritage place* is compatible with the heritage significance of the place;
 - (c) development adjoining a local or *State heritage place*³⁴ is sympathetic to the heritage significance of that place; and
 - (d) development in a neighbourhood character area:-

³¹ Editor's note—the Heritage and character areas overlay code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage which is protected under the *Torres Strait Islander Cultural Heritage Act 2003*. In accordance with these Acts, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage ("the cultural heritage duty of care").

³² Editor's note—the following elements referred to in this code are identified on the Heritage and Character Areas Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) *State heritage places*;
- (b) *local heritage places*; and
- (c) neighbourhood character areas.

Statements of significance (citations) for the identified *local heritage places* and character areas are contained in the **Planning scheme policy for the Heritage and character areas overlay code**.

³³ Editor's note—the **Planning scheme policy for the Heritage and character areas overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a heritage impact assessment report and conservation management plan.

³⁴ Editor's note—development on *State heritage places* is regulated by the *Queensland Heritage Act 1992*.

- (i) is sympathetic and complementary to the *streetscape* character and heritage values of the area;
- (ii) retains buildings, structures and other elements that contribute to the preferred character of the area through their age, form, style, siting and character; and
- (iii) complements, rather than mimics or replicates, the predominant building styles in the street.

8.2.9.3 Performance outcomes and acceptable outcomes

Table 8.2.9.3.1 Performance outcomes and acceptable outcomes for assessable development – on a local heritage place or adjoining a State or local heritage place

Performance Outcomes		Acceptable Outcomes	
Material Change of Use Involving a Local Heritage Place			
PO1	Development is compatible with the conservation and management of the heritage significance of the <i>local heritage place</i> .	AO1	Development is undertaken in accordance with the Australian ICOMOS Charter ³⁵ for Places of Cultural Heritage Significance (Burra Charter).
Reconfiguring a Lot Involving a Local Heritage Place			
PO2	Development does not:- (a) reduce public access to the <i>local heritage place</i> ; (b) result in a <i>local heritage place</i> being severed or obscured from public view; or (c) obscure or destroy any pattern of historic subdivision, the landscape setting or the scale and consistency of the urban fabric relating to the <i>local heritage place</i> .	AO2	Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance (Burra Charter).
Building Work or Operational Work Involving a Local Heritage Place			
PO3	Development conserves and is subservient to the features and values of the <i>local heritage place</i> that contribute to its heritage significance.	AO3	Development:- (a) does not alter, remove or conceal significant features of the <i>local heritage place</i> ; or (b) is minor and necessary to maintain a significant use for the <i>local heritage place</i> .
PO4	Changes to a <i>local heritage place</i> are appropriately managed and documented.	AO4.1	Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance.
		AO4.2	An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Guideline: Archival Recording of Heritage Registered Places</i> (Department of Environment and Resource Management).
PO5	Development does not adversely affect the character, setting or appearance of the <i>local heritage place</i> , including removal of vegetation that contributes to the heritage significance of the place.	AO5.1	The scale, location and design of the development are compatible with the character, setting and appearance of the <i>local heritage place</i> .
		AO5.2	The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.

³⁵ Note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance Outcomes		Acceptable Outcomes	
		AO5.3	Existing <i>vegetation</i> that forms part of the <i>local heritage place</i> is retained and incorporated into the design and layout of development.
PO6	Excavation or other earthworks do not have a detrimental impact on archaeological sites.	AO6.1	The impact of excavation is minor and limited to parts of the <i>local heritage place</i> that have been disturbed by previous excavation.
		AO6.2	An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.
Development adjoining a State or Local Heritage Place			
PO7	Where on a lot or premises adjoining a <i>State heritage place</i> or a <i>local heritage place</i> , development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the heritage place, including its context, setting, appearance and archaeology.	AO7.1	The scale, location and design of the development is compatible with the heritage significance of the adjoining <i>State heritage place</i> or <i>local heritage place</i> , including its context, setting and appearance.
		AO7.2	Where the <i>site</i> adjoins a <i>State heritage place</i> or a <i>local heritage place</i> that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.
Advertising Devices (All Places)			
PO8	<i>Advertising devices</i> located on a <i>local heritage place</i> or adjoining a <i>State heritage place</i> , or a <i>local heritage place</i> , are sited and designed in a manner that:- (a) is compatible with the heritage significance of the place; and (b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public place.	AO8	No acceptable outcome provided.

Table 8.2.9.3.2 Performance outcomes and acceptable outcomes for assessable development – within a neighbourhood character area

Performance Outcomes		Acceptable Outcomes	
Infill Development			
PO1	Infill development within a neighbourhood character area, including redevelopment on vacant sites, is compatible with the key character elements for the area, having regard to:- (a) setting and <i>streetscape</i> context; (b) views and vistas; (c) scale and form; (d) materials; and (e) <i>landscape treatments</i> .	AO1	No acceptable outcome provided.
PO2	The existing <i>streetscape</i> is maintained in terms of:- (a) building orientation; (b) building alignment; and (c) side and front boundary <i>setbacks</i> .	AO2	No acceptable outcome provided.
PO3	Development provides front boundary <i>setbacks</i> that ensure new	AO3	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	additions and works are consistent in alignment with adjoining lots.		
PO4	New buildings respect the architectural style of surrounding development and complement, rather than replicate, period building styles.	AO4	No acceptable outcome provided
Demolition or Removal of Character Buildings			
PO5	Existing buildings or structures are not wholly or partially demolished or removed unless one or more of the following circumstances apply:- (a) the building or structure is not capable of structural repair; (b) repair is not feasible having regard to economic, safety and health considerations; or (c) the building or structure does not contribute to the historical, architectural or <i>streetscape</i> character of the area.	AO5	No acceptable outcome provided.
Modifications to Character Buildings			
PO6	Modifications to existing buildings, including associated landscapes and fencing:- (a) do not interfere with the integrity of the facade and continuity of the <i>streetscape</i> ; (b) utilise traditional materials and design elements consistent with other <i>character buildings</i> in the area and the period or characteristics of significance; and (c) complement the form and proportions of the existing building.	AO6	No acceptable outcome provided.
Ancillary Structures			
PO7	<i>Ancillary</i> structures are located such that they do not detract from the neighbourhood character area and are respectful of the existing <i>character building</i> in terms of materials, form and scale.	AO7	Proposed structures are not visible from surrounding streets and do not detract from or significantly obscure the view of a <i>character building</i> .
Advertising Devices			
PO8	<i>Advertising devices</i> are sited and designed to be consistent with the style, size and form of signage of the significant era or period of time.	AO8	No acceptable outcome provided.

8.2.10 Landslide hazard and steep land overlay code^{36 37}

8.2.10.1 Application

- (1) This code applies to accepted development and assessable development:-
 - (a) subject to the landslide hazard and steep land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Landslide hazard and steep land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 8.2.10.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Landslide hazard and steep land overlay code is to ensure:-
 - (a) development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment; and
 - (b) development on *steep land* is avoided or otherwise limited in scale and intensity, and is sensitively located and designed to minimise adverse impacts on scenic amenity, the environment and public safety.
- (2) The overall outcomes sought for the Landslide hazard and steep land overlay code are the following:-
 - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from landslide hazard is minimised;
 - (c) development does not result in a material increase in the extent or severity of landslide hazard; and
 - (d) development on *steep land* occurs only where the scenic and environmental quality and integrity of the landscape is maintained and safe and efficient access can be provided.

8.2.10.3 Performance outcomes and acceptable outcomes

Table 8.2.10.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard Areas			
Risk of Harm to People and Property			
PO1	Development does not increase the risk of harm to people and property as a result of landslide by either:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only	AO1	Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map. OR

³⁶ Editor's note—landslide hazard areas and *steep land* (slopes of 15% or greater) are identified on the Landslide Hazard and Steep Land Overlay Maps in **Schedule 2 (Mapping)**. Landslide hazard may also be a risk in other areas and warrant further assessment.

³⁷ Editor's note—the **Planning scheme policy for the landslide hazard and steep land overlay code** and the **Planning scheme policy for development works** provide advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a site-specific geotechnical assessment report.

Performance Outcomes		Acceptable Outcomes	
	where strictly in accordance with <i>best practice</i> geotechnical principles.		<p>Development, including associated access, is located in a low or very low landslide hazard area, as determined by a geotechnical investigation prepared by a competent person.</p> <p>Note—a site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on a Landslide Hazard and Steep Land Overlay Map as being located within a landslide hazard area, the landslide hazard risk is in fact low or very low.</p> <p>OR</p> <p>Where development is located on land identified as a landslide hazard area³⁸:-</p> <p>(a) a competent person has certified that:-</p> <p>(i) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(ii) development of the <i>site</i> will not increase the risk of landslide activity on other land, including land above the <i>site</i>; and</p> <p>(iii) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and</p> <p>(b) any measures identified in a site-specific geotechnical assessment for stabilising the <i>site</i> or development have been fully implemented.</p>
Steep Land			
Risk of Harm to People and Property			
PO2	Development, including associated access, does not increase the risk of harm to people and property by:-	AO2	Development, including associated access, is not located on <i>steep land</i> as identified on a Landslide Hazard and Steep Land Overlay Map.
	<p>(a) avoiding development on <i>steep land</i>; or</p> <p>(b) undertaking development on <i>steep land</i> only where strictly in accordance with best-practice geotechnical principles.</p>		<p>OR</p> <p>Development, including associated access, is located on land with less than 15% <i>slope</i>, as determined by a site-specific <i>slope analysis</i> prepared by a competent person.</p> <p>OR</p> <p>Where development is located on steep land³⁹, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <p>(a) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and</p> <p>(b) the <i>site</i> is not subject to risk of landslide activity originating from other land.</p>

³⁸ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

³⁹ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a *slope analysis*.

Performance Outcomes		Acceptable Outcomes	
Additional requirements for accepted development and performance outcomes and acceptable outcomes for assessable development where for a Dwelling House			
PO3	Where for a <i>dwelling house</i> , the development:- (a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill; (b) does not visually dominate the hill slope or interrupt the skyline; and (c) is visually integrated with natural site characteristics including <i>vegetation</i> .	AO3.1	Where for a <i>dwelling house</i> and located on land having a <i>slope</i> exceeding 15%, as identified on a Landslide Hazard and Steep Land Overlay Map:- (a) buildings are of a split level design that steps down the slope or incorporates a suspended floor construction that avoids filling and/or excavation; OR (b) any <i>filling or excavation</i> associated with buildings, structures or driveways is confined to the driveway and plan area of the <i>dwelling house</i> , with ground level being retained around the driveway and the external walls of the building(s); OR (c) any <i>filling or excavation</i> associated with buildings, structures or driveways:- (i) is not more than 2 metres relative to ground level or 1.0 metre relative to ground level where within 1.5 metres of any property boundary; and (ii) does not necessitate the construction of a retaining wall exceeding 2 metres in height relative to ground level.
		AO3.2	Any <i>filling or excavation</i> associated with buildings, structures or driveways provides for the stabilisation of any cut or fill batter through the use of landscapes and/or retaining walls.
		AO3.3	Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not more than 25% in any location.
		AO3.4	Parts of a driveway steeper than 20% are provided with a slip-resistant surface.

Table 8.2.10.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Landslide Hazard and Steep Land			
Essential Community Infrastructure			
PO1	<i>Essential community infrastructure</i> is able to function effectively during and immediately after landslide events.	AO1	Development involving <i>essential community infrastructure</i> is not located within a landslide hazard area, or on <i>steep land</i> , as identified on the applicable Landslide Hazard and Steep Land Overlay Map. OR

Performance Outcomes		Acceptable Outcomes	
			<p>Development involving <i>essential community infrastructure</i> is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p>OR</p> <p>Development involving <i>essential community infrastructure</i>:-</p> <ul style="list-style-type: none"> (a) does not result in any new building work, other than an addition to an existing building; (b) does not involve <i>vegetation clearing</i>; and (c) does not alter ground levels or stormwater conditions. <p>OR</p> <p>Development involving <i>essential community infrastructure</i> includes measures identified by a site-specific geotechnical assessment, prepared by a competent person, that ensure:-</p> <ul style="list-style-type: none"> (a) the long term stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>; (b) <i>access</i> to the <i>site</i> will not be impeded by a landslide event; and (c) the <i>community infrastructure</i> will not be adversely affected by landslides originating from other land, including land above the <i>site</i>.
Storage of Hazardous Materials			
PO2	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of landslide on hazardous materials manufactured or stored in bulk.	AO2	<p>Development involving the manufacture or storage of hazardous materials in bulk is not located within a landslide hazard area, or on <i>steep land</i>, as identified on a Landslide Hazard and Steep Land Overlay Map.</p> <p>OR</p> <p>Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p>OR</p> <p>Where development is located in a landslide hazard area⁴⁰, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <ul style="list-style-type: none"> (a) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and

⁴⁰ As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

Performance Outcomes		Acceptable Outcomes	
			(b) the <i>site</i> is not subject to risk of landslide activity originating from other land.
Steep Land			
Site Responsive Design			
PO3	Development, including associated access, is designed and constructed to:- (a) sensitively respond to the constraints imposed by slope; (b) minimise impacts on the natural landform and landscape character; and (c) avoid any potential instability and associated problems, including long term stability of the <i>site</i> and long term stability of the development and adjoining properties.	AO3.1 AO3.2 AO3.3	No additional lot which includes a house site is created on land with a <i>slope</i> of 25% or greater. Development avoids or minimises <i>filling or excavation</i> by using elevated construction or stepped (split level) building forms. Development provides for cut and fill batters to be stabilised and protected from erosion by measures such as grassing, dense landscapes, retaining walls or other suitable stabilisation/protective methods.
PO4⁴¹	Development is sensitively designed, sited and erected to respect and be visually integrated into the <i>streetscape</i> and the natural surroundings by ensuring:- (a) adequate screening of the underneath of buildings; (b) retention, where possible, of natural landforms, drainage lines and <i>vegetation</i> ; and (c) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, scenic routes and other critical vantage points, outside of the <i>site</i> .	AO4.1 AO4.2	Any building, including any associated car parking structure:- (a) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or (b) incorporates undercroft skirting or screening (such as timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or (c) incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building. The extent of <i>filling or excavation</i> is revegetated immediately following completion of the works.
Safe and Efficient Access			
PO5	Development provides safe and efficient access for vehicles and pedestrians.	AO5.1 AO5.2 AO5.3 AO5.4	Road grades comply with the standards specified in the Planning scheme policy for development works . Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location. Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways. Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.

⁴¹ Editor's note—the acceptable outcomes corresponding to this performance outcome represent only partial fulfilment of the performance outcome. In order to adequately address this performance outcome, other measures are also likely to be necessary.

8.2.11 Regional infrastructure overlay code⁴²

8.2.11.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the regional infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Regional infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Regional infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned regional *infrastructure* within the Sunshine Coast:-
 - (a) gas pipelines;
 - (b) high voltage electricity transmission lines;
 - (c) water supply pipelines;
 - (d) sewage treatment plants;
 - (e) *major roads*;
 - (f) railways; and
 - (g) dedicated public transport corridors.
- (2) The purpose of the Regional infrastructure overlay code will be achieved through the following overall outcomes:-
 - (a) existing and planned regional *infrastructure* facilities, networks and corridors are protected from incompatible development;
 - (b) development proximate to existing and planned regional *infrastructure* facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
 - (i) avoid compromising the integrity, operational efficiency and maintenance of regional *infrastructure*; and
 - (ii) protect the amenity, health and safety of people and property; and
 - (c) the number of people exposed to the potential adverse impacts emanating from regional *infrastructure* is minimised.

8.2.11.3 Performance outcomes and acceptable outcomes

Table 8.2.11.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Gas Pipeline Corridors and Buffers			
PO1	Development provides and maintains adequate separation between the use or works and the gas pipeline corridor identified on a Regional Infrastructure Overlay	AO1	Buildings and structures are setback a minimum of 40 metres from a gas pipeline as identified on a Regional Infrastructure Overlay Map.

⁴² Editor's note—the following elements referred to in this code are identified on the Regional Infrastructure Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) gas pipeline corridors and buffers;
- (b) high voltage electricity transmission lines and buffers;
- (c) water supply pipelines and buffers;
- (d) sewage treatment plants and buffers;
- (e) *major road* corridors and buffers;
- (f) railway corridors and buffers; and
- (g) dedicated transit corridors and buffers.

Performance Outcomes		Acceptable Outcomes	
	Map, so as to minimise risk of harm to people and property.		Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.
PO2	Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of the gas pipeline and the supply of gas.	AO2	No acceptable outcome provided. Editor's note—it is recommended that an applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application in the vicinity of a gas pipeline corridor.
High Voltage Electricity Transmission Lines and Buffers⁴³			
PO3	Development does not adversely impact on existing or planned high voltage electricity transmission infrastructure.	AO3	Urban residential lots and buildings and structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line as identified on a Regional Infrastructure Overlay Map.
PO4	<i>Sensitive land uses</i> are not located close to high voltage electricity transmission lines.	AO4	Buildings and outdoor use areas associated with a <i>sensitive land use</i> are setback from the closest boundary of an easement for, or an area otherwise affected by, a high voltage electricity transmission line, in accordance with the following:- (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between 133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV.
Water Supply Pipelines and Buffers			
PO5	Development within a water supply pipeline and buffer identified on a Regional Infrastructure Overlay Map:- (a) is located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	AO5	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on a Regional Infrastructure Overlay Map. Editor's note—should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.
Sewage Treatment Plants and Buffers			
PO6	Residential activities and other <i>sensitive land uses</i> are not adversely affected by odour emissions from existing or planned sewage treatment plants.	PO6.1	A <i>sensitive land use</i> involving a residential activity is not located or intensified within a sewage treatment plant buffer as identified on a Regional Infrastructure Overlay Map.
		PO6.2	A <i>sensitive land use</i> (other than a residential activity) located within a sewage treatment plant buffer, as identified on a Regional Infrastructure Overlay Map, demonstrates that occupants and users will not be adversely affected by odour emissions from the sewage treatment plant.
		PO6.3	Reconfiguring a lot within a sewage treatment plant buffer, as identified on a

⁴³ Editor's note—applicants are encouraged to consult with the relevant electricity transmission line manager when proposing development in the vicinity of high voltage electricity transmission lines. Any work within an electricity transmission line easement may require the consent of the electricity transmission manager that holds the easement.

Performance Outcomes		Acceptable Outcomes	
			Regional Infrastructure Overlay Map:- (a) does not result in the creation of additional lots used or capable of being used for residential activities; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available dwelling sites and the sewage treatment plant.
Major Road and Railway Corridors and Buffers⁴⁴			
PO7	<i>Sensitive land uses</i> are located and designed to ensure that noise emissions from existing or planned <i>major road</i> and railway corridors do not adversely affect:- (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.	AO7	No acceptable outcome provided. Editor's note—Part 4.4 of the <i>Queensland Development Code</i> provides requirements for residential buildings in a designated transport corridor.
PO8	Development within a <i>major road</i> or railway corridor buffer, as identified on a Regional Infrastructure Overlay Map, maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	AO8	No acceptable outcome provided.
PO9	Development retains and enhances existing <i>vegetation</i> between the intended location of the development and a <i>major road</i> or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO9	No acceptable outcome provided.
Dedicated Public Transport Corridors and Buffers			
PO10	Development adjacent to an existing or planned dedicated public transport corridor and buffer, as identified on a Regional Infrastructure Overlay Map, is:- (a) compatible with the nature and function of the corridor; and (b) does not compromise the operational efficiency of the corridor.	AO10	No acceptable outcome provided.

⁴⁴ Major Road Corridors and Buffers identified on the Regional Infrastructure Overlay Maps incorporate designated transport noise corridors for the purposes of the *Building Act 1975*.

8.2.12 Scenic amenity overlay code^{45 46}

8.2.12.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the scenic amenity overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Scenic amenity overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Sunshine Coast.
- (2) The purpose of the Scenic amenity overlay code will be achieved through the following overall outcomes:-
 - (a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-
 - (i) the scenic amenity values visible from scenic routes;
 - (ii) the regional inter-urban break which provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region;
 - (iii) the sub-regional inter-urban breaks which provide continuity of separation between urban communities within the Sunshine Coast and define individual communities as separate places within the sub-region; and
 - (iv) significant views and vistas⁴⁷.

8.2.12.3 Performance outcomes and acceptable outcomes

Table 8.2.12.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Scenic Routes</i>			
PO1	Development does not detract from the visual amenity of a scenic route and:- <ol style="list-style-type: none"> (a) is visually unobtrusive, relative to its urban or non-urban setting and surroundings, when viewed from the scenic route; (b) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and (c) is low key, both visually and in scale, so as not to detract 	AO1	Development on land adjoining a scenic route, as identified on a Scenic Amenity Overlay Map:- <ol style="list-style-type: none"> (a) retains existing <i>vegetation</i> and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route; (b) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and (c) minimises visual impacts on the scenic

⁴⁵ Editor's note—the following elements referred to in this code are identified on the Scenic Amenity Overlay Maps in **Schedule 2 (Mapping)**:-

(a) scenic routes; and
 (b) the regional inter-urban break.

Sub-regional inter-urban breaks are identified on **Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)**.

⁴⁶ Editor's note—the **Planning scheme policy for the scenic amenity overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a visual impact assessment report.

⁴⁷ Editor's note—a local plan code may also contain requirements with respect to local view corridors and view lines.

Performance Outcomes		Acceptable Outcomes	
	from the scenic amenity offered from the scenic route.		route in terms of:- (i) the scale, <i>building height</i> and <i>setback</i> of buildings; (ii) the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of signage.
Regional Inter-urban Break			
PO2	Urban and rural residential development does not occur within the regional inter-urban break.	AO2	No acceptable outcome provided.
PO3	Development protects and enhances the landscape values of the regional inter-urban break as a non-urban land area, free of urban elements and <i>infrastructure</i> , that maintains the continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area.	AO3	No acceptable outcome provided.
Sub-regional Inter-urban Breaks			
PO4	Urban and rural residential development does not occur within a sub-regional inter-urban break.	AO4	No acceptable outcome provided.
PO5	Development protects the function of a sub-regional inter-urban break in providing physical and visual separation between urban areas, individual places and communities within the Sunshine Coast.	AO5	No acceptable outcome provided.
Significant Views and Vistas			
PO6	Assessable development requiring impact assessment, or other development that exceeds the maximum height specified on a Height of Buildings and Structures Overlay Map, does not adversely impact upon significant views. Note—the Height of buildings and structures overlay code provides that certain types of development may exceed the height limits specified for a <i>site</i> on the applicable Height of Buildings and Structures Overlay Map.	AO6	Development maintains or enhances the significant views identified in Table 8.2.12.3.2 (Significant views) .

Table 8.2.12.3.2 Significant views

Column 1 Significant views	Column 2 Location
Views of the Glass House Mountains from Bulcock Beach, Wickham Point and the higher parts of Regent and Queen Streets (near Maltman Street)	Caloundra local plan area
View of Pumicestone Passage and Bribie Island from Bulcock Beach and within the Caloundra Town Centre	Caloundra local plan area
Views of Moffat Beach and Tooway Lake and the northern beaches from Moffat Head	Caloundra local plan area
Views to Moffat Head from Dicky Beach and Shelly Beach	Caloundra local plan area
Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head	Caloundra local plan area
Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade	Caloundra local plan area
Views to Point Cartwright from Moffat Head and Dicky Beach	Caloundra local plan area
Views from Caloundra Road and Little Mountain to Pumicestone Passage, Moreton Bay and Islands	Caloundra West local plan area
Views of the Glass House Mountains from Pumicestone Passage	Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area

Column 1 Significant views	Column 2 Location
Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Kings Beach and Bulcock Beach	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)	Caloundra local plan area
Views north to Noosa from Moffat Head	Caloundra local plan area
Views from Mary Cairncross Scenic Reserve to the Glass House Mountains and over the coastal plain	Rural area
Views eastwards and southwards from Blackall Range escarpment, including views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout	Blackall Range local plan area, Rural area
Views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny-Mapleton)	Blackall Range local plan area, Rural local plan area
Views from George Carpenter Place (Montville)	Blackall Range local plan area
Views from Howell's Knob Lookout	Rural area
Views towards Lake Baroon Pocket Dam	Blackall Range local plan area, Maleny local plan area, Rural area
Views from the Obi Lookout	Rural area
Views to the Glass House Mountains across the escarpment and Mary Cairncross Scenic Reserve from Mary Cairncross Drive	Rural area
Views from Kayan's Park Lookout (Dulong)	Rural area
Views from Point Glorious Lookout	Rural area
Views from Mt Ninderry	Rural area
Views from Peregrine Lookout (Mapleton State Forest)	Rural area
Views from William Parsons Park	Nambour local plan area
Views from Kenilworth Forest Drive Lookout (Kenilworth)	Rural area
Views from Mt Alan Fire Tower (Kenilworth)	Rural area
Views from Boolumba View (Kenilworth)	Rural area
Views from Ball Lookout (Doonan)	Rural area
Views from Pt Cartwright	Coolum local plan area
Views from Mt Coolum	Coolum local plan area
Views from Pt Perry (Coolum)	Coolum local plan area
Views from Pt Arkwright	Coolum local plan area
Views of Mt Coolum from David Low Way and Sunshine Motorway	Coolum local plan area, Maroochy North Shore local plan area, Rural area
Views of coastline from David Low Way between Yaroomba and Coolum	Coolum local plan area

8.2.13 Water resource catchments overlay code⁴⁸

8.2.13.1 Application

- (1) This code applies to assessable development:-
 - (a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Water resource catchments overlay code is to protect the following water supply catchments that are wholly or partly contained in the Sunshine Coast:-
 - (a) Cooloolabin Dam and Wappa Dam;
 - (b) Baroon Pocket Dam;
 - (c) Ewen Maddock Dam; and
 - (d) Somerset Dam and Wivenhoe Dam.
- (2) The purpose of the Water resource catchments overlay code will be achieved through the following overall outcomes:-
 - (a) development is located, designed and managed to avoid adverse impacts on water quality in a water supply catchment;
 - (b) development maintains and contributes to improving water quality in a water supply catchment;
 - (c) development promotes sustainable land use practices within a water supply catchment;
 - (d) development protects and enhances land resources, natural systems and *vegetation* within a water supply catchment; and
 - (e) development in a water supply catchment ensures that there is no cumulative impact on water quality.

8.2.13.3 Performance outcomes and acceptable outcomes

Table 8.2.13.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Effects of Development on Water Supply Storages and Water Supply Catchment Areas</i>			
PO1	Development complies with the specific outcomes of the <i>SEQ Water Development Guidelines for Water Quality Management in Drinking Water Catchments</i> as if the specific outcomes are performance outcomes.	AO1	Development complies with the measures of the <i>SEQ Water Development Guidelines for Water Quality Management in Drinking Water Catchments</i> as if the measures are acceptable outcomes.

⁴⁸ Editor's note—*water supply storages* and *water resource catchment areas* are identified on the Water Resource Catchments Overlay Maps in **Schedule 2 (Mapping)**.

9.3.5 Dual occupancy code

9.3.5.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dual occupancy¹ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.5.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure dual occupancies are appropriately located, achieve a high level of comfort and amenity for occupants, maintain the amenity of neighbouring premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-
 - (a) a *dual occupancy* is located in an area intended to accommodate more diverse housing options and is integrated within its neighbourhood setting in a manner which appropriately disperses the distribution of density having regard to the intent of the zone;
 - (b) a *dual occupancy* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (c) a *dual occupancy* is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
 - (d) a *dual occupancy* provides a high level of amenity and convenience to residents of the *dual occupancy*; and
 - (e) a *dual occupancy* is provided with an appropriate level of *infrastructure* and services.

9.3.5.3 Performance outcomes and acceptable outcomes²

Table 9.3.5.3.1 Requirements for acceptable development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Location and Site Suitability</i>			
PO1	The <i>dual occupancy</i> is located on a <i>site</i> which:- (a) is convenient to local services and public transport; (b) is in an area intended to accommodate more diverse housing options; (c) is dispersed and not concentrated within low density residential neighbourhoods; (d) has sufficient area and dimensions to accommodate the use (including associated <i>access</i> , <i>parking</i> ,	AO1.1	The <i>site</i> is included in a <i>centre zone</i> and the <i>dual occupancy</i> is part of a <i>mixed use building</i> . OR The <i>site</i> is included in the Medium density residential zone. OR The <i>site</i> is included in the Low density residential zone, other than in Precinct

¹ Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dual occupancy*' in the planning scheme includes a reference to any *home office* and all outbuildings, structures and works normally associated with a *dual occupancy*.

² Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dual occupancy*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dual occupancy code.

Performance Outcomes		Acceptable Outcomes	
	landscapes and setback requirements); and (e) is not steep and is otherwise suitable for the proposed development.	AO1.2	LDR-1 (Protected Housing Area). Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area), the <i>site</i> :- (a) has a minimum area of 800m ² , exclusive of any access strip; (b) does not adjoin another lot developed or approved for a <i>dual occupancy</i> ; and (c) has a <i>slope</i> of not more than 15%.
Site Cover and Density			
PO2	The <i>dual occupancy</i> :- (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the <i>site</i> ; (c) maximises opportunities for the retention of existing <i>vegetation</i> and allows for soft landscapes between buildings and the street; (d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and (e) facilitates on-site stormwater management and vehicular access.	AO2.1 AO2.2	The <i>site cover</i> of the <i>dual occupancy</i> does not exceed:- (a) 50% where a single <i>storey dual occupancy</i> ; (b) 40% where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height; or (c) 50% for the ground floor and 30% for the upper floors where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height. The maximum number of bedrooms per <i>dwelling</i> in the <i>dual occupancy</i> does not exceed 3.
Streetscape Character			
PO3	The <i>dual occupancy</i> is designed and constructed to:- (a) provide an attractive address to all street <i>frontages</i> ; (b) make a positive contribution to the preferred <i>streetscape</i> character of the locality; (c) provide shading to walls and windows of the <i>dual occupancy</i> ; (d) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises; and (e) maximise the retention of existing mature trees within the <i>frontage</i> setback, to retain <i>streetscape</i> character.	AO3.1 AO3.2 AO3.3 AO3.4	Each <i>dwelling</i> has an individual design such that the floor plan is not a mirror image of the adjoining <i>dwelling</i> and includes distinct external design elements (e.g. variations in roof line, facade, treatment or position of main entrances and garages, window treatments and shading devices). The <i>dual occupancy</i> is setback at least 4.5 metres from any street <i>frontage</i> , with any garage or carport associated with the <i>dual occupancy</i> setback at least 6 metres. Any garage or carport is setback a minimum of 1.5 metres from the main face of the associated <i>dwelling</i> , or in line with the main face of the associated <i>dwelling</i> , where the <i>dwelling</i> incorporates a front verandah or portico projecting forward of the main face or faces. The <i>dual occupancy</i> is setback from any side or rear property boundary in accordance with the boundary clearance provisions of the QDC MP1.3.
Private Open Space			
PO4	Sufficient <i>private open space</i> is provided to allow for the amenity and reasonable recreation needs of the	AO4	Each <i>dwelling</i> is provided with <i>private open space</i> at ground level free of buildings which:-

Performance Outcomes		Acceptable Outcomes	
	occupants of the <i>dual occupancy</i> .		(a) is at least 50m ² in area; (b) comprises not more than two separate parts; (c) has one part directly accessible from the main living area which:- (i) is at least 25m ² in area; (ii) has a minimum dimension of 4 metres; and (iii) has a maximum gradient of 1 in 20 (5%).
Setbacks to Canals and Artificial Waterways			
PO5	Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/ <i>waterway</i> /waterbody profile and revetment wall; and (b) ensure no unreasonable loss of amenity occurs to adjacent land and dwellings, having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (iv) building massing and scale as seen from neighbouring premises.	AO5	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i> /waterbody.
Site Landscapes			
PO6	The <i>dual occupancy</i> incorporates site landscapes that:- (a) provide an attractive landscape setting for the enjoyment and appreciation of residents; (b) integrate the development into the surrounding urban landscape; (c) effectively define and screen <i>private open space</i> and service areas; (d) utilise locally native <i>vegetation</i> species as the major planting theme; and (e) maximise the retention of existing mature trees in order to retain the landscape character of the area.	AO6.1 AO6.2 AO6.3 AO6.4 AO6.5	The <i>site</i> is fully landscaped with turf and tree and shrub species. At least 20% of the <i>site</i> is retained for soft landscapes (i.e. not used as hardstand area). A minimum 1 metre wide landscape strip is provided along the full length of the street <i>frontage</i> (excluding driveways and pathways). A 1.8 metre high solid screen fence is provided along:- (a) the full length of all rear <i>site</i> boundaries; and (b) the full length of all side <i>site</i> boundaries to the front building line. Fences or walls are not provided along street <i>frontages</i> . OR Fences or walls to street <i>frontages</i> are not more than:- (a) 1.8 metres high where the <i>site</i> is on a <i>major road</i> ; or (b) 1.2 metres high where the <i>site</i> is not on a <i>major road</i> .
Safety and Security			
PO7	The <i>dual occupancy</i> , including buildings and outdoor spaces, is designed to protect the personal security and safety of residents by allowing for casual surveillance.	AO7.1 AO7.2	Each <i>dwelling</i> has an entrance which is clearly identifiable and visible from the street and driveway. The internal pathway network has clear sightlines to the <i>dwelling</i> entrance and

Performance Outcomes		Acceptable Outcomes	
			street access points.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	A minimum of 2 (two) car parking spaces are provided per <i>dwelling</i> , with at least 1 (one) car parking space capable of being covered. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of <i>access</i> , parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dual occupancy</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Services and Utilities			
PO10	The <i>dual occupancy</i> is provided with, and connected to, <i>infrastructure</i> and services.	AO10	The <i>dual occupancy</i> is connected to the reticulated water supply, sewerage and telecommunications <i>infrastructure</i> networks and has an electricity supply.
PO11	The <i>dual occupancy</i> is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	AO11	Where the <i>dual occupancy</i> is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network. OR Where the <i>dual occupancy</i> is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network.
PO12	Development works and connections to <i>infrastructure</i> and services are undertaken in accordance with accepted engineering standards and are complete prior to the commencement of the use.	AO12.1 AO12.2	All development works are certified by a Registered Professional Engineer Queensland (RPEQ). All connections to <i>infrastructure</i> and services are in accordance with the requirements of the relevant <i>infrastructure</i> entity.
PO13	The <i>dual occupancy</i> is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	AO13.1	A separate waste storage area is provided for each <i>dwelling</i> to accommodate the permanent storage of waste and recyclable items in standard waste containers. OR A shared waste storage area over which each <i>dwelling</i> has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.

Performance Outcomes		Acceptable Outcomes	
		AO13.2	<p>The separate or shared waste storage area is:-</p> <ul style="list-style-type: none"> (a) a level, constructed hardstand area, and where shared, provided with a screened enclosure; (b) of sufficient size to accommodate the required number of standard waste containers (i.e. a minimum of 2 wheelie bins per <i>dwelling</i>, and a minimum of 600mm x 600mm per wheelie bin); (c) not visible from passing vehicle or pedestrian traffic; (d) easy to access and use; and (e) not located adjacent to the living areas of existing neighbouring properties.
Filling or excavation			
PO14	<p>Any <i>filling or excavation</i> associated with a <i>dual occupancy</i>:-</p> <ul style="list-style-type: none"> (a) sensitively responds to the slope and landform characteristics of the <i>site</i>; (b) provides safe and efficient <i>access</i> for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the <i>streetscape</i>; and (d) does not adversely impact upon the privacy or amenity of surrounding premises. 	<p>AO14.1</p> <p>AO14.2</p>	<p>The extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground at any point.</p> <p>No part of any cut or fill is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any <i>vegetation</i>.</p> <p>OR</p> <p>Filling and/or excavation is confined to within the plan area of the <i>dual occupancy</i>, with ground level being retained around external walls of the building.</p>

9.3.6 Dwelling house code

9.3.6.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Dwelling house³ code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
 - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
 - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
 - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and
 - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

9.3.6.3 Performance outcomes and acceptable outcomes⁴

Table 9.3.6.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Height of Buildings and Structures			
PO1	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	AO1	The height of the <i>dwelling house</i> does not exceed the height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map.
Garages, Carports and Sheds			
PO2	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ;	AO2.1	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any <i>road frontage</i> ;

³ Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

⁴ Editor's note—a Structure Plan, as varied by an approved master plan or an approved plan of development for a variation approval or reconfiguring a lot, may vary or specify alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development for a *dwelling house*. In such cases, compliance with these alternative requirements for accepted development or performance outcomes and acceptable outcomes for assessable development will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i>; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street. 	<p>AO2.2</p>	<ul style="list-style-type: none"> (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m². <p>Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i>.</p> <p>Note—AO2.1(a) alternative provision to QDC.</p> <p>Where located on a lot in a residential zone, the total width of a garage door facing a street (and that is visible from the road <i>frontage</i>) does not exceed 6 metres within any one plane, with any additional garage door being set back a further 1 metre from the street <i>frontage</i> to break up the apparent width of the garage facade.</p>
Setbacks in Residential Zones			
PO3	<p>Where located in a <i>residential zone</i>, the <i>dwelling house</i> is set back from any road <i>frontage</i> so as to:-</p> <ul style="list-style-type: none"> (a) achieve a close relationship with, and high level of passive surveillance of, the street; (b) create a coherent and consistent <i>streetscape</i>, with no or only minor variations in <i>frontage</i> depth; (c) make efficient use of the <i>site</i>, with opportunities for large back yards; (d) provide reasonable privacy to residents and neighbours on adjoining lots; and (e) maintain reasonable access to views and vistas, prevailing breezes and sunlight for each <i>dwelling house</i>. 	AO3	<p>Where located in a <i>residential zone</i>, the <i>dwelling house</i> (other than a garage, carport or shed) is <i>setback</i> to any road <i>frontage</i> at least:-</p> <ul style="list-style-type: none"> (a) 4.5 metres for the ground <i>storey</i>; and (b) 6 metres for any levels above the ground <i>storey</i>. <p>Note—AO3 alternative provision to QDC.</p>
Setbacks in Rural and Rural Residential Zones			
PO4	<p>Where located in the Rural zone, the <i>dwelling house</i> is set well back from any road <i>frontage</i> so as to:-</p> <ul style="list-style-type: none"> (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; (c) protect views and vistas; (d) avoid or minimise noise and dust nuisance from sealed roads, existing State controlled roads and extractive industry <i>transport routes</i>; and (e) protect the functional characteristics of existing State controlled roads and extractive industry <i>transport routes</i>. 	<p>AO4.1</p> <p>AO4.2</p>	<p>Where located on a lot in the Rural zone, and the lot has an area of more than 2 hectares, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:-</p> <ul style="list-style-type: none"> (a) 40 metres from a State controlled road or an extractive industry <i>transport route</i>; (b) 20 metres from any other road; or (c) if an extension not exceeding 50m² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i>, the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i>. <p>Where located on a lot in the Rural zone, and the lot has an area of not more than 2 hectares, or where located on a lot in the Rural residential zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:-</p> <ul style="list-style-type: none"> (a) 10 metres from any road <i>frontage</i>; or (b) if an extension not exceeding 50m² <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i>, the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i>.

Performance Outcomes		Acceptable Outcomes	
			Note—AO4.1 and AO4.2 alternative provisions to QDC.
PO5	Where located in the Rural zone or Rural residential zone, the <i>dwelling house</i> is set back from side and rear boundaries so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and (c) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises.	AO5.1	Where located on a lot in the Rural zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back from any side or rear boundary at least:- (a) 3 metres where the lot has an area of 2 hectares or less; or (b) 10 metres where the lot has an area of more than 2 hectares.
		AO5.2	Where located on a lot in the Rural residential zone the <i>dwelling house</i> (including any associated garage, carport or shed) is <i>setback</i> at least 3 metres from any side or rear boundary. Note—AO5.1 and AO5.2 alternative provisions to QDC.
Setbacks to Canals and Artificial Waterways			
PO6	Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or waterbodies (e.g. lakes) to:- (a) protect the structural integrity of the canal/ <i>waterway</i> /waterbody profile and revetment wall; (b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:- (i) privacy and overlooking; (ii) views and vistas; (iii) building character and appearance; and (c) building massing and scale as seen from neighbouring premises.	AO6	Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i> /waterbody. Note—AO6 alternative provision to QDC.
Services and Utilities			
PO7	The <i>dwelling house</i> is provided with a level of <i>infrastructure</i> and services that is appropriate to its setting and commensurate with its needs.	AO7.1	Where located on a lot in an <i>urban zone</i> the <i>dwelling house</i> is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications <i>infrastructure</i> networks (where available to the lot).
		AO7.2	Where located on a lot in a <i>non-urban zone</i> and/or reticulated sewerage is not available to the lot, the <i>dwelling house</i> is connected to an on-site effluent treatment and disposal system. Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.
		AO7.3	Where located on a lot in a <i>non-urban zone</i> and/or reticulated water supply is not available to the lot, the <i>dwelling house</i> is provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.

Performance Outcomes		Acceptable Outcomes	
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated access, parking, landscape and setback requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	AO11.1	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m ² .
		AO11.2	The <i>secondary dwelling</i> has a maximum gross floor area of:- (a) 90m ² where located on a lot in the Rural zone or Rural residential zone; and (b) 60m ² where located on a lot in another zone.
		AO11.3	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.
		AO11.4	At least 1 (one) car parking space, in addition to the requirement for the <i>dwelling</i>

Performance Outcomes		Acceptable Outcomes	
			house, is provided for the secondary dwelling.
Filling or excavation			
PO12	Any filling or excavation associated with a dwelling house:- (a) sensitively responds to the slope and landform characteristics of the site; (b) provides safe and efficient access for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the streetscape; and (d) does not adversely impact upon the privacy or amenity of surrounding premises.	AO12	Except where located on a site having a slope of greater than 15% as identified on an applicable Landslide Hazard and Steep Land Overlay Map:- (a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and (b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm. OR Filling and/or excavation is confined to within the plan area of the dwelling house with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the Council for the site. Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code .
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO13	The dwelling house:- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the dwelling house to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	AO13.1 AO13.2 AO13.3 AO13.4	The height of the dwelling house does not exceed 2 storeys. The total footprint of the dwelling house, including any associated garage, carport or shed, does not exceed 280m ² . The exterior colour of the dwelling house is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native vegetation and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey. The dwelling house incorporates one of the following roof designs:- (a) gable roof; (b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO14	The dwelling house is designed and sited such that it maintains the integrity	AO14	The dwelling house (including any garage, carport or shed) is setback at least 10

Performance Outcomes		Acceptable Outcomes	
	of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.		metres from Gloucester Road. Note—AO14 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45			
PO15	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	AO15.1 AO15.2	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO15.1 alternative provision to QDC. Any <i>secondary dwelling</i> not physically attached to the <i>dwelling house</i> by a common wall and under the main roof does not exceed 4 metres in height.

9.3.7 Extractive industry code

9.3.7.1 Application

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

9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of *extractive resources* is undertaken in an environmentally sound manner which avoids, or if avoidance is not practicable, minimises and mitigates, any adverse impacts on environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-
 - (a) extraction of *extractive resources* occurs in a safe and environmentally sound manner;
 - (b) *ecologically important areas* and water quality are protected from any environmental degradation potentially arising from *extractive industry* operations;
 - (c) *extractive industry* operations are located, designed, constructed and operated to avoid, or if avoidance is not practicable, minimise and mitigate, adverse impacts on any *sensitive land use*;
 - (d) *transport routes* allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads;
 - (e) land used for *extractive industry* operations is effectively rehabilitated; and
 - (f) in Precinct RUR1 (Meridan Plains Extractive Resource Area), the exploitation of *extractive resources* occurs in a manner that:-
 - (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
 - (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River flood plain, avoids any worsening of existing flooding conditions and protects the existing ground water regime;
 - (iii) protects, buffers and reconnects *ecologically important areas*;
 - (iv) maintains the quality of surface water and groundwater;
 - (v) avoids adverse impacts on upstream and downstream properties;
 - (vi) provides for and protects existing and planned future transport and other *infrastructure corridors*;
 - (vii) provides for and protects the function of identified *transport routes*;
 - (viii) provides appropriate separation distances to conflicting land uses;
 - (ix) minimises the visual impacts of *extractive industry* operations throughout the life of the development on the scenic values of the *floodplain* as an open landscape;
 - (x) provides for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
 - (xi) provides land for continuous public access trails along a rehabilitated Mooloolah River esplanade, connecting to public access points and open space areas; and
 - (xii) protects the advanced waste water and sewage treatment plant site.

Performance Outcomes		Acceptable Outcomes	
Parking and Access			
PO7	Sufficient parking spaces are provided on the <i>site</i> to cater for the <i>market</i> .	AO7	Where the <i>market</i> is conducted on private property, on-site car parking is provided at a rate of 1 space per 20m ² of <i>use area</i> .
PO8	The <i>market</i> provides adequate access for emergency vehicles.	AO8	A clear movement path, at least 3 metres in width, is maintained through or around the <i>market</i> to allow emergency vehicle access.

9.3.11 Multi-unit residential uses code

9.3.11.1 Application

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

9.3.11.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
 - (a) a multi-unit residential use is visually attractive, with a built form which addresses the street and integrates with surrounding development;
 - (b) a multi-unit residential use incorporates building design that responds to the region's sub-tropical climate as well as the character of the particular local area;
 - (c) a multi-unit residential use incorporates high quality landscapes and well designed and useable communal and *private open space* areas that provide visual relief to the built form; and
 - (d) a multi-unit residential use provides a high standard of privacy and amenity for residents.

9.3.11.3 Performance outcomes and acceptable outcomes

Table 9.3.11.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site Layout and Relationship of Buildings to Site Features			
PO1	The multi-unit residential use is sited and designed so as to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	AO1	No acceptable outcome provided.
PO2	The multi-unit residential use is located on a <i>site</i> which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit residential development incorporating:- (a) vehicle <i>access</i> , parking and manoeuvring areas; (b) communal and <i>private open space</i> areas and landscapes; and (c) any necessary buffering to incompatible uses or sensitive environments.	AO2.1 AO2.2	The multi-unit residential use is located on a lot having a minimum area of 800m ² . The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon <i>access</i> via an easement.
Relationship of Buildings to Streets, Public Spaces and Private Open Space			
PO3	The multi-unit residential use is sited and designed to:- (a) provide a visibly clear pedestrian entrance to and from the building;	AO3	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is

Performance Outcomes		Acceptable Outcomes	
	and (b) minimise the potential for pedestrian and vehicular conflict.		located on the primary street <i>frontage</i> ; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the <i>site</i> is separate from the pedestrian access.
PO4	The multi-unit residential use is sited and designed to:- (a) address and provide a semi-active frontage to the street, adjacent parkland and other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the <i>site</i> .	AO4	The building is sited and designed such that:- (a) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of <i>dwellings</i> or <i>rooming units</i> , common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and (b) the number of <i>dwellings</i> , <i>rooming units</i> , windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised.
PO5	The multi-unit residential use is designed to screen car parking areas, services and mechanical plant.	AO5.1	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a <i>basement</i> or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre.
		AO5.2	Services and mechanical plant, including individual air conditioning equipment for <i>dwellings</i> or <i>rooming units</i> , is visually integrated into the design and finish of the building or effectively screened from view.
Residential Density			
PO6	A multi-unit residential use has a <i>residential density</i> that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	AO6	Except where otherwise specified in a structure plan or local plan code, the site density for a multi-unit residential use:- (a) is between 30 and 50 <i>equivalent dwellings</i> per hectare where in the Medium density residential zone, District centre zone or Local centre zone; and (b) is not less than 50 <i>equivalent dwellings</i> per hectare where in the High density residential zone, Tourist accommodation zone or Major centre zone.
Building Massing and Composition			
PO7	The multi-unit residential use is sited and designed in a manner which:- (a) maximises the retention of existing <i>vegetation</i> and allows for spaces and landscapes between buildings; (b) allows sufficient area at ground level for communal open space,	AO7.1	Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of all buildings on a <i>site</i> does not exceed:- (a) 50% if 1 <i>storey</i> ; and (b) 40% if 2 or more <i>storeys</i> . Note—where a multi unit residential use is

Performance Outcomes		Acceptable Outcomes	
	<p>site facilities, resident and visitor parking, landscapes and maintenance of a residential <i>streetscape</i>; and</p> <p>(c) demonstrates 3 dimensional modelling that reduces:-</p> <p>(i) the scale and bulk of the building; and</p> <p>(ii) the appearance of continuous blank walls.</p>	<p>A07.2</p> <p>A07.3</p> <p>A07.4</p> <p>A07.5</p>	<p>provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the <i>site cover</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p> <p>Buildings above 4 storeys in height are not wider than they are high.</p> <p>The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres.</p> <p>The building incorporates most or all of the following design features:-</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in vertical profile, with steps or slopes at different levels;</p> <p>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure;</p> <p>(d) balconies, verandahs or terraces; and</p> <p>(e) planting, particularly on podiums, terraces and low level roof decks.</p> <p>Existing mature trees are retained and incorporated into the design of the development wherever practicable.</p>
PO8	<p>The multi-unit residential use is sited and designed so as to:-</p> <p>(a) provide amenity for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties;</p> <p>(b) provide adequate distance from adjoining uses;</p> <p>(c) preserve any existing <i>vegetation</i> that will buffer the proposed building;</p> <p>(d) allow for landscapes to be provided between buildings and street <i>frontages</i> and between neighbouring buildings;</p> <p>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</p> <p>(f) protect the structural integrity of the canal/<i>waterway</i>/waterbody profile and revetment wall where located on a lot fronting a canal or artificial waterway.</p>	A08	<p>Except where otherwise specified in a structure plan or local plan code, buildings and structures comply with the minimum boundary <i>setbacks</i> in Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses).</p> <p>Note—where a multi-unit residential use is provided above the podium level of a <i>mixed use building</i> in a <i>centre zone</i> or the Tourist accommodation zone, the boundary <i>setback</i> requirements of Section 9.3.1 (Business uses and centre design code) apply.</p>
PO9	<p>The multi-unit residential use is in a building which has a top level and roof form that is shaped to:-</p> <p>(a) provide an articulated and visually attractive skyline silhouette; and</p> <p>(b) screen mechanical plants from view.</p>	A09	No acceptable outcome provided.
Privacy			

Performance Outcomes		Acceptable Outcomes	
PO10	The multi-unit residential use ensures that <i>dwelling</i> s, <i>rooming units</i> , <i>private open spaces</i> and adjoining residential uses are provided with a reasonable level of privacy.	AO10.1	Non-habitable room windows of one <i>dwelling</i> or <i>rooming unit</i> are not located opposite windows of another <i>dwelling</i> or <i>rooming unit</i> unless views are controlled by screening devices, distance, landscapes or design of the opening.
		AO10.2	Where habitable room windows look directly at habitable room windows in an adjacent <i>dwelling</i> or <i>rooming unit</i> within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8 metres.
		AO10.3	The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened where direct view is available into <i>private open space</i> of an existing <i>dwelling</i> .
Open Space and Landscapes			
PO11	The multi-unit residential use provides communal and <i>private open space</i> and landscapes such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	AO11.1	A 2 metre wide landscape strip is provided along the full length of the street <i>frontage</i> (excluding driveways and pathways).
		AO11.2	For development involving 10 or more <i>dwelling</i> s, at least 10% of the area of the <i>site</i> is provided as communal open space, exclusive of required landscape strips and clothes drying areas.
		AO11.3	Each ground floor <i>dwelling</i> or <i>rooming unit</i> has a courtyard or similar <i>private open space</i> area directly accessible from the main living area which is not less than 20m ² in area with a minimum dimension of 3.5m.
		AO11.4	Each <i>dwelling</i> or <i>rooming unit</i> above ground level has a balcony or similar <i>private open space</i> area directly accessible from the main living area which is not less than 12m ² in area with a minimum dimension of 3.0m.
		AO11.5	A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.
PO12	Landscapes provided in conjunction with the multi-unit residential use:- (a) enhance privacy between <i>dwelling</i> s, <i>rooming units</i> and <i>private open space</i> on the <i>site</i> and <i>adjoining premises</i> ; (b) assist in providing microclimatic	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	control to buildings, communal and <i>private open space</i> ; (c) make a positive contribution to the <i>streetscape</i> ; and (d) maintain opportunities for casual surveillance of public and semi-public spaces.		
PO13	Fences and walls used in landscapes for the multi-unit residential use:- (a) assist the development to address the street; (b) enable the use of <i>private open space</i> abutting the street; (c) provide an acoustic barrier for traffic noise; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the <i>site</i> or surrounding areas.	AO13.1 AO13.2 AO13.3	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street <i>frontages</i> . Front fences and walls have a maximum height of not more than:- (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid. Front fences and walls are setback behind the 2 metre wide landscape strip.
Clothes Drying Facilities			
PO14	Communal clothes drying facilities are provided where <i>dwelling</i> s or <i>rooming units</i> are not provided with individual drying facilities.	AO14	Where individual clothes drying facilities are not provided for each <i>dwelling</i> or <i>rooming unit</i> , one or more outdoor clothes drying areas fitted with robust clothes lines are provided in accessible locations to meet the clothes drying needs of residents.
PO15	Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises.	AO15	Individual clothes drying areas are concealed or screened from public view.
Additional Requirements for Rooming or Short Term Accommodation			
PO16	Except where in the form of a serviced apartment or self-contained accommodation, the <i>rooming accommodation</i> or <i>short-term accommodation</i> use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	AO16	No acceptable outcome provided.
Additional Requirements for Mixed Use Development			
PO17	Where the multi-unit residential use forms part of a <i>mixed use building</i> or development, the development provides residents with reasonable privacy and security.	AO17.1 AO17.2 AO17.3	Entry areas for the residents of, and visitors to, <i>dwelling</i> s or <i>rooming units</i> are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.

Table 9.3.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height (above ground level) for that part of a building up to:-	Column 2 Boundary type	Column 3 Minimum setback in metres (m)
8.5 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	2m
	Rear	2m (or 4.5m to a canal or artificial waterway)
12 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	3m
	Rear	6m
16 metres	Front (primary)	6m
	Front (secondary)	4m
	Side	4m
	Rear	6m
22 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	7m
	Rear	6m
37.5 metres	Front (primary)	6m
	Front (secondary)	6m
	Side	8m
	Rear	8m

9.3.12 Nature and rural based tourism code

9.3.12.1 Application

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

9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism activities are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and protects the amenity of surrounding premises.
- (2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
 - (a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
 - (b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a nature or rural based tourism use is of a scale and intensity that is compatible with, and subservient to, its rural or natural setting and the preferred character of the local area;
 - (d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
 - (e) a nature or rural based tourism use is provided with appropriate utilities and services.

9.3.12.3 Performance outcomes and acceptable outcomes

Table 9.3.12.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Location and Site Suitability</i>			
PO1	A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	AO1.1	The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring premises.
		AO1.2	The nature or rural based tourism use is <i>setback</i> at least:- (a) 50 metres from the common boundary of any property included in the Rural zone; and (b) 20 metres from any <i>site</i> boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the <i>site</i> is sufficient to accommodate the use without detracting from the rural or natural character and amenity of the local area.	AO2	No acceptable outcome provided.
PO3	The nature or rural based tourism use is located such that it conserves the productive characteristics of Agricultural Land Classification Class A and Class B.	AO3	The nature or rural based tourism use:- (a) is not located on Agricultural Land Classification Class A or Class B; and (b) is separated from Agricultural Land Classification Class A and Class B and other farm activities such that it

Performance Outcomes		Acceptable Outcomes	
		AO6.3	<p>minimise vehicle headlight impacts on any surrounding residential premises.</p> <p>Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:-</p> <ul style="list-style-type: none"> (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

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

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is consistent with the desired character of the local area;
 - (b) is appropriate for their intended use;
 - (c) is responsive to site constraints;
 - (d) provides appropriate access (including access for services); and
 - (e) supports high quality urban and landscape design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and have dimensions that are appropriate for their intended use and responsive to local character and site constraints;
 - (b) development provides for lots that have a suitable and safe means of access to a public road; and
 - (c) development provides for subdivisions that result in the creation of safe and healthy communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and *transport network* that is responsive to, and integrated with, the natural topography of the *site*, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
 - (iii) avoiding adverse impacts on native *vegetation, waterways, wetlands* and other *ecologically important areas* present on, or adjoining the *site*;
 - (iv) avoiding or mitigating the risk to people and property from natural hazards;
 - (v) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vi) providing appropriate *infrastructure*, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas.

9.4.4.3 Performance outcomes and acceptable outcomes

Table 9.4.4.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Lot Layout and Site Responsive Design</i>			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that avoids land subject to natural hazards and is responsive to:-	AO1	No acceptable outcome provided. Note—the following parts of the planning scheme include elements required to be addressed by a development application for reconfiguring a lot:-

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) the setting of the <i>site</i> within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the <i>site</i>; (c) any places of cultural heritage significance or character areas present on, or adjoining the <i>site</i>; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from, the <i>site</i>; (e) any natural economic resources present on, adjoining or near the <i>site</i>; and (f) sub-tropical and sustainable design in terms of the orientation of lots, the provision of water cycle <i>infrastructure</i> and the incorporation of landscapes that are complementary to existing native <i>vegetation</i> within the subdivision. 		<ul style="list-style-type: none"> (a) Part 7 (Local plan codes), which identifies local planning requirements for local plan areas; (b) Part 8 (Overlays), which identifies development constraints and valuable resources; and (c) Part 10 (Other plans), which identifies structure planning and other requirements for declared master plan areas. <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO1.</p>
Lot Layout and Neighbourhood/Estate Design			
PO2	<p>Development provides for a lot layout, land use and <i>infrastructure</i> configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the <i>site</i> with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles, in that order of priority; (d) provides for moderate and large size developments to have multiple <i>access points</i>; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to <i>public open space</i> by the alignment of a new road and avoids direct interface between freehold lots and <i>public open space</i>; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of <i>infrastructure</i> appropriate to the site's context and setting; (j) avoids the use of <i>culs-de-sac</i>; (k) maximises the number of lots that have exposure to favourable solar orientation for future <i>dwellings</i>; (l) avoids the sporadic or out-of-sequence creation of lots; and (m) protects and enhances 	AO2	<p>No acceptable outcome provided.</p> <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO2.</p>

Performance Outcomes		Acceptable Outcomes	
	<i>ecologically important areas</i> and provides for the clustering of lots into cleared areas.		
Size and Dimensions of Lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable <i>private open space</i> , without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide sufficient area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	AO3.1	Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size and the minimum average lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.2	Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum <i>frontage</i> that complies with Columns 3 and 4 respectively of Table 9.4.4.3.2 (Minimum lot size and dimensions) .
		AO3.3	All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.
		AO3.4	No additional lots are created on land included in:- (a) the Limited development (landscape residential) zone; or (b) the Rural residential zone (outside of the rural residential growth management boundary).
		AO3.5	Lot boundaries and roads are aligned to avoid traversing <i>ecologically important areas</i> .
Small Residential Lots			
PO4	Development provides for small residential lots (of less than 600m ²) to be created in limited circumstances where:- (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints.	AO4.1	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone.
		AO4.2	The land on which small residential lots are created has a <i>slope</i> of not more than 10%.
PO5	Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:- (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle	AO5.1	A plan of development complies with the design criteria for small residential lots specified in Table 9.4.4.3.3 (Design criteria for small residential lots) .
		AO5.2	Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north.

Performance Outcomes		Acceptable Outcomes	
	<p>conflict points;</p> <p>(c) an appropriate building envelope can be accommodated;</p> <p>(d) sufficient and useable <i>private open space</i> can be provided for each future <i>dwelling</i>;</p> <p>(e) any building contained within the building envelope is unlikely to impact adversely upon the amenity of <i>adjoining premises</i> as a result of overshadowing, privacy and access to sunlight; and</p> <p>(f) landscape and tree planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p>		
Rear (Hatchet) Lots			
PO6	<p>Development provides for <i>rear lots</i> to be created only where:-</p> <p>(a) forming part of a residential, rural residential or rural subdivision;</p> <p>(b) the lots are not likely to prejudice the subsequent development of adjoining land;</p> <p>(c) it is not desirable nor practicable for the <i>site</i> to be reconfigured so that all lots have full <i>frontage</i> to a road;</p> <p>(d) the siting of buildings on the <i>rear lot</i> is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(e) uses on surrounding land will not have a detrimental effect on the use and amenity of the <i>rear lot</i>;</p> <p>(f) the safety and efficiency of the road from which <i>access</i> is gained is not adversely affected; and</p> <p>(g) vehicular <i>access</i> to <i>rear lots</i> will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</p>	AO6	<p><i>Rear lots</i> are designed such that:-</p> <p>(a) the minimum area of the lot, exclusive of any access strip, complies with Columns 2 and 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions);</p> <p>(b) the gradient of the access strip does not exceed 10%;</p> <p>(c) no more than four lots directly adjoin the <i>rear lot</i>, excluding lots that adjoin at one point;</p> <p>(d) no more than three lots gain access from the same access handle;</p> <p>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</p> <p>(f) where two <i>rear lots</i> adjoin each other, a single common driveway and reciprocal access easements are provided;</p> <p>(g) no more than two <i>rear lots</i> and/or <i>rear lot</i> access strips directly adjoin each other;</p> <p>(h) <i>rear lot</i> access strips are located on only one side of a full <i>frontage</i> lot; and</p> <p>(i) <i>rear lot</i> access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots).</p>
Irregular Shaped Lots			
PO7	<p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe <i>access</i> and visual exposure to and from the <i>site</i> can be provided, while not adversely impacting on the functionality of the surrounding road network; and</p> <p>(c) the irregular lot is demonstrably suitable for its intended purpose.</p>	AO7	<p>Irregular lots are designed so that they:-</p> <p>(a) fully contain a square or rectangle specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with requirements of Table 9.4.4.3.5 (Minimum width for irregular shaped lots).</p>
Rearrangement of Lot Boundaries			
PO8	Development provides that the	AO8	The rearrangement of lot boundaries

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

Performance Outcomes		Acceptable Outcomes	
		<p>AO11.3</p> <p>residential zone, the Emerging community zone or the Rural residential zone:-</p> <ul style="list-style-type: none"> (a) can accommodate a minimum square or rectangle as specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions), clear of any electricity transmission line easement; (b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site; (c) is not located within 100 metres of an existing bulk supply transformer; (d) is not located within 60 metres of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use. <p>AO11.4</p> <p>Any reconfiguring a lot involving land in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p>	
Avoidance of Contaminated Land			
PO12	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	AO12	No acceptable outcome provided.
Road and Public Transport Infrastructure¹²			
PO13	<p>Development involving the creation of new roads and other transport corridors ensures that the road network:-</p> <ul style="list-style-type: none"> (a) accords with the 2031 Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy); (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design which reflects a grid pattern to assist connectivity, particularly for pedestrians and cyclists; 	AO13	<p>No acceptable outcome provided.</p> <p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) include assessment criteria relating to the design and construction of road and public transport <i>infrastructure</i>.</p>

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

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (g) provides for the operation of public transport and accommodates public transport <i>infrastructure</i>; (h) connects to and integrates with existing roads and other relevant facilities within and external to the land to be subdivided; (i) provides for the dedication and construction of roads where required to allow access to and proper development of adjoining vacant land that is intended for development; (j) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided; (k) does not unreasonably adversely impact on existing vehicular traffic, <i>active transport</i> users or the amenity of the surrounding environment; (l) provides safe passage for wildlife movement and incorporates wildlife movement corridors into the entire design and use of the road system; and (m) incorporates appropriate areas for the provision of street trees and landscapes. 		
PO14	Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no, or only minimal, route redundancy.	AO14	No acceptable outcome provided.
PO15	Development involving the creation of new roads ensures that design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses, without facilitating high traffic speeds.	AO15	No acceptable outcome provided.
PO16	Development involving the creation of new roads ensures that most or all urban lots are located within walking distance of public transport.	AO16	In an urban area, at least 90% of lots are within 400 metres safe walking distance of an existing or proposed public transport route, or within 500 metres safe walking distance of a public transport stop.
Pedestrian and Bicycle Path Infrastructure			
PO17	Development provides for the establishment of a network of pedestrian and bicycle paths that:- <ul style="list-style-type: none"> (a) provides a high level of permeability and connectivity; (b) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops; (c) have an alignment that maximises visual interest, allows for the retention of trees and 	AO17	<p>No acceptable outcome provided.</p> <p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) provide requirements for the design and construction of pedestrian and bicycle path <i>infrastructure</i>.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>other significant features and does not compromise the operation of or access to other <i>infrastructure</i>;</p> <p>(d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails;</p> <p>(e) incorporates shade through the provision of street trees and landscapes; and</p> <p>(f) is well lit and located where there is casual surveillance from nearby premises.</p>		
Public Parks and Open Space Infrastructure			
PO18	<p>Development provides for parks, drainage reserves and open space <i>infrastructure</i> that:-</p> <p>(a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;</p> <p>(b) is well distributed and contributes to the legibility, accessibility and character of the locality;</p> <p>(c) creates attractive settings and focal points for the community;</p> <p>(d) benefits the amenity of adjoining land uses;</p> <p>(e) incorporates appropriate measures for stormwater and flood management;</p> <p>(f) facilitates the retention and enhancement of native <i>vegetation, waterways, wetlands</i> and other <i>ecologically important areas</i> and natural and cultural features;</p> <p>(g) is cost effective to maintain; and</p> <p>(h) is dedicated as public land in the early stages of the subdivision.</p>	AO18	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscape code) includes requirements for the design and construction of landscape elements in public parks and open space <i>infrastructure</i>.</p>
Stormwater Management Infrastructure			
PO19	<p>Development provides for the effective drainage of lots and roads in a manner that:-</p> <p>(a) maintains and restores the natural flow regime;</p> <p>(b) effectively manages stormwater quality and quantity; and</p> <p>(c) ensures no adverse impacts on receiving waters and surrounding land.</p>	AO19	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.6 (Stormwater management code) includes requirements for the design and construction of stormwater management <i>infrastructure</i>.</p>
Infrastructure and Services			
PO20	<p>Development provides that each lot is provided with appropriate development <i>infrastructure</i> and services commensurate with the nature and location of the subdivision.</p>	AO20.1	<p>In urban areas, new lots are connected to:-</p> <p>(a) the reticulated water supply <i>infrastructure</i> network;</p> <p>(b) the reticulated sewer <i>infrastructure</i> networks;</p> <p>(c) the reticulated electricity <i>infrastructure</i> network; and</p> <p>(d) where available, a high speed telecommunications <i>infrastructure</i> network.</p>

Performance Outcomes		Acceptable Outcomes	
			<p>Editor's note—Section 9.4.6 (Stormwater management code) and Section 9.4.7 (Sustainable design code) include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply <i>infrastructure</i> network.</p>
		AO20.2	In urban areas, where 5 or more new lots are created or a new road is created, electricity <i>infrastructure</i> is provided underground.
		AO20.3	<p>In non-urban areas, new lots are provided with:-</p> <ul style="list-style-type: none"> (a) a connection to the reticulated water supply <i>infrastructure</i> network, where available; (b) a connection to the reticulated sewer <i>infrastructure</i> network, where available, or otherwise an area suitable to accommodate an on-site effluent treatment and disposal system; (c) a connection to the reticulated electricity <i>infrastructure</i> network or a separate electricity generation source; and (d) where available, access to a high speed telecommunications network.
Waterway Esplanades			
PO21	Development involving subdivision including or adjacent to a major <i>waterway</i> (stream order 3 or above) provides for continuous public access along the full length of the <i>waterway</i> , in addition to any requirement for <i>park</i> and open space.	AO21	<p>Development provides for a public esplanade to be provided for land adjoining any <i>waterway</i> of stream order 3 or above, where identified on a Biodiversity, Waterways and Wetlands Overlay Map, which:-</p> <ul style="list-style-type: none"> (a) in respect to a <i>waterway</i> of stream order 5 or above, is a minimum of 30 metres wide measured from the high bank; (b) in respect to a <i>waterway</i> of stream order 3 or 4, is a minimum of 10 metres wide measured from the high bank; (c) is dedicated as public land; and (d) has legal access from a public place for the purposes of maintenance.

Table 9.4.4.3.2 Minimum lot size and dimensions^{13 14 15 16}

Column 1 Zone	Column 2 Minimum lot size			Column 3 Minimum square or rectangle (metres)	Column 4 Minimum frontage (metres)
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%		
Low density residential zone	600m ²	1,000m ²	1,500m ²	15 x 20	15
Medium density residential zone	800m ²	1,000m ²	1,500m ²	15 x 20	15
High density residential zone	800m ²	1,000m ²	1,500m ²	20 x 30	20
Tourist accommodation zone	1,000m ²	1,000m ²	1,500m ²	20 x 40	20
Principal centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Major centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
District centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Local centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Specialised centre zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Sport and recreation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified	Not specified	Not specified
Low impact industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Medium impact industry zone	1,500m ²	1,500m ²	1,500m ²	30 x 40	30
High impact industry zone	4,000m ²	4,000m ²	4,000m ²	30 x 40	40
Waterfront and marine industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Community facilities zone	Not specified	Not specified	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Limited development (landscape residential) zone	No new lots to be created				
Rural zone	100 hectares	100 hectares	100 hectares	Not specified	250
Rural residential zone where within the rural residential growth management boundary.	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	50 x 100	60
Rural residential zone not otherwise specified.	No new lots to be created				
Emerging community zone	10 hectares	10 hectares	10 hectares	Not specified	100
Tourism zone	Not specified				

¹³ Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

¹⁴ Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

¹⁵ Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that provides for a minimum lot size of 300m² and complies with the criteria for small lot housing.

¹⁶ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Table 9.4.4.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots	Column 3 Narrow lots	Column 4 Small lots
Lot Width	< 10 metres	10 – 15 metres	> 15 metres
Access	Via laneway with a minimum width of 6 metres except where orientation of <i>private open space</i> is optimised by having vehicle access via the primary street <i>frontage</i> .	Not specified	In accordance with the Queensland Development Code.
Maximum <i>Site Cover</i>	60%	50%	
Minimum Private Open Space	20m ² with 4 metre dimension generally at rear of dwelling.	30m ² with 5 metre dimension generally at rear of dwelling.	
Minimum Planting	20m ² with access to deep soil and sky with 12m ² at primary street <i>frontage</i> .	30m ² with access to deep soil and sky with 15m ² at primary street <i>frontage</i> .	
Minimum Front <i>Setback</i>	(a) 5.5 metres to garage door and 4 metres to house wall when single street address provided; and (b) 4 metres to house wall and 2 metres to verandah / balcony when vehicle access provided by rear laneway.		
Minimum Rear <i>Setback</i>	(a) 4 metres where abutting another residential lot; and (b) 1 metre to ground <i>storey</i> and 0.5 metre to first upper <i>storey</i> where adjoining a laneway.		
Minimum Side <i>Setback</i>	1 metre where not nominated as built to boundary on the plan of development.		
Minimum Parking	(a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.		
Front Entry	Pedestrian entry and door visible and accessible from primary street <i>frontage</i> .		
Street Surveillance	Minimum 1 living space overlooking the primary street <i>frontage</i> .		
Front Fence	(a) Maximum of 1.8 metres high; (b) 50% transparent where exceeding 1.2 metres high; and (c) Articulated to allow for dense landscape screening.		
Light and Air	Buildings that exceed 8 metres in depth must be provided with a courtyard within the building footprint that has a minimum dimension of 2 metres x 2 metres.	Not specified	

- (f) development provides appropriate buffering between *sensitive receptors* and the *major road* network and rail corridors; and
- (g) development provides for major intersections and access points to be designed and constructed to reflect the natural values, character and identity of the Sunshine Coast.

9.4.8.3 Performance outcomes and acceptable outcomes

Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development²⁴

Performance Outcomes		Acceptable Outcomes	
Layout and Design of On-site Parking and Access			
PO1	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas and systems is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	AO1.1	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas in accordance with the standards specified in the Planning scheme policy for the transport and parking code , including ensuring:- <ul style="list-style-type: none"> (a) the number and type of vehicles planned for the development can be accommodated on-site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the <i>site</i> in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.
		AO1.2	Development provides clearly defined pathways within and around on-site vehicle parking areas that:- <ul style="list-style-type: none"> (a) are located in identified pedestrian desire lines; and (b) ensure pedestrian movement through parking areas is along aisles rather than across them.
Site Access			
PO2	Development ensures that the layout, design and construction of access:- <ul style="list-style-type: none"> (a) is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity and operation of the <i>transport network</i>; (c) minimises the impact of turning traffic from the development on external traffic systems; (d) provides sufficient sight distances to ensure safe operation; (e) is appropriate to design traffic volumes and vehicle types; and (f) includes appropriate and sufficient signage to ensure safe and convenient use. 	AO2.1	The location and design of any new site access is in accordance with the standards specified in the Planning scheme policy for the transport and parking code .
		AO2.2	For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the <i>site</i> has <i>frontage</i> , consistent with amenity impact constraints.

²⁴ Note—for accepted development in an existing building only acceptable outcome AO3.1 of Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) applies.

Performance Outcomes		Acceptable Outcomes	
On-Site Car Parking			
<p>PO3</p>	<p>Development provides on-site car parking for the demand anticipated to be generated by the development.</p>	<p>AO3.1</p>	<p>Development provides on-site car parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements).</p> <p>OR</p> <p>Where located in a <i>centre zone</i> or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in Table 9.4.8.3.3 (Minimum on-site parking requirements) for specified development, as outlined below:-</p> <ul style="list-style-type: none"> (a) <i>rooming accommodation, short-term accommodation, resort complex, or retirement facility</i> – reduce visitor parking to 1 space per 10 <i>rooming units or dwellings</i>; (b) <i>food and drink outlet, function facility, hotel, bar or club</i> – reduce parking to 1 space per 20m² <i>gross floor area</i> plus 1 space per 20m² for any outdoor dining area (excluding any footpath dining area); (c) <i>shopping centre</i> – reduce parking to 1 space per 25m² <i>gross floor area</i> for any component above 1,000m² <i>gross floor area</i>; (d) <i>child care centre</i> – reduce customer parking to 1 space per 7 children; and (e) <i>indoor sport and recreation or theatre</i> – reduce parking to 1 space per 20m² <i>gross floor area</i>. <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number. Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</p> <p>OR</p> <p>For accepted development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.</p>
		<p>AO3.2</p>	<p>Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car parking spaces.</p>

Performance Outcomes		Acceptable Outcomes	
			For assessable development, car parking provided for <i>mixed-use development</i> is sufficient to meet the demand of residential and business uses, with exclusive designations for both user types.
PO4	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	AO4.1	Development provides the number of parking spaces for people with disabilities, required by the <i>Building Code of Australia</i> .
		AO4.2	Parking spaces for people with disabilities, access and signage complies with AS 1428 – <i>General Requirements for Access: Buildings</i> and AS 2890.6 – <i>Parking facilities (Part 6: Off-street Parking for People with Disabilities)</i> .
On-site Parking and End of Trip Facilities for Bicycles			
PO5	Development provides on-site cycle parking facilities to encourage use of this mode of transport and support the demand anticipated to be generated by the development	AO5.1	Development provides on-site cycle parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) .
		AO5.2	Cycle parking is designed in accordance with the Planning scheme policy for the transport and parking code .
		AO5.3	End of trip facilities, including personal lockers, change rooms, showers and sanitary compartments and wash basins are provided in accordance with the Planning scheme policy for the transport and parking code , for development involving:- (a) a use in the <i>business activity group</i> ; (b) a use in the <i>community activity group</i> ; (c) a use in the <i>industrial activity group</i> , other than <i>bulk landscape supplies and extractive industry</i> ; (d) a use in the <i>residential activity group</i> ; (e) a use in the <i>sport and recreation activity group</i> , other than <i>park</i> ; and (f) a use in the <i>other activity group</i> being <i>air services</i> .
Service Vehicle Requirements			
PO6	Development provides sufficient parking and access for service vehicles to meet the needs of the development.	AO6.1	Development provides on-site service vehicle parking bays at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) .
		AO6.2	Service vehicle access, internal circulation and manoeuvring, loading and unloading, waste collection and fuel delivery facilities (if required) and parking areas are designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code .
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the	AO7.1	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.
		AO7.2	Driveways, internal circulation areas, manoeuvring areas, loading and

Performance Outcomes		Acceptable Outcomes	
	<p>number and type of service vehicles expected on-site; and</p> <p>(b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the <i>site</i>.</p>		<p>unloading areas and refuse collection facilities are designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code.</p>

Table 9.4.8.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Transport Network			
PO1	<p>Traffic on the street and road network and public transport and <i>active transport</i> networks and the provision of <i>transport infrastructure</i>, is considered in an integrated manner and in a regional and localised context to ensure that development:-</p> <p>(a) is consistent with the Sunshine Coast 2031 Functional Transport Hierarchy and strategic networks of pedestrian, cycle and public transport links; and</p> <p>(b) includes measures to upgrade the network to meet the imposed demands.</p>	AO1	<p>Development makes provision for pedestrian, cyclist, public transport and private vehicle movement consistent with:-</p> <p>(a) the Sunshine Coast Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) and described in the Planning scheme policy for the transport and parking code;</p> <p>(b) the Sunshine Coast Strategic Network of Pedestrian and cycle Links as shown on Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links);</p> <p>(c) the Sunshine Coast Strategic Network of Public Transport Links as shown on Figure 9.4.8C (2031 Strategic Network of Public Transport Links); and</p> <p>(d) any relevant local area plan.</p>
PO2	<p>Development provides for a <i>transport network</i> which is designed to:-</p> <p>(a) achieve a high level of permeability and connectivity, particularly for pedestrians, cyclists and public transport, both within the development and to the surrounding area; and</p> <p>(b) maximise active and public transport access to activity centres, employment areas, residential areas, community facilities and open space in the local area.</p>	<p>AO2.1</p> <p>AO2.2</p> <p>AO2.3</p> <p>AO2.4</p> <p>AO2.5</p>	<p>Development provides for a street and road network based on a modified grid pattern.</p> <p>Development provides for high trip generating land uses, such as higher density residential development and employment generators, to be located in and around activity centres and around major public transport hubs.</p> <p>Development involving substantial increases in employment and residential activity are connected to the <i>principal public transport network</i> as shown on Figure 9.4.8C (2031 Strategic Network of Public Transport Links).</p> <p>Development provides routing, stop and interchange arrangements for public transport services.</p> <p>Development provides safe, convenient and direct pedestrian and cyclist access to activity centres, public transport stops and stations and other strategic redevelopment and activity generators.</p>
PO3	<p>Development involving high trip generating land uses minimises any adverse impacts on surrounding land</p>	AO3	<p>Development with potential to generate significant transport impacts is undertaken in accordance with an</p>

Performance Outcomes		Acceptable Outcomes	
	use and the external <i>transport network</i> , including by the provision of <i>infrastructure</i> and services to increase the use of active and public transport.		approved Traffic Impact Assessment Report and Integrated Transport Plan, prepared in accordance with the Planning scheme policy for the transport and parking code .
PO4	Development is designed to operate in a safe and efficient manner and facilitates the orderly provision of transport <i>infrastructure</i> in accordance with the intended role, function and characteristics of the <i>transport network</i> .	AO4.1	Development and any associated transport <i>infrastructure</i> is designed and constructed in accordance with the hierarchy characteristics and standards specified in the Planning scheme policy for the transport and parking code and Planning scheme policy for development works ²⁵ .
		AO4.2	Development provides for upgrades or contributes to the construction of <i>transport network</i> improvements.
		AO4.3	The design features of streets and roads encourage driver behaviour appropriate to the role and function of the street or road in the functional <i>transport hierarchy</i> .
		AO4.4	Development design incorporates road safety auditing in accordance with the standards specified in the Planning scheme policy for development works .
Pedestrian and Cycle Network			
PO5	Development provides a conveniently located network of footpaths, shared pathways and cycleways that:- (a) achieve a high level of safety and accessibility, particularly to public transport facilities and high trip generating land uses located internally and externally to the <i>site</i> ; (b) recognise the different needs of pedestrians and cyclists; (c) provide for safe and convenient joint usage; (d) allow the retention of trees and other significant features; (e) maximise the visual interest provided by views and landmarks where they exist; (f) do not compromise the operation of or access to other <i>infrastructure</i> and services; (g) are widened at potential conflict points; (h) are well lit and located where there is casual surveillance from nearby premises; and (i) incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.	AO5.1	Footpaths, shared pathways and cycleways are provided in accordance with Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links) and the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
		AO5.2	Development provides convenient and prominent pedestrian entrances that cater for universal access.
		AO5.3	Development provides cycle access, that:- (a) is located close to the building's pedestrian entrance; (b) is obvious and easily and safely accessible from outside the <i>site</i> ; (c) does not adversely impact on visual amenity; and (d) does not impede the movement of pedestrians or other vehicles.
PO6	Development provides for cyclists on streets and roads, unless specifically prohibited (e.g. motorways).	AO6	Streets and roads provide for on-road cycling in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for

²⁵ Editor's note—a development application triggering concurrence referral to the Queensland Department of Transport and Main Roads will be subject to State government standards, guidelines and policies.

Performance Outcomes		Acceptable Outcomes	
			development works.
Public Transport Facilities			
PO7	Development encourages the use of public transport through:- (a) design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people involved in the use.	A07.1	Development is designed and arranged to provide convenient and attractive linkages to existing and proposed public transport facilities.
		A07.2	On-site public transport facilities are provided in conjunction with the following development:- (a) <i>shopping centre</i> , where having a <i>gross floor area</i> of greater than 10,000m ² ; (b) <i>tourist attraction</i> , having a total <i>use area</i> of greater than 10,000m ² ; (c) <i>educational establishment</i> , where accommodating more than 500 students; (d) <i>major sport, recreation and entertainment facility</i> ; (e) <i>indoor sport and recreation</i> , where having a <i>gross floor area</i> of more than 1,000m ² , or for spectator sports; and (f) <i>outdoor sport and recreation</i> , where for spectator sports.
		A07.3	On-street public transport facilities are provided as part of the following development:- (a) <i>shopping centre</i> , where having a <i>gross floor area</i> of 10,000m ² or less; (b) <i>tourist attraction</i> , where having a <i>gross floor area</i> of 10,000m ² or less; (c) <i>educational establishment</i> , where accommodating 500 or less students; and (d) <i>indoor sport and recreation</i> where having a <i>gross floor area</i> of 500m ² or less and not for spectator sports.
		A07.4	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		A07.5	Public transport facilities are located and designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
Access and On-site Parking			
Car Parking Requirements			
PO8	Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in	A08	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
		AO15.2	<p>exceeding 500m²;</p> <p>(e) <i>tourist attraction</i>;</p> <p>(f) <i>community care centre</i>, where having a gross floor area exceeding 200m²;</p> <p>(g) <i>community use</i>, where having a gross floor area exceeding 200m²;</p> <p>(h) <i>educational establishment</i>;</p> <p>(i) <i>major sport, recreation and entertainment facility</i>;</p> <p>(j) <i>theatre</i>, where having a gross floor area exceeding 500m²;</p> <p>(k) <i>indoor sport and recreation</i>, where having a gross floor area exceeding 500m²; and</p> <p>(l) <i>outdoor sport and recreation</i>.</p> <p>Bus parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</p>
PO16	Development provides for site access driveways to incorporate queuing provisions sufficient to ensure safe and convenient access without impacting on external traffic systems.	AO16.1 AO16.2	<p>Development provides for vehicle queuing in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</p> <p>Development provides on-site queuing for a minimum of four cars where <i>drive-through facilities</i> or drop-off/pick-up services are proposed as part of the use, including the following development:-</p> <p>(a) <i>child care centre</i>;</p> <p>(b) <i>educational establishment</i>, where for a school;</p> <p>(c) <i>food and drink outlet</i>, where including a <i>drive-through facility</i>;</p> <p>(d) <i>hardware and trade supplies</i>, where including a <i>drive-through facility</i>;</p> <p>(e) <i>hotel</i>, where including a <i>drive-through facility</i>; and</p> <p>(f) <i>service station</i>.</p>
Amenity and Environmental Impacts of Transport Infrastructure			
PO17	Development ensures that access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	AO17	No acceptable outcome provided.
PO18	Development provides for access and parking areas that incorporate appropriate landscapes so as to:- (a) provide shade; (b) maximise infiltration of stormwater runoff; (c) define parking areas; (d) soften views of hardstand areas.	AO18	No acceptable outcome provided. Note— Section 9.4.2 (Landscape code) sets out requirements for landscapes.
PO19	The environmental impacts of transport <i>infrastructure</i> are minimised by appropriate design and the use of low impact construction techniques.	AO19	Development ensures that the environmental impacts of transport <i>infrastructure</i> are minimised by the use of low impact construction techniques, including:- (a) co-location of transport corridors within an existing or planned <i>infrastructure</i> corridor;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (b) location of transport corridors within an area clear of <i>vegetation</i>, or consisting of disturbed <i>vegetation</i>; (c) avoidance of clearing of native <i>vegetation</i> and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing <i>waterways</i>, drainage lines and <i>wetlands</i>. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or (f) minimisation of changes to the natural landform and extensive earthworks.
Transport Corridor Widths, Pavement, Surfacing and Verges			
PO20	Development provides external road works along the full extent of the site <i>frontage</i> appropriate to the function and amenity of the transport corridor, including, where applicable:- <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular <i>access</i>; (d) safe footpaths, shared pathways and cycleways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; (g) conduits to facilitate the provision of street lighting systems and traffic signals; and (h) public transport priority measures, indented bays, bus shelters and associated <i>infrastructure</i>. 	AO20	External street and road works are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
PO21	Development provides for the reserve width, pavement, edging and streetscape and landscape treatments of a transport corridor to support the intended role, function and amenity of the transport corridor.	AO21	Transport corridor design and construction is undertaken in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
PO22	Development provides for street and road pavement and surfacing that:- <ul style="list-style-type: none"> (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and cyclists; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort. 	AO22.1	Street and road pavement is designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
		AO22.2	Street and road drainage is designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
PO23	Development provides pavement edging that controls:- <ul style="list-style-type: none"> (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff. 	AO23	Pavement edging is designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .

Performance Outcomes		Acceptable Outcomes	
PO24	Development provides verges that:- (a) allow access for vehicles onto properties; (b) include an area for public utility services; (c) allow signage and line marking; and (d) contribute to the amenity of transport corridors.	AO24	Verges are designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
Intersections and Traffic Controls			
PO25	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) reduce stop-start conditions; (b) provide for appropriate sight distances; (c) reduce increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and (f) integrate traffic controls with landscape and streetscape design.	AO25.1	Intersections are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
		AO25.2	Speed management is achieved in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
Development Staging			
PO26	Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport <i>infrastructure</i> provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	AO26	No acceptable outcome provided.

Table 9.4.8.3.3 Minimum on-site parking requirements²⁶

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

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

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
	any one time	time	at any one time	at any one time
Retirement facility	1 space / unit (covered) + 1 visitor space / 5 units	<ul style="list-style-type: none"> Where ≤ 20 dwellings and requiring access via a street – MRV (Type B Access) + VAN + ambulance Where > 20 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV + ambulance 	1 space / 10 unit (min. 1 space)	1 resident space / unit + 1 visitor space / 10 units
Short-term accommodation Note - where the short-term accommodation is in the form of a multiple dwelling, the parking rates specified for multiple dwelling apply.	1 space / rooming unit (covered) + 1 visitor space / 10 rooming units	<ul style="list-style-type: none"> Where ≤ 20 rooming units and requiring access via a street – MRV (Type B Access) + VAN Where > 20 rooming units or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 rooming units – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV) 	1 space / 10 rooming units (min. 1 space)	1 resident / employee space / 10 rooming units + 1 visitor space / 20 rooming units
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 20 sites and requiring access via a street – HRV (Type B Access) + VAN + WCV Where > 20 sites or requiring access via a road – HRV (Type A Access) + VAN + WCV 	Not required	1 resident / employee space / 10 sites + 1 visitor space / 20 sites
Business activities				
Adult store	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Agricultural store supplies	1 space / 20m ² total use area (where ≤ 100 m ² total use area) + 1 space / 50m ² total use area (for component > 100 m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Bar	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Car wash	Queuing space clear of the road reserve for 4 vehicles	SRV	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Food and drink outlet	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Function facility	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Funeral parlour	1 space / 30m ² GFA	WCV	1 space / 100m ² GFA	1 employee space / 400m ² GFA
Garden centre	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) Where requiring access via a street – HRV (Type B Access) 	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Hardware and trade supplies	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Health care services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Hotel	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	<ul style="list-style-type: none"> Where ≤ 20 <i>rooming units</i> and requiring access via a street – MRV (Type B Access) + VAN Where > 20 <i>rooming units</i> or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 <i>rooming units</i> – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. MRV (Type A Access) + VAN + WCV) 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Market	1 space / 20m ² total use area	WCV	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Nightclub entertainment facility	1 space / 15m ² GFA	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Office	1 space / 30m ² GFA or 1 space / 40m ² GFA where in the Major centre zone or Principal centre zone.	Refer to Table 9.4.8.3.5 + WCV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Office where a call centre	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Refer to Table 9.4.8.3.5 + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Outdoor sales	1 space / 20m ² total use area (where ≤ 200m ² total use area) + 1 space / 100m ² total use area (for component > 200m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Sales office	2 spaces	Not required	Not required	Not required
Service station	1 space / 20m ² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Shop	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Shopping centre	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Showroom	1 space / 20m ² GFA (where ≤ 100m ² GFA) + 1 space / 50m ² GFA (for component >100m ² GFA)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Theatre	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m ² GFA)
Tourist attraction	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Veterinary services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Industrial activities				
Bulk landscape supplies	1 space / 100m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) + occasional 	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
		access for AV <ul style="list-style-type: none"> Where requiring access via a street – HRV (Type B Access) + occasional access for AV 		
Extractive industry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
All other uses in the industrial activity group	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	1 space / 200m ² GFA	1 employee space / 500m ² GFA
Community activities				
Cemetery	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Child care centre	1 employee space / employee + 1 customer space / 5 children	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 100m ² GFA
Club	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area))	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m ² GFA)
Community care centre	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Community use	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m ² GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Educational establishment	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA	1 student / employee space / 100m ² GFA
Emergency services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Place of worship	1 space / 15m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 space / 50m ² GFA
Sport & recreation activities				
Indoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area for spectator sports OR 1 space / 100m ² total use area for other uses)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area for spectator sports OR 1 space / 100m ² total use area for other uses)
Motor sport facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area)
Outdoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> Where requiring access via a road – MRV (Type A Access) + WCV where requiring access via a street – MRV (Type B Access) + WCV 	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)
Rural activities				
Roadside stall	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Not required	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Rural industry	1 space / 50m ² total use area (where ≤ 500m ² total use area) + 1 space / 100m ² total use area (for component > 500m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	1 space / 200m ² GFA	1 employee space / 500m ² GFA
Wholesale nursery	<ul style="list-style-type: none"> Where ≤ 100m² total use area – 1 space / 20m² total use area Where >100m² total use area – 1 space / 50m² total use area 	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	Not required	Not required
All other uses in the rural activity group	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	Not required	Not required
Other activities				
Air services	<ul style="list-style-type: none"> Where for office / educational activity - 1 space / 30m² GFA Where for workshop - 1 space / 50m² GFA Where for hangar - 1 space / 100m² GFA 	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	1 space / 100m ² GFA (min. 1 space)	<ul style="list-style-type: none"> Where for office / educational activity - 1 space / 50m² GFA Where for workshop - 1 space / 100m² GFA Where for hangar - 1 space / 500m² GFA
Parking station	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required	Not required
Telecommunications facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Utility installation (Local utility)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Utility installation (Major utility)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
All other uses in the other activity group	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Notes—

- (1) The **Transport and parking code** identifies specific circumstances in which the number of car parking spaces required may be varied from the rates specified.
- (2) Where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.
- (3) Unless specifically stated, covered parking is not required.
- (4) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.
- (5) Type A Access – where the design vehicle access must:-
 - (i) enable entering and exiting the *site* in a forward motion;
 - (ii) enable travel through the *site* on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
 - (iii) enable on-site manoeuvring to park and load / unload in a designated service area.
- (6) Type B Access – where the design vehicle access must:-
 - (i) enable standing wholly within the *site* without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
 - (ii) limit any on-street manoeuvring to reversing on or off the *site* in one movement only.

The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
- (7) Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- (8) Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a *site* as part of its normal operation. Examples of this type of servicing are a furniture removal van at a *multiple dwelling* or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
 - (i) enable standing wholly within the *site*;
 - (ii) enable reverse manoeuvres limited to one only, either to or from the *site*; and
 - (iii) enable the swept path of the vehicle to be not greater than the width of the access driveway.

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 • Ground level • 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 • 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 • Primary active street frontage • Principal public transport network • Private open space 	<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
---	---	---

<ul style="list-style-type: none"> Ecologically important area Equivalent dwelling Erosion prone area Essential community infrastructure Exempt vegetation clearing Extractive resources Filling or excavation Floodplain 	<ul style="list-style-type: none"> Probable maximum flood (PMF) Probable maximum storm tide (PMST) 	<ul style="list-style-type: none"> Vegetation Vegetation clearing Water resource catchment area Water supply storage Waterway Wetland
---	--	---

Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the <i>frontage</i> of that lot.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised, known as potential ASS.
Active transport	Non-motorised forms of transport involving physical activity, such as walking and cycling.
Active use	Any use that by its nature creates activity on adjoining land. The term includes but is not necessarily limited to the following uses as defined in Table SC1.1.2 (Use definitions) :- (a) <i>community use</i> ; (b) <i>food and drink outlet</i> ; (c) <i>hotel</i> ; (d) <i>office</i> (where a bank or real estate agent); (e) <i>shop</i> ; and (f) <i>shopping centre</i> .
Adjoining premises	Premises that share all or part of a measurable common boundary.
Adult store sensitive use area	Means the area from the boundary of land occupied by a <i>child care centre</i> , <i>educational establishment</i> or <i>place of worship</i> (Sensitive Use) which is within the greater of the following:- (a) 200 metres of a Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres of a Sensitive Use measured in a straight line.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement. Note—an <i>advertising device</i> that is not visible from a public place or premises other than premises on which the <i>advertising device</i> is placed is not an <i>advertising device</i> for the purposes of the planning scheme. Note—an <i>advertising device</i> required to be placed on premises by legislation (including subordinate legislation) is not an <i>advertising device</i> for the purposes of the planning scheme.
Affordable living	Housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:- (a) provision of appropriate employment, community <i>infrastructure</i> and open space; (b) provision of high quality public transport and bicycle and pedestrian <i>infrastructure</i> networks; and (c) design for water and energy efficiency.
Ancillary	Associated with, but incidental and subordinate to.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage (e.g. 5% <i>AEP</i>).

Column 1 Term	Column 2 Definition
Art and craft centre	The use of premises being <i>shop</i> for the display and sale of a work of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes:- (a) the manufacture of art or craft on the premises; and (b) associated individual or small group instruction on the making of a work of art or craft.
Australian noise exposure forecast (ANEF)	A single number index (shown as a series of contours on an Airport Environs Overlay Map) that predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period.
Average recurrence interval (ARI)	The average period between the recurrence of a storm event of a given rainfall intensity. The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:- (a) between different land uses; (b) from a major noise source; (c) from a conservation area or a public recreation area; or (d) from a <i>wetland</i> , <i>waterway</i> or waterbody.
Building height	Means:- (a) if specified in metres—the vertical distance between the <i>ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (b) if specified in <i>storeys</i> —the number of <i>storeys</i> above <i>ground level</i> ; or (c) if specified in both metres and <i>storeys</i> , both (a) and (b) apply.
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .
Camping ground	The use of premises being <i>tourist park</i> for pitching a tent for the purpose of providing short term accommodation to the travelling public. The use may include toilet and shower facilities for the convenience of visitors.
Caravan park	The use of premises being <i>tourist park</i> for the parking of caravans, motor homes, campervans, camper trailers and the like for the purpose of providing accommodation. The use may include:- (a) communal facilities for the exclusive use of occupants; (b) the use of camping areas and cabins for short term accommodation where they are <i>ancillary</i> to the provision of caravan sites; (c) any associated manager's residence and office; and (d) any amenity buildings, recreation and entertainment facilities that cater exclusively for the occupants of the <i>caravan park</i> .

Column 1 Term	Column 2 Definition
Centre zone	Means each of the following zones:- (a) Principal centre zone; (b) Major centre zone; (c) District centre zone; and (d) Local centre zone.
Character building	A building within a character area that contributes to and reinforces the identified and predominant character of the area. The term includes those buildings identified as <i>character buildings</i> in the significance statements for neighbourhood character areas in the Planning scheme policy for the Heritage and character areas overlay code .
Coastal-dependent development	Development that requires land adjoining the foreshore and access to tidal water to function, including:- (a) industrial and commercial facilities such as ports, harbours and navigation channels and facilities, erosion control structures and beach nourishment; and (b) tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.
Community activity group	The uses identified in Figure SC1.1.2D (Community activity group) as forming part of the <i>community activity group</i> .
Constructed water body	Any artificial <i>waterway</i> , including any artificial channel, lake or other body of water. The term includes a canal (being an artificial <i>waterway</i> connected, or intended to be connected to tidal water and from which boating access to the tidal water is not hindered by a lock, weir or similar structure) but does not include a sedimentation basin, stormwater drain (including of natural channel design), treatment wetland, water supply <i>infrastructure</i> or agricultural water body.
Corner store	The use of premises being <i>shop</i> for the display and retail sale of convenience goods to members of the public where the <i>gross leasable floor area</i> of the use is not more than 100m ² . The use may be combined with the use of the same premises for a <i>dwelling unit</i> .
Council	The Sunshine Coast Regional Council.
Defined flood event (DFE)	The event, measured in terms of the likelihood of occurrence, adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure) of the Flood hazard overlay code. The <i>DFE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities and mean sea level rise.
Defined storm tide event (DSTE)	The event, measured in terms of the likelihood of occurrence, and associated inundation level adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure) of the Flood hazard overlay code. The <i>DSTE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities, mean sea level rise and a greater frequency of extreme weather events.
Demand unit	A standard of unit measurement to express demand on a trunk <i>infrastructure</i> network.
Department store	A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale. Note—examples - David Jones, Myer.
Development Control Plan 1 Kawana Waters	<i>Development Control Plan 1 Kawana Waters</i> made under the repealed <i>Planning and Environment Act 1997</i> and which was in existence prior to the commencement of the planning scheme and includes all amendments to the <i>Development Control Plan 1 Kawana Waters</i> made pursuant to Section 857 (Development Control Plans under repealed LGP&E Act) of the <i>Sustainable Planning Act 2009</i> .
Development	The location and extent of all development proposed on a <i>site</i> . This includes all

Column 1 Term	Column 2 Definition
footprint	buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Discount department store	A single self-contained retailing outlet with fast service checkout facilities offering a wide variety of goods and services generally of a non-food nature for sale. Note—examples - Big W, K Mart, Target.
Distributor-retailer	The Northern South East Queensland Distributor-Retailer Authority (trading as Unitywater).
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is <i>ancillary</i> to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage or carport.
Drive-through facility	The use of land buildings or structures to provide or dispense products or services, through an attendant or window or automated machine, to persons remaining in a motor vehicle.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following:- (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. The term includes outbuildings, structures and works normally associated with a <i>dwelling</i> .
Ecologically important area	Except where separately defined in a structure plan, means:- (a) a natural <i>waterway</i> or <i>wetland</i> ; (b) an area of remnant or non-remnant native <i>vegetation</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map; or (c) an area which otherwise:- (i) contains or is likely habitat for scheduled species under the <i>Nature Conservation (Wildlife) Regulation (Qld) 2006</i> ; (ii) contains or is likely to contain listed threatened species and/or ecological communities, protected critical habitat or listed migratory species as defined by the <i>Environmental Protection and Biodiversity Conservation (Cth) Act 1999</i> ; (iii) contains a spring as defined under the <i>Water Act (Qld) 2000</i> ; or (iv) contains habitat for flora and/or fauna species of local ecological significance.
Equivalent dwelling	The equivalence factor used to calculate <i>residential density</i> where:- (a) a <i>rooming unit</i> equals 0.35 <i>equivalent dwellings</i> ; (b) a one bedroom <i>dwelling</i> equals 0.7 <i>equivalent dwellings</i> ; (c) a two bedroom <i>dwelling</i> equals 1 <i>equivalent dwelling</i> ; (d) a three bedroom <i>dwelling</i> equals 1.35 <i>equivalent dwellings</i> ; and (e) a <i>dwelling</i> with four or more bedrooms equals 1.7 <i>equivalent dwellings</i> .
Erosion prone area	An area subject to coastal erosion and declared to be an <i>erosion prone area</i> under section 70(1) of the <i>Coastal Protection and Management Act 1995</i> .
Essential community infrastructure	Any one or more of the following:- (a) <i>emergency services</i> infrastructure; (b) emergency shelters; (c) police facilities; (d) <i>hospitals</i> and associated facilities; (e) stores of valuable records or heritage items; (f) power stations and <i>substations</i> ; (g) major switch yards; (h) communication facilities; (i) sewage treatment plants; and (j) water treatment plants.
Exempt vegetation	<i>Vegetation clearing</i> under the following circumstances:-

Column 1 Term	Column 2 Definition
clearing	<ul style="list-style-type: none"> (a) <i>vegetation clearing</i> undertaken by a statutory authority on land other than freehold land; (b) <i>vegetation clearing</i> undertaken by the <i>Council</i> in the exercise of its power under the <i>Local Government Act 2009</i>; (c) <i>vegetation clearing</i> undertaken by or on behalf of the <i>Council</i> on <i>Council</i> owned or controlled land included within the Community facilities zone, Sport and recreation zone or Open space zone; (d) clearing of:- <ul style="list-style-type: none"> (i) a plant declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (ii) a plant identified as a locally significant pest species in the Sunshine Coast Local Government Area Pest Management Plan; or (iii) a plant which is otherwise an exotic species; provided that the clearing:- <ul style="list-style-type: none"> (i) is consistent with any current development approval that attaches to the land; (ii) does not involve the removal of <i>vegetation</i> on a heritage place identified on a Heritage and Character Areas Overlay Map; (iii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and (iv) does not result in the total clearing of an area of <i>vegetation</i> greater than 250m²; (e) <i>vegetation clearing</i> in the Rural zone associated with <i>property maintenance activities</i>; (f) <i>vegetation clearing</i> that is <i>reasonably necessary</i> for carrying out work that is:- <ul style="list-style-type: none"> (i) authorised or required under legislation or a local law; or (ii) specified in a notice served by <i>Council</i> or another regulatory authority; (g) <i>vegetation clearing</i> in accordance with a current development approval:- <ul style="list-style-type: none"> (i) for material change of use, reconfiguring a lot or other operational work; or (ii) for building work associated with a <i>dwelling house</i>; (h) <i>vegetation clearing</i> in accordance with an approved Property Vegetation Management Plan, current permit or other approved plan granted under a local law; (i) <i>vegetation clearing</i> required for emergency works, where:- <ul style="list-style-type: none"> (iii) a person honestly and reasonably believes that an immediate threat exists to life or property; (iv) no other lawful action is reasonably available to the person to avoid the immediate threat to life or property; (v) no reasonable opportunity exists for an application to be made to clear the <i>vegetation</i>; and (vi) <i>Council</i> is advised in writing as soon as practicable after the action has been taken; (j) <i>vegetation clearing</i> involving the harvesting of timber in a lawfully established plantation; (k) <i>vegetation clearing</i> within 3 metres of a lawful building or structure, unless the <i>vegetation</i> is otherwise required to be retained in accordance with a development approval; (l) <i>vegetation clearing</i> on a lot not exceeding 1,000m² in area provided that such <i>vegetation clearing</i>:- <ul style="list-style-type: none"> (i) is consistent with any current development approval that attaches to the land; (ii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>; (iii) is not located on land adjacent to land included within the Environmental management and conservation zone; (iv) does not involve the removal of <i>vegetation</i> on a heritage place identified on a Heritage and Character Areas Overlay Map; (v) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and (vi) does not exceed a total area of 600m²; and (m) <i>vegetation clearing</i> on a lot exceeding 1,000m² in area provided that such

Column 1 Term	Column 2 Definition
	<p><i>vegetation clearing</i>:-</p> <ul style="list-style-type: none"> (i) is not located in a native <i>vegetation</i> area, <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map; (ii) is consistent with any current development approval that attaches to the land; (iii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>; (iv) is not located in or within 10 metres of the high bank of a natural <i>waterway</i> or <i>wetland</i>, other than a <i>waterway</i> with a revetment wall; (v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map; (vi) does not involve the removal of <i>vegetation</i> on a heritage place; and (vii) does not involve the removal of <i>vegetation</i> identified as character vegetation in a local plan. <p>Editor's note—<i>vegetation clearing</i> which is defined as <i>exempt vegetation clearing</i> for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.</p>
Extractive resources	Natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The term does not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.
Filling or excavation	The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.
Floodplain	An area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the <i>Probable Maximum Flood (PMF)</i> .
Frontage	Any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
Full line supermarket	<p>A <i>supermarket</i> offering all or most major lines of groceries for sale and having a <i>gross leasable floor area</i> generally in excess of 2,500m².</p> <p><i>Examples—larger types of the examples cited for the term supermarket.</i></p>
Gross floor area (GFA)	<p>The total floor area of all <i>storeys</i> of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:-</p> <ul style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Ground level	<p>The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.</p> <p>Note—if the level of the natural ground has been lawfully changed as a result of filling to manage a flood hazard, the lawfully changed level of the natural ground is taken to be:-</p> <ul style="list-style-type: none"> (a) a level no higher than the level of the <i>defined flood event (DFE)</i> or the <i>defined storm tide event (DSTE)</i> for the <i>site</i>, or, if the DFE and DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the <i>site</i>; or (b) the level determined by the Council, in all other circumstances.
Gross leasable floor area (GLFA)	That part of the <i>gross floor area</i> of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
High impact home based business activities	<p>A type of <i>home based business</i> that involves one or more of the following activities:-</p> <ul style="list-style-type: none"> (a) any form of vehicle repairs, services, detailing;

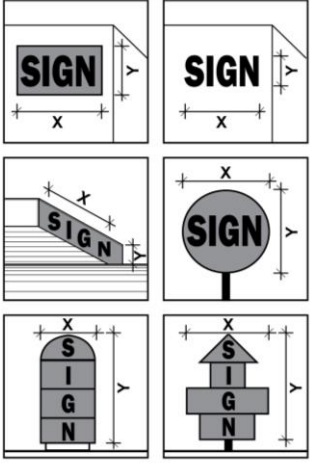
Column 1 Term	Column 2 Definition
	(b) panel beating; (c) spray painting; (d) engine reconditioning, repairs; (e) wood working/manufacturing involving the use of power tools; (f) furniture manufacturing; (g) metal work; (h) welding.
High volume convenience restaurant	The use of premises being fast food outlet for the preparation of take-away meals and foods for sale as a nationally or internationally franchised business, where provision is made for high customer turn over, facilities are provided for eating on the premises, and which may or may not include a <i>drive-through facility</i> .
Home office	The use of premises being <i>home based business</i> for office activities which:- (a) are subordinate to the residential component of the <i>dwelling</i> ; (b) are conducted only by residents of the <i>dwelling</i> ; (c) involve no client visits to the premises; (d) are located in the <i>dwelling</i> or an associated building, with no outside activity; and (e) do not exceed a <i>gross floor area</i> of 20m ² .
Household	An individual or a group of two or more related or unrelated people who reside in the <i>dwelling</i> , with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Industrial activity group	The uses identified in Figure SC1.1.2C (Industrial activity group) as forming part of the <i>industrial activity group</i> .
Industry zone	Means each of the following zones:- (a) Low impact industry zone; (b) Medium impact industry zone; (c) High impact industry zone; and (d) Waterfront and marine industry zone.
Infrastructure	The transport, water cycle management, energy generation, waste management, information and telecommunications, environmental management, open space and social systems and facilities required to support the sustainable growth of the region.
Intensive rural use	Means each of the following uses as defined in Table SC1.1.2 (Use definitions) :- (a) <i>animal keeping</i> ; (b) <i>aquaculture</i> ; (c) <i>intensive animal industry</i> ; and (d) <i>intensive horticulture</i> .
Kawana Waters Development Agreement	The development agreement dated 6 September 1996 between Kawana Estates Pty Ltd (ACN 009 693 556), Buddina Estates Pty Ltd (ACN 009 682 384), the Caloundra City Council and the Minister for Natural Resources and includes all amendments to the development agreement.
Koala habitat tree	Means:- (a) a food tree of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera; and (b) a preferred shelter species such as <i>Angophora</i> .
Local area structure plan	An integrated plan setting out the environmental, land use, and <i>infrastructure</i> parameters intended to guide development on a <i>site</i> or in an area.
Local heritage place	A place of local heritage significance as shown on a Heritage and Character Areas Overlay Map.
Local utility	The use of premises being <i>utility installation</i> for:- (a) any undertaking by the <i>Council</i> or other public sector entity (including a <i>distributor-retailer</i> entity) for:- (i) the reticulation or conveyance of water, sewerage and stormwater drainage; (ii) the provision or maintenance of roads and traffic controls; or (iii) a public purpose carried out by the <i>Council</i> pursuant to the <i>Local</i>

Column 1 Term	Column 2 Definition
	<p><i>Government Act 2009;</i></p> <ul style="list-style-type: none"> (b) the reticulation of power (including electricity and gas); (c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport; (d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park; (e) the provision of postal services; or (f) the provision of telecommunication services not involving the erection of a <i>telecommunications facility</i>. <p>The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.</p>
Major road	<p>A road classified as one of the following on Figure 9.4.8A (2031 Functional Transport Hierarchy):-</p> <ul style="list-style-type: none"> (a) highway/motorway; (b) arterial; (c) sub-arterial; (d) controlled distributor; (e) distributor; or (f) district collector.
Major utility	<p>The use of premises being <i>utility installation</i> for:-</p> <ul style="list-style-type: none"> (a) the generation of power (including electricity or gas) from a power plant; (b) the storage or treatment of water, sewage or refuse; or (c) any other Local Government, State or Federal Government purpose which is not a defined use. <p>The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.</p>
Maritime development	<p>Development that requires a location in, or adjacent to, <i>tidal waters</i> to function.</p>
Mezzanine	<p>An intermediate floor with a room.</p>
Minor building work	<p>An alteration, addition or extension to an existing building(s):-</p> <ul style="list-style-type: none"> (a) which results in an increase in the gross floor area, of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50m², whichever is the lesser; and (b) where the building work does not intrude into any boundary <i>setback</i> specified as an acceptable solution in an applicable use code.
Minor electricity infrastructure	<p>All aspects for development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:-</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the <i>infrastructure</i> does not increase; and (b) augmentations to existing <i>substations</i> (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the <i>infrastructure</i> does not increase, and where they are located at an existing <i>substation</i> lot.
Mixed use building	<p>A use of premises that integrates residential uses with non-residential uses such as business uses or <i>community uses</i>.</p>
Mixed use development	<p>Development which comprises a mix of residential and non-residential uses such as business uses or <i>community uses</i>, either within a single building (horizontally or vertically) or multiple buildings of different use.</p>
	<p>(a)</p>
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope.</p>

Column 1 Term	Column 2 Definition
	Note—for the purpose of a priority infrastructure plan, <i>net developable area</i> is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A <i>distributor-retailer's</i> plan about its water and wastewater networks and provision 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.
Primary active street frontage	Any frontage of a building that creates activity on the adjacent street or other public place. Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i> :- (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;

Column 1 Term	Column 2 Definition
	(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	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.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Probable maximum flood (PMF)	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.
Probable maximum storm tide (PMST)	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.
Property maintenance activities	<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.
Protected estate	Means:- (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 significance; and (c) any <i>park</i> owned or controlled by <i>Council</i> and managed primarily for its conservation significance.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public safety area	An area immediately beyond the end of a runway and having a relatively high risk from an aircraft incident. The <i>public safety area</i> for the Sunshine Coast Airport is shown on the relevant Airport Environs Overlay Map.
Rear lot	A lot which has access to a road via an access strip which forms part of the lot or via an easement over adjoining land.
Reasonably necessary	Means, in the context of <i>vegetation clearing</i> for a particular purpose, there is no alternative way of achieving the purpose that is prudent and feasible and would avoid <i>vegetation clearing</i> or significantly reduce the extent of <i>vegetation clearing</i> .
Recommended flood level (RFL)	The minimum recommended level for community <i>infrastructure</i> , defined by particular flood and storm tide events, to provide additional immunity from flood and storm tide hazards.
Regional activity centre	An activity centre identified as a <i>regional activity centre</i> in the <i>South-East Queensland Regional Plan 2009 – 2031</i> .
Residential activity group	The uses identified in Figure SC1.1.2A (Residential activity group) as forming part of the <i>residential activity group</i> .
Residential density or density of residential uses	Housing density expressed as <i>equivalent dwellings</i> or lots per hectare of the <i>site</i> .
Residential zone	Means each of the following zones:- (a) Low density residential zone; (b) Medium density residential zone; (c) High density residential zone; and (d) Tourist accommodation zone.
Resource/processing area	The extent of an extractive resource and any existing or potential future processing operations. The term includes an area identified as a

Column 1 Term	Column 2 Definition
	<i>resource/processing area</i> on an Extractive Resource Areas Overlay Map.
Rooming unit	That part of a building used for accommodation which may include ensuite facilities but which is not a <i>dwelling</i> .
Rural activity group	The uses identified in Figure SC1.1.2F (Rural activity group) as forming part of the <i>rural activity group</i> .
Safe refuge	An area specifically designed and constructed to provide protection for people during a flood or storm tide inundation event.
Secondary active street frontage	Means any frontage of a building that creates activity on the adjacent street or other public place. Unless otherwise specified in a local plan, development on a <i>secondary active street frontage</i> :- (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 50% of the street front boundary, (b) is built to the street front boundary, or <i>setback</i> a maximum of 3 metres 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.
Secondary dwelling	A <i>dwelling</i> used in conjunction with, and subordinate to, a <i>dwelling house</i> on the same lot. A <i>secondary dwelling</i> may be constructed under a <i>dwelling house</i> , be attached to a <i>dwelling house</i> or be freestanding.
Sensitive land use (or sensitive receptor)	Each of the following defined uses:- (a) <i>child care centre</i> ; (b) <i>community care centre</i> ; (c) <i>community residence</i> ; (d) <i>dual occupancy</i> ; (e) <i>dwelling house</i> ; (f) <i>educational establishment</i> ; (g) <i>health care services</i> ; (h) <i>hospital</i> ; (i) <i>multiple dwelling</i> ; (j) <i>nature-based tourism</i> ; (k) <i>office</i> ; (l) <i>relocatable home park</i> ; (m) <i>residential care facility</i> ; (n) <i>resort complex</i> ; (o) <i>retirement facility</i> ; (p) <i>rooming accommodation</i> ; (q) <i>short-term accommodation</i> ; and (r) <i>tourist park</i> .
Service catchment	An area serviced by an <i>infrastructure</i> network. An <i>infrastructure</i> network is made up of one or more <i>service catchments</i> . <i>Service catchments</i> are determined by the network type and how it has been designed to operate and provide service to the urban areas. Note—for example <ul style="list-style-type: none"> stormwater network <i>service catchments</i> can be delineated to align with watershed boundaries; open space network <i>service catchments</i> can be determined using local government accessibility standards; water network <i>service catchments</i> can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the <i>outermost projection</i> of a building or structure to the vertical projection of the boundary of the lot.
Signface area	Means:- (a) in the case of a purpose built <i>advertising device</i> which is free standing, the

Column 1 Term	Column 2 Definition
	<p>area of the smallest rectangle that can wholly contain the <i>advertising device</i>, measured from the outside of the <i>advertising devices</i> frame; and</p> <p>(b) in the case of an <i>advertising device</i> that is painted on or otherwise affixed to a building or other structure, the area of the smallest rectangle that can wholly contain the <i>advertising device</i>, inclusive of any decorative lines, stripes, borders and architectural trims that immediately surround the device.</p> <p>Note—the figure below provides further guidance about the definition of <i>signface area</i>.</p> 
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the <i>site</i> covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:-</p> <p>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;</p> <p>(b) <i>basement</i> car parking areas located wholly below ground level;</p> <p>(c) eaves and sun shading devices.</p>
Slope	<p>Means:-</p> <p>(a) for the purpose of reconfiguring a lot:-</p> <p>(i) where the proposed lot is contained wholly within a single <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(ii) where a proposed lot is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the predominant <i>slope</i> of the <i>use area</i>, as follows:-</p> <p>(A) where the <i>use area</i> is contained within one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(B) where the <i>use area</i> is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> is the average of all predominant <i>slopes</i> of the <i>use area</i>.</p> <p>(b) for the purposes of building works or material change of use, the <i>slope</i> of the <i>use area</i> is that determined as follows:-</p> <p>(i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or</p> <p>(ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>.</p> <p>For the purposes of this definition, predominant <i>slope</i> (%) = $(x \div y) \times 100$ where:-</p> <ul style="list-style-type: none"> • 'x' is the vertical distance in metres between the highest point and the lowest point of the area, and • 'y' is the horizontal distance in metres measured in a straight line between the highest point and the lowest point of the area.

Column 1 Term	Column 2 Definition
	Where the area has more than one predominant <i>slope</i> e.g. a knoll or gully, the average of all predominant <i>slopes</i> applies.
Slope analysis	Means a diagram prepared by a licensed surveyor indicating the <i>slope</i> of the <i>site</i> based on one metre contour intervals using the following <i>slope</i> categories:- (a) up to 15%; (b) 15% or more but less than 20%; (c) 20% or more but less than 25%; (d) 25% or more.
Sport and recreation activity group	The uses identified in Figure SC1.1.2E (Sport and recreation activity group) as forming part of the <i>sport and recreation activity group</i> .
State heritage place¹	A place of State cultural heritage significance as entered in the Queensland Heritage Register under the <i>Queensland Heritage Act 1992</i> .
Steep land	Land comprising <i>slopes</i> of 15% or greater.
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:- (a) a lift shaft, stairway or meter room; (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (c) a combination of the above. <i>A mezzanine is a storey.</i> A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a <i>storey</i> . <i>A basement is not a storey.</i>
Storm tide inundation area	An area subject to storm tide inundation during the <i>defined storm tide event</i> .
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, <i>vegetation</i> , open spaces and street furniture.
Sunshine Coast activity centre network	The network of activity centres described in Table SC1.2.3 (Sunshine Coast activity centre network) .
Supermarket	A single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale. <i>Examples – Aldi, Coles, Foodstore, IGA, Woolworths.</i>
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent <i>infrastructure</i> or services.
Third party advertising device	An <i>advertising device</i> placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.
Tidal waters	Means:- (a) the sea and any part of a harbour or <i>waterway</i> ordinarily within the ebb and flow of the tide at spring tides; or (b) the water downstream from a downstream limit declared under the <i>Water Act 2000</i> .
Transport hierarchy	The <i>transport hierarchy</i> shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) .

¹ Editor's note—*State heritage places* are shown on the Heritage and Character Areas Overlay Maps for information purposes only. Development involving a *State heritage place* is subject to the provisions of the *Queensland Heritage Act 1992*.

Column 1 Term	Column 2 Definition
Transport network	All transport corridors within the defined <i>transport hierarchy</i> , network of pedestrian and cyclist links and network of public transport links.
Transport route	A <i>transport route</i> shown on an Extractive Resource Areas Overlay Map, being the primary route for the transport of extracted resources from the extractive resource area to a State-controlled road.
Ultimate development	The realistic extent of development anticipated to be achieved when a <i>site</i> (or projection area or infrastructure <i>service catchment</i>) is fully developed.
Urban purposes	For the purpose of priority infrastructure plans, <i>urban purposes</i> includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban zone	Means each of the following zones:- (a) Low density residential zone; (b) Medium density residential zone; (c) High density residential zone; (d) Tourist accommodation zone; (e) Principal centre zone; (f) Major centre zone; (g) District centre zone; (h) Local centre zone; (i) Low impact industry zone; (j) Medium impact industry zone; (k) High impact industry zone; (l) Waterfront and marine industry zone; (m) Community facilities zone if located within the urban growth management boundary; (n) Emerging community zone; (o) Sport and recreation zone if located within the urban growth management boundary; (p) Specialised centre zone; and (q) Tourism area zone if located within the urban growth management boundary.
Use area	Means the area comprising the total <i>gross floor area</i> of all buildings on the <i>site</i> and any other part of the <i>site</i> which is to be used.
Vegetation	Trees, plants and all other organisms of vegetable origin, whether living or dead.
Vegetation clearing	The destruction of <i>vegetation</i> or interference with its natural growth in any way including removing, clearing, slashing, cutting down, ringbarking, scar-barking, pushing or pulling over, poisoning (including by contamination), burning, flooding, draining or compacting of roots. The term does not include:- (a) destruction of standing <i>vegetation</i> by stock; (b) lopping a tree by cutting or pruning its branches, provided that it does not involve:- (i) removing the tree's trunk; or (ii) cutting or pruning the tree's branches so severely that it is likely to die; or (c) mowing of grass or lawn.
Water resource catchment area	An area shown on a Water Resource Catchments Overlay Map as being a <i>water resource catchment area</i> .
Water supply storage	A water supply storage area used for bulk water supply as shown on a Water Resource Catchments Overlay Map.
Waterway	A river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events, in a natural channel, whether artificially modified or not or in an artificial channel that has changed the course of the stream. A <i>waterway</i> includes any of the following located in it:- (a) in-stream islands; (b) benches; (c) bars.

Column 1 Term	Column 2 Definition
	The term includes constructed storm water drains with surface water flows but not piped water drains.
Wetland	An area of permanent, periodic or intermittent inundation that includes areas of open water and/or native vegetation, with water that is static or flowing, fresh, brackish or salt. The term may include <i>wetlands</i> which lie within <i>floodplains</i> , but does not include the whole of a <i>floodplain</i> . This definition includes natural features as well as <i>constructed water bodies</i> but does not include <i>waterways</i> as separately defined.

Table SC1.2.3 Sunshine Coast activity centre network

Description	Location	Applicable local plan or structure plan
Regional activity centres		
<p>Principal regional activity centre (Maroochydore City Centre)</p> <p>Provides for the largest and most diverse mix of uses and activities that form the core of urban settlement and includes a concentration of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses, servicing the Sunshine Coast region.</p>	<ul style="list-style-type: none"> • Maroochydore 	<ul style="list-style-type: none"> • Maroochydore Principal Regional Activity Centre Structure Plan <p>Editor's note—the Maroochydore Central Precinct of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Major regional activity centres</p> <p>Provides for a wide mix of uses and activities and include concentrations of higher order retail, commercial, employment, health services, administrative, community, cultural and entertainment facilities and other uses capable of servicing part of the Sunshine Coast. Caloundra and Nambour are dominant major <i>regional activity centres</i>.</p>	<ul style="list-style-type: none"> • Caloundra • Nambour • Beerwah • Caloundra South • Kawana Town Centre • Sippy Downs Town Centre 	<ul style="list-style-type: none"> • Caloundra local plan • Nambour local plan • Beerwah local plan • Not applicable • Development Control Plan No. 1 (Kawana Waters) • Sippy Downs local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Specialist activity centre</p> <p>Provide specialist uses and related uses that promote economic activity and employment.</p>	<ul style="list-style-type: none"> • Sunshine Coast Airport 	<ul style="list-style-type: none"> • Maroochy North Shore local plan
Sub-regional activity centres		
<p>District activity centres</p> <p>Provide for a mix of uses and activities and include a concentration of retail, commercial, residential, offices and health services, community, entertainment and recreation</p>	<ul style="list-style-type: none"> • Buderim • Caloundra South • Coolum Beach • Currimundi • Kawana (North) • Maleny • Mooloolaba 	<ul style="list-style-type: none"> • Buderim local plan • Not applicable • Coolum local plan • Caloundra local plan • Kawana Waters local plan • Maleny local plan • Mooloolaba/Alexandra Headland local plan

Description	Location	Applicable local plan or structure plan
facilities capable of servicing a district.	<ul style="list-style-type: none"> • Palmview • Pelican Waters 	<ul style="list-style-type: none"> • Palmview Structure Plan • Golden Beach/Pelican Waters local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Local (full service) activity centres</p> <p>Provide for a wide range of local shopping, local employment, commercial, cafes and dining, entertainment, community services together with residential development where it can integrate and enhance the fabric of the activity centre.</p>	<ul style="list-style-type: none"> • Aroona • Bli Bli • Brightwater • Caloundra South • Chancellor Park West • Coolum West • Eumundi • Glass House Mountains • Kenilworth • Landsborough • Mooloolah • Mountain Creek • Pacific Paradise • Palmwoods • Peregrine Springs • Woombye • Yandina 	<ul style="list-style-type: none"> • Caloundra West local plan • Bli Bli local plan • Kawana Waters local plan • Not applicable • Sippy Downs local plan • Coolum local plan • Eumundi local plan • Glass House Mountains local plan • Kenilworth local plan • Landsborough local plan • Mooloolah local plan • Buderim local plan • Maroochy North Shore local plan • Palmwoods local plan • Peregrine South local plan • Woombye local plan • Yandina local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Local (not full service) activity centres</p> <p>Provide a local convenience function only, accommodating small scale services and facilities and supporting the role of higher order activity centres in the activity centre network.</p>	<p>Not described</p> <p>Note—a number of smaller local activity centres and local business areas are located throughout the Sunshine Coast.</p>	

Schedule 2 Mapping

SC2.1 Map index

- (1) **Table SC2.1.2 (Map index)** below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. Maps relevant to other plans have also been included.

Editor's note—mapping for the PIP is contained within Schedule 3 (Priority infrastructure plan mapping and support material) of the planning scheme.

- (2) **Map SCC2 (Index Map)** identifies the tile number for each map.
- (3) Where a zone map provides an annotation for land included in the Community facilities zone, the annotation refers to the corresponding use set out in **Table SC2.1.2 (Community facilities zone annotations)**.

Table SC2.1.1 Community facilities zone annotations

Annotation on Zoning Map	Use
1.	Air services
2.	Cemetery
3.	Child care centre
4.	Community use
5.	Crematorium
6.	Educational establishment
7.	Emergency services
8.	Extractive industry
9.	Hospital
10.	Multiple dwelling
11.	Outdoor sport and recreation
12.	Place of worship
13.	Relocatable home park
14.	Renewable energy facility
15.	Residential care facility/Retirement facility
16.	Rooming accommodation
17.	Short-term accommodation
18.	Substation
19.	Tourist park
20.	Utility installation (Local utility)
21.	Utility installation (Major utility – refuse)
22.	Utility installation (Major utility – sewerage treatment)
23.	Utility installation (Major utility – water supply)

Table SC2.1.2 Map index

Map number	Map title	Gazettal date
Index map		
Map SCC2	Map SCC2 Index Map	2 May 2014
Strategic framework maps		
SFM1	Strategic Framework Map 1 Land Use Elements	19 March 2018
SFM2	Strategic Framework Map 2 Economic Development Elements	19 March 2018
SFM3	Strategic Framework Map 3 Transport Elements	19 March 2018
SFM4	Strategic Framework Map 4 Infrastructure Elements	19 March 2018
SFM5	Strategic Framework Map 5 Natural Environment Elements	24 February 2017
SFM6	Strategic Framework Map 6 Community Identity, Character and Social Inclusion Elements	19 March 2018

Map number	Map title	Gazettal date
SFM7	Strategic Framework Map 7 Natural Resource Elements	19 March 2018
Zone maps		
ZM1	Zone Map ZM1	24 February 2017
ZM2	Zone Map ZM2	24 February 2017
ZM3	Zone Map ZM3 (Eumundi Local Plan Area)	24 February 2017
ZM4	Zone Map ZM4	24 February 2017
ZM5	Zone Map ZM5	24 February 2017
ZM6	Zone Map ZM6	24 February 2017
ZM7	Zone Map ZM7	24 February 2017
ZM8	Zone Map ZM8 (Yandina Local Plan Area)	24 February 2017
ZM9	Zone Map ZM9	24 February 2017
ZM10	Zone Map ZM10 (Peregian South Local Plan Area)	24 February 2017
ZM11	Zone Map ZM11 (Coolum Local Plan Area)	24 February 2017
ZM12	Zone Map ZM12	24 February 2017
ZM13	Zone Map ZM13	24 February 2017
ZM14	Zone Map ZM14 (Kenilworth Local Plan Area)	24 February 2017
ZM15	Zone Map ZM15	24 February 2017
ZM16	Zone Map ZM16 (Blackall Range Local Plan Area)	24 February 2017
ZM17	Zone Map ZM17	24 February 2017
ZM18	Zone Map ZM18 (Nambour Local Plan Area)	24 February 2017
ZM19	Zone Map ZM19 (Bli Bli Local Plan Area)	24 February 2017
ZM20	Zone Map ZM20	19 March 2018
ZM21	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	19 March 2018
ZM22	Zone Map ZM22 (Maroochydhore Local Plan Area)	19 March 2018
ZM23	Zone Map ZM23	24 February 2017
ZM24	Zone Map ZM24	24 February 2017
ZM25	Zone Map ZM25	24 February 2017
ZM26	Zone Map ZM26	24 February 2017
ZM27	Zone Map ZM27 (Woombye Local Plan Area)	24 February 2017
ZM28	Zone Map ZM28 (Palmwoods Local Plan Area)	24 February 2017
ZM29	Zone Map ZM29 (Eudlo Local Plan Area)	24 February 2017
ZM30	Zone Map ZM30	24 February 2017
ZM31	Zone Map ZM31 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
ZM32	Zone Map ZM32 (Buderim Local Plan Area)	24 February 2017
ZM33	Zone Map ZM33 (Sippy Downs Local Plan Area)	24 February 2017
ZM34	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
ZM35	Zone Map ZM35 (Kawana Waters Local Plan Area)	24 February 2017
ZM36	Zone Map ZM36	24 February 2017
ZM37	Zone Map ZM37	24 February 2017
ZM38	Zone Map ZM38	24 February 2017
ZM39	Zone Map ZM39 (Maleny Local Plan Area)	24 February 2017
ZM40	Zone Map ZM40	24 February 2017
ZM41	Zone Map ZM41 (Mooloolah Local Plan Area)	24 February 2017
ZM42	Zone Map ZM42 (Landsborough Local Plan Area)	24 February 2017
ZM43	Zone Map ZM43	24 February 2017
ZM44	Zone Map ZM44 (Caloundra West Local Plan Area)	24 February 2017
ZM45	Zone Map ZM45 (Caloundra Local Plan Area)	24 February 2017
ZM46	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
ZM47	Zone Map ZM47	24 February 2017
ZM48	Zone Map ZM48	24 February 2017
ZM49	Zone Map ZM49 (Beerwah Local Plan Area)	24 February 2017
ZM50	Zone Map ZM50 (Glass House Mountains Local Plan Area)	24 February 2017
ZM51	Zone Map ZM51	24 February 2017
ZM52	Zone Map ZM52	24 February 2017
ZM53	Zone Map ZM53	24 February 2017
ZM54	Zone Map ZM54 (Beerburum Local Plan Area)	24 February 2017
ZM55	Zone Map ZM55	24 February 2017

Map number	Map title	Gazettal date
Local plan maps		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	2 May 2014
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	2 May 2014
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	19 March 2018
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	19 March 2018
LPM32	Local Plan Map LPM32 (Buderim Local Plan Precincts)	2 May 2014
LPM33	Local Plan Map LPM33 (Sippy Downs Local Plan Precincts)	2 May 2014
LPM34	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	28 July 2017
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	2 May 2014
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	2 May 2014
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	2 May 2014
Other plans maps		
Maroochydhore PRAC Declared Master Planned Area		
OPM M1	Other Plans Map OPM M1 (Maroochydhore PRAC Master Planned Area and Master Plan Units)	2 May 2014
OPM M2	Other Plans Map OPM M2 (Maroochydhore PRAC Master Planned Area Land Use Structure)	2 May 2014
OPM M3	Other Plans Map OPM M3 (Maroochydhore PRAC Master Planned Area Major Infrastructure Elements)	2 May 2014
OPM M4	Other Plans Map OPM M4 (Maroochydhore PRAC Master Planned Area Precincts and Sub-precincts)	2 May 2014
OPM M5	Other Plans Map OPM M5 (Maroochydhore PRAC Master Planned Area Height of Buildings and Structures)	2 May 2014
OPM M6	Other Plans Map OPM M6 (Maroochydhore PRAC Master Planned Area Active Frontages, Gateway and Activity Nodes)	2 May 2014
OPM M7	Other Plans Map OPM M7 (Maroochydhore PRAC Master Planned Area Road Transport Infrastructure Network)	2 May 2014
OPM M8	Other Plans Map OPM M8 (Maroochydhore PRAC Master Planned Area Public Transport Infrastructure Network)	2 May 2014
OPM M9	Other Plans Map OPM M9 (Maroochydhore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)	2 May 2014
OPM M10	Other Plans Map OPM M10 (Maroochydhore PRAC Master Planned Area Water Supply Infrastructure Network)	2 May 2014
OPM M11	Other Plans Map OPM M11 (Maroochydhore PRAC Master Planned Area Sewer Infrastructure Network)	2 May 2014
OPM M12	Other Plans Map OPM M12 (Maroochydhore PRAC Master Planned Area Stormwater Infrastructure Network)	2 May 2014
OPM M13	Other Plans Map OPM M13 (Maroochydhore PRAC Master Planned Area Urban Open Space Infrastructure Network)	2 May 2014
OPM M14	Other Plans Map OPM M14 (Maroochydhore PRAC	2 May 2014

Map number	Map title	Gazettal date
	Master Planned Area Community Facilities Infrastructure Network)	
OPM M15	Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network)	2 May 2014
OPM M16	Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network)	2 May 2014
Palmview Declared Master Planned Area		
OPM P1	Other Plans Map OPM P1 (Palmview Master Planned Area and regional Context)	1 April 2016
OPM P2(a)	Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	1 April 2016
OPM P2(b)	Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	1 April 2016
OPM P3	Other Plans OPM P3 (Palmview Master Planned Area Land Use Structure)	1 April 2016
OPM P4	Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	1 April 2016
OPM P5	Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	1 April 2016
OPM P6	Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	1 April 2016
OPM P7	Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)	1 April 2016
OPM P8	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	1 April 2016
OPM P9	Other Plans Map OPM P9(Palmview Master Planned Area Public Transport Infrastructure Network)	1 April 2016
OPM P10	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	1 April 2016
OPM P11	Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	1 April 2016
OPM P12	Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	1 April 2016
OPM P13	Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)	1 April 2016
OPM P14	Other Plans Map OPM P14(Palmview Master Planned Area Electricity Infrastructure Network)	1 April 2016
Overlay maps		
Acid sulfate soils overlay maps		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	2 May 2014
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	2 May 2014
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	2 May 2014
OVM10A	Acid Sulfate Soils Overlay Map OVM10A (Peregian South Local Plan Area)	2 May 2014
OVM11A	Acid Sulfate Soils Overlay Map OVM11A (Coolum Local Plan Area)	2 May 2014
OVM12A	Acid Sulfate Soils Overlay Map OVM12A	2 May 2014
OVM13A	Acid Sulfate Soils Overlay Map OVM13A	2 May 2014
OVM14A	Acid Sulfate Soils Overlay Map OVM14A (Kenilworth	2 May 2014

Map number	Map title	Gazettal date
	Local Plan Area)	
OVM15A	Acid Sulfate Soils Overlay Map OVM15A	2 May 2014
OVM16A	Acid Sulfate Soils Overlay Map OVM16A (Blackall Range Local Plan Area)	2 May 2014
OVM17A	Acid Sulfate Soils Overlay Map OVM17A	2 May 2014
OVM18A	Acid Sulfate Soils Overlay Map OVM18A (Nambour Local Plan Area)	2 May 2014
OVM19A	Acid Sulfate Soils Overlay Map OVM19A (Bli Bli Local Plan Area)	2 May 2014
OVM20A	Acid Sulfate Soils Overlay Map OVM20A	19 March 2018
OVM21A	Acid Sulfate Soils Overlay Map OVM21A (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22A	Acid Sulfate Soils Overlay Map OVM22A (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23A	Acid Sulfate Soils Overlay Map OVM23A	2 May 2014
OVM24A	Acid Sulfate Soils Overlay Map OVM24A	2 May 2014
OVM25A	Acid Sulfate Soils Overlay Map OVM25A	2 May 2014
OVM26A	Acid Sulfate Soils Overlay Map OVM26A	2 May 2014
OVM27A	Acid Sulfate Soils Overlay Map OVM27A (Woombye Local Plan Area)	2 May 2014
OVM28A	Acid Sulfate Soils Overlay Map OVM28A (Palmwoods Local Plan Area)	2 May 2014
OVM29A	Acid Sulfate Soils Overlay Map OVM29A (Eudlo Local Plan Area)	2 May 2014
OVM30A	Acid Sulfate Soils Overlay Map OVM30A	2 May 2014
OVM31A	Acid Sulfate Soils Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32A	Acid Sulfate Soils Overlay Map OVM32A (Buderim Local Plan Area)	2 May 2014
OVM33A	Acid Sulfate Soils Overlay Map OVM33A (Sippy Downs Local Plan Area)	2 May 2014
OVM34A	Acid Sulfate Soils Overlay Map OVM34A (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35A	Acid Sulfate Soils Overlay Map OVM35A (Kawana Waters Local Plan Area)	2 May 2014
OVM36A	Acid Sulfate Soils Overlay Map OVM36A	2 May 2014
OVM37A	Acid Sulfate Soils Overlay Map OVM37A	2 May 2014
OVM38A	Acid Sulfate Soils Overlay Map OVM38A	2 May 2014
OVM39A	Acid Sulfate Soils Overlay Map OVM39A (Maleny Local Plan Area)	2 May 2014
OVM40A	Acid Sulfate Soils Overlay Map OVM40A	2 May 2014
OVM41A	Acid Sulfate Soils Overlay Map OVM41A (Mooloolah Local Plan Area)	2 May 2014
OVM42A	Acid Sulfate Soils Overlay Map OVM42A (Landsborough Local Plan Area)	2 May 2014
OVM43A	Acid Sulfate Soils Overlay Map OVM43A	2 May 2014
OVM44A	Acid Sulfate Soils Overlay Map OVM44A (Caloundra West Local Plan Area)	2 May 2014
OVM45A	Acid Sulfate Soils Overlay Map OVM45A (Caloundra Local Plan Area)	2 May 2014
OVM46A	Acid Sulfate Soils Overlay Map OVM46A (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47A	Acid Sulfate Soils Overlay Map OVM47A	2 May 2014
OVM48A	Acid Sulfate Soils Overlay Map OVM48A	2 May 2014
OVM49A	Acid Sulfate Soils Overlay Map OVM49A (Beerwah Local Plan Area)	2 May 2014
OVM50A	Acid Sulfate Soils Overlay Map OVM50A (Glass House Mountains Local Plan Area)	2 May 2014
OVM51A	Acid Sulfate Soils Overlay Map OVM51A	2 May 2014
OVM52A	Acid Sulfate Soils Overlay Map OVM52A	2 May 2014
OVM53A	Acid Sulfate Soils Overlay Map OVM53A	2 May 2014
OVM54A	Acid Sulfate Soils Overlay Map OVM54A (Beerburum Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM55A	Acid Sulfate Soils Overlay Map OVM55A	2 May 2014
Airport environs overlay maps		
OVMBCA(i)	Airport Environs Overlay Map Caloundra Aerodrome (i)	2 May 2014
OVMBM(i)	Airport Environs Overlay Map Maleny (i)	2 May 2014
OVMBSCA(i)	Airport Environs Overlay Map Sunshine Coast Airport (i)	2 May 2014
OVMBCA(ii)	Airport Environs Overlay Map Caloundra Aerodrome (ii)	2 May 2014
OVMBSCA(ii)	Airport Environs Overlay Map Sunshine Coast Airport (ii)	2 May 2014
OVMBCA(iii)	Airport Environs Overlay Map Caloundra Aerodrome (iii)	2 May 2014
OVMBSCA(iii)	Airport Environs Overlay Map Sunshine Coast Airport (iii)	2 May 2014
Biodiversity, waterways and wetlands overlay maps		
OVM1C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(i)	2 May 2014
OVM2C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(i)	2 May 2014
OVM3C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(i) (Eumundi Local Plan Area)	2 May 2014
OVM4C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(i)	2 May 2014
OVM5C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(i)	2 May 2014
OVM6C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(i)	2 May 2014
OVM7C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(i)	2 May 2014
OVM8C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(i) (Yandina Local Plan Area)	2 May 2014
OVM9C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(i)	2 May 2014
OVM10C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(i) (Peregian South Local Plan Area)	2 May 2014
OVM11C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(i) (Coolool Local Plan Area)	2 May 2014
OVM12C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(i)	2 May 2014
OVM13C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(i)	2 May 2014
OVM14C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(i) (Kenilworth Local Plan Area)	2 May 2014
OVM15C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(i)	2 May 2014
OVM16C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(i)	2 May 2014
OVM18C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(i) (Nambour Local Plan Area)	2 May 2014
OVM19C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(i)	19 March 2018
OVM21C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(i) (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(i)	2 May 2014
OVM24C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(i)	2 May 2014

Map number	Map title	Gazettal date
OVM25C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(i)	2 May 2014
OVM26C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(i)	2 May 2014
OVM27C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(i) (Woombye Local Plan Area)	2 May 2014
OVM28C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(i) (Palmwoods Local Plan Area)	2 May 2014
OVM29C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(i) (Eudlo Local Plan Area)	2 May 2014
OVM30C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(i)	2 May 2014
OVM31C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(i) (Buderim Local Plan Area)	2 May 2014
OVM33C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(i)	2 May 2014
OVM37C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(i)	2 May 2014
OVM38C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(i)	2 May 2014
OVM39C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(i) (Maleny Local Plan Area)	2 May 2014
OVM40C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(i)	2 May 2014
OVM41C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(i) (Landsborough Local Plan Area)	2 May 2014
OVM43C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(i)	2 May 2014
OVM44C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(i) (Caloundra West Local Plan Area)	2 May 2014
OVM45C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(i) (Caloundra Local Plan Area)	2 May 2014
OVM46C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(i) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(i)	2 May 2014
OVM48C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(i)	2 May 2014
OVM49C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(i) (Beerwah Local Plan Area)	2 May 2014
OVM50C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(i) (Glass House Mountains Local Plan Area)	2 May 2014
OVM51C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM51C(i)	2 May 2014
OVM52C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM52C(i)	2 May 2014
OVM53C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM53C(i)	2 May 2014
OVM54C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM54C(i) (Beerburum Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM55C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM55C(i)	2 May 2014
OVM1C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(ii)	6 March 2015
OVM2C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(ii)	15 August 2016
OVM3C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(ii) (Eumundi Local Plan Area)	6 March 2015
OVM4C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(ii)	6 March 2015
OVM5C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(ii)	6 March 2015
OVM6C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(ii)	6 March 2015
OVM7C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(ii)	15 August 2016
OVM8C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(ii) (Yandina Local Plan Area)	6 March 2015
OVM9C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(ii)	6 March 2015
OVM10C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(ii) (Peregian South Local Plan Area)	6 March 2015
OVM11C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(ii) (Coolum Local Plan Area)	6 March 2015
OVM12C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(ii)	6 March 2015
OVM13C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(ii)	6 March 2015
OVM14C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(ii) (Kenilworth Local Plan Area)	6 March 2015
OVM15C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(ii)	15 August 2016
OVM16C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(ii) (Blackall Range Local Plan Area)	15 August 2016
OVM17C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(ii)	6 March 2015
OVM18C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(ii) (Nambour Local Plan Area)	6 March 2015
OVM19C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(ii) (Bli Bli Local Plan Area)	6 March 2015
OVM20C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(ii)	19 March 2018
OVM21C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(ii) (Maroochy/Kuluin Local Plan Area)	19 March 2018
OVM23C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(ii)	6 March 2015
OVM24C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(ii)	6 March 2015
OVM25C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(ii)	6 March 2015
OVM26C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(ii)	15 August 2016
OVM27C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(ii) (Woombye Local Plan Area)	6 March 2015
OVM28C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(ii) (Palmwoods Local Plan Area)	6 March 2015
OVM29C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(ii) (Eudlo Local Plan Area)	6 March 2015
OVM30C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(ii)	6 March 2015
OVM31C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local	6 March 2015

Map number	Map title	Gazettal date
	Plan Area)	
OVM32C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(ii) (Buderim Local Plan Area)	6 March 2015
OVM33C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(ii) (Sippy Downs Local Plan Area)	6 March 2015
OVM34C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	6 March 2015
OVM35C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(ii) (Kawana Waters Local Plan Area)	6 March 2015
OVM36C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(ii)	6 March 2015
OVM37C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(ii)	6 March 2015
OVM38C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(ii)	6 March 2015
OVM39C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(ii) (Maleny Local Plan Area)	6 March 2015
OVM40C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(ii)	6 March 2015
OVM41C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(ii) (Mooloolah Local Plan Area)	6 March 2015
OVM42C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(ii) (Landsborough Local Plan Area)	6 March 2015
OVM43C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(ii)	6 March 2015
OVM44C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(ii) (Caloundra West Local Plan Area)	6 March 2015
OVM45C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(ii) (Caloundra Local Plan Area)	6 March 2015
OVM46C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(ii) (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(ii)	6 March 2015
OVM48C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(ii)	6 March 2015
OVM49C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(ii) (Beerwah Local Plan Area)	6 March 2015
OVM50C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(ii) (Glass House Mountains Local Plan Area)	6 March 2015
OVM51C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM51C(ii)	6 March 2015
OVM52C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM52C(ii)	6 March 2015
OVM53C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM53C(ii)	6 March 2015
OVM54C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM54C(ii) (Beerburrum Local Plan Area)	6 March 2015
OVM55C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM55C(ii)	6 March 2015
Bushfire hazard overlay maps		
OVM1D	Bushfire Hazard Overlay Map OVM1D	2 May 2014
OVM2D	Bushfire Hazard Overlay Map OVM2D	2 May 2014
OVM3D	Bushfire Hazard Overlay Map OVM3D (Eumundi Local Plan Area)	2 May 2014
OVM4D	Bushfire Hazard Overlay Map OVM4D	2 May 2014
OVM5D	Bushfire Hazard Overlay Map OVM5D	2 May 2014
OVM6D	Bushfire Hazard Overlay Map OVM6D	2 May 2014
OVM7D	Bushfire Hazard Overlay Map OVM7D	2 May 2014
OVM8D	Bushfire Hazard Overlay Map OVM8D (Yandina Local Plan Area)	2 May 2014
OVM9D	Bushfire Hazard Overlay Map OVM9D	2 May 2014

Map number	Map title	Gazettal date
OVM10D	Bushfire Hazard Overlay Map OVM10D (Peregian South Local Plan Area)	2 May 2014
OVM11D	Bushfire Hazard Overlay Map OVM11D (Coolum Local Plan Area)	6 March 2015
OVM12D	Bushfire Hazard Overlay Map OVM12D	2 May 2014
OVM13D	Bushfire Hazard Overlay Map OVM13D	2 May 2014
OVM14D	Bushfire Hazard Overlay Map OVM14D (Kenilworth Local Plan Area)	2 May 2014
OVM15D	Bushfire Hazard Overlay Map OVM15D	2 May 2014
OVM16D	Bushfire Hazard Overlay Map OVM16D (Blackall Range Local Plan Area)	6 March 2015
OVM17D	Bushfire Hazard Overlay Map OVM17D	2 May 2014
OVM18D	Bushfire Hazard Overlay Map OVM18D (Nambour Local Plan Area)	2 May 2014
OVM19D	Bushfire Hazard Overlay Map OVM19D (Bli Bli Local Plan Area)	6 March 2015
OVM20D	Bushfire Hazard Overlay Map OVM20D	19 March 2018
OVM21D	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22D	Bushfire Hazard Overlay Map OVM22D (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23D	Bushfire Hazard Overlay Map OVM23D	2 May 2014
OVM24D	Bushfire Hazard Overlay Map OVM24D	2 May 2014
OVM25D	Bushfire Hazard Overlay Map OVM25D	2 May 2014
OVM26D	Bushfire Hazard Overlay Map OVM26D	2 May 2014
OVM27D	Bushfire Hazard Overlay Map OVM27D (Woombye Local Plan Area)	6 March 2015
OVM28D	Bushfire Hazard Overlay Map OVM28D (Palmwoods Local Plan Area)	2 May 2014
OVM29D	Bushfire Hazard Overlay Map OVM29D (Eudlo Local Plan Area)	6 March 2015
OVM30D	Bushfire Hazard Overlay Map OVM30D	2 May 2014
OVM31D	Bushfire Hazard Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area)	6 March 2015
OVM32D	Bushfire Hazard Overlay Map OVM32D (Buderim Local Plan Area)	2 May 2014
OVM33D	Bushfire Hazard Overlay Map OVM33D (Sippy Downs Local Plan Area)	2 May 2014
OVM34D	Bushfire Hazard Overlay Map OVM34D (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35D	Bushfire Hazard Overlay Map OVM35D (Kawana Waters Local Plan Area)	6 March 2015
OVM36D	Bushfire Hazard Overlay Map OVM36D	2 May 2014
OVM37D	Bushfire Hazard Overlay Map OVM37D	2 May 2014
OVM38D	Bushfire Hazard Overlay Map OVM38D	2 May 2014
OVM39D	Bushfire Hazard Overlay Map OVM39D (Maleny Local Plan Area)	2 May 2014
OVM40D	Bushfire Hazard Overlay Map OVM40D	2 May 2014
OVM41D	Bushfire Hazard Overlay Map OVM41D (Mooloolah Local Plan Area)	2 May 2014
OVM42D	Bushfire Hazard Overlay Map OVM42D (Landsborough Local Plan Area)	2 May 2014
OVM43D	Bushfire Hazard Overlay Map OVM43D	2 May 2014
OVM44D	Bushfire Hazard Overlay Map OVM44D (Caloundra West Local Plan Area)	2 May 2014
OVM45D	Bushfire Hazard Overlay Map OVM45D (Caloundra Local Plan Area)	2 May 2014
OVM46D	Bushfire Hazard Overlay Map OVM46D (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47D	Bushfire Hazard Overlay Map OVM47D	2 May 2014
OVM48D	Bushfire Hazard Overlay Map OVM48D	2 May 2014
OVM49D	Bushfire Hazard Overlay Map OVM49D (Beerwah Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM50D	Bushfire Hazard Overlay Map OVM50D (Glass House Mountains Local Plan Area)	2 May 2014
OVM51D	Bushfire Hazard Overlay Map OVM51D	2 May 2014
OVM52D	Bushfire Hazard Overlay Map OVM52D	2 May 2014
OVM53D	Bushfire Hazard Overlay Map OVM53D	2 May 2014
OVM54D	Bushfire Hazard Overlay Map OVM54D (Beerburum Local Plan Area)	2 May 2014
OVM55D	Bushfire Hazard Overlay Map OVM55D	2 May 2014
Coastal protection overlay maps		
OVM1E	Coastal Protection Overlay Map OVM1E	2 May 2014
OVM2E	Coastal Protection Overlay Map OVM2E	2 May 2014
OVM3E	Coastal Protection Overlay Map OVM3E (Eumundi Local Plan Area)	24 February 2017
OVM4E	Coastal Protection Overlay Map OVM4E	2 May 2014
OVM5E	Coastal Protection Overlay Map OVM5E	2 May 2014
OVM6E	Coastal Protection Overlay Map OVM6E	2 May 2014
OVM7E	Coastal Protection Overlay Map OVM7E	2 May 2014
OVM8E	Coastal Protection Overlay Map OVM8E (Yandina Local Plan Area)	24 February 2017
OVM9E	Coastal Protection Overlay Map OVM9E	2 May 2014
OVM10E	Coastal Protection Overlay Map OVM10E (Peregian South Local Plan Area)	24 February 2017
OVM11E	Coastal Protection Overlay Map OVM11E (Coolum Local Plan Area)	24 February 2017
OVM12E	Coastal Protection Overlay Map OVM12E	2 May 2014
OVM13E	Coastal Protection Overlay Map OVM13E	2 May 2014
OVM14E	Coastal Protection Overlay Map OVM14E (Kenilworth Local Plan Area)	24 February 2017
OVM15E	Coastal Protection Overlay Map OVM15E	2 May 2014
OVM16E	Coastal Protection Overlay Map OVM16E (Blackall Range Local Plan Area)	2 May 2014
OVM17E	Coastal Protection Overlay Map OVM17E	2 May 2014
OVM18E	Coastal Protection Overlay Map OVM18E (Nambour Local Plan Area)	24 February 2017
OVM19E	Coastal Protection Overlay Map OVM19E (Bli Bli Local Plan Area)	2 May 2014
OVM20E	Coastal Protection Overlay Map OVM20E	19 March 2018
OVM21E	Coastal Protection Overlay Map OVM21E (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22E	Coastal Protection Overlay Map OVM22E (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23E	Coastal Protection Overlay Map OVM23E	2 May 2014
OVM24E	Coastal Protection Overlay Map OVM24E	2 May 2014
OVM25E	Coastal Protection Overlay Map OVM25E	2 May 2014
OVM26E	Coastal Protection Overlay Map OVM26E	2 May 2014
OVM27E	Coastal Protection Overlay Map OVM27E (Woombye Local Plan Area)	2 May 2014
OVM28E	Coastal Protection Overlay Map OVM28E (Palmwoods Local Plan Area)	24 February 2017
OVM29E	Coastal Protection Overlay Map OVM29E (Eudlo Local Plan Area)	2 May 2014
OVM30E	Coastal Protection Overlay Map OVM30E	2 May 2014
OVM31E	Coastal Protection Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32E	Coastal Protection Overlay Map OVM32E (Buderim Local Plan Area)	24 February 2017
OVM33E	Coastal Protection Overlay Map OVM33E (Sippy Downs Local Plan Area)	24 February 2017
OVM34E	Coastal Protection Overlay Map OVM34E (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
OVM35E	Coastal Protection Overlay Map OVM35E (Kawana Waters Local Plan Area)	24 February 2017
OVM36E	Coastal Protection Overlay Map OVM36E	2 May 2014

Map number	Map title	Gazettal date
OVM37E	Coastal Protection Overlay Map OVM37E	2 May 2014
OVM38E	Coastal Protection Overlay Map OVM38E	2 May 2014
OVM39E	Coastal Protection Overlay Map OVM39E (Maleny Local Plan Area)	24 February 2017
OVM40E	Coastal Protection Overlay Map OVM40E	2 May 2014
OVM41E	Coastal Protection Overlay Map OVM41E (Mooloolah Local Plan Area)	24 February 2017
OVM42E	Coastal Protection Overlay Map OVM42E (Landsborough Local Plan Area)	24 February 2017
OVM43E	Coastal Protection Overlay Map OVM43E	2 May 2014
OVM44E	Coastal Protection Overlay Map OVM44E (Caloundra West Local Plan Area)	24 February 2017
OVM45E	Coastal Protection Overlay Map OVM45E (Caloundra Local Plan Area)	24 February 2017
OVM46E	Coastal Protection Overlay Map OVM46E (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47E	Coastal Protection Overlay Map OVM47E	2 May 2014
OVM48E	Coastal Protection Overlay Map OVM48E	2 May 2014
OVM49E	Coastal Protection Overlay Map OVM49E (Beerwah Local Plan Area)	24 February 2017
OVM50E	Coastal Protection Overlay Map OVM50E (Glass House Mountains Local Plan Area)	24 February 2017
OVM51E	Coastal Protection Overlay Map OVM51E	24 February 2017
OVM52E	Coastal Protection Overlay Map OVM52E	2 May 2014
OVM53E	Coastal Protection Overlay Map OVM53E	2 May 2014
OVM54E	Coastal Protection Overlay Map OVM54E (Beerburum Local Plan Area)	24 February 2017
OVM55E	Coastal Protection Overlay Map OVM55E	24 February 2017
Extractive resources overlay maps		
OVM1F	Extractive Resources Overlay Map OVM1F	2 May 2014
OVM2F	Extractive Resources Overlay Map OVM2F	2 May 2014
OVM3F	Extractive Resources Overlay Map OVM3F (Eumundi Local Plan Area)	2 May 2014
OVM4F	Extractive Resources Overlay Map OVM4F	2 May 2014
OVM5F	Extractive Resources Overlay Map OVM5F	2 May 2014
OVM6F	Extractive Resources Overlay Map OVM6F	2 May 2014
OVM7F	Extractive Resources Overlay Map OVM7F	24 February 2017
OVM8F	Extractive Resources Overlay Map OVM8F (Yandina Local Plan Area)	2 May 2014
OVM9F	Extractive Resources Overlay Map OVM9F	2 May 2014
OVM10F	Extractive Resources Overlay Map OVM10F (Peregian South Local Plan Area)	2 May 2014
OVM11F	Extractive Resources Overlay Map OVM11F (Coolum Local Plan Area)	2 May 2014
OVM12F	Extractive Resources Overlay Map OVM12F	2 May 2014
OVM13F	Extractive Resources Overlay Map OVM13F	2 May 2014
OVM14F	Extractive Resources Overlay Map OVM14F (Kenilworth Local Plan Area)	2 May 2014
OVM15F	Extractive Resources Overlay Map OVM15F	24 February 2017
OVM16F	Extractive Resources Overlay Map OVM16F (Blackall Range Local Plan Area)	2 May 2014
OVM17F	Extractive Resources Overlay Map OVM17F	24 February 2017
OVM18F	Extractive Resources Overlay Map OVM18F (Nambour Local Plan Area)	2 May 2014
OVM19F	Extractive Resources Overlay Map OVM19F (Bli Bli Local Plan Area)	2 May 2014
OVM20F	Extractive Resources Overlay Map OVM20F	19 March 2018
OVM21F	Extractive Resources Overlay Map OVM21F (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22F	Extractive Resources Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23F	Extractive Resources Overlay Map OVM23F	2 May 2014
OVM24F	Extractive Resources Overlay Map OVM24F	2 May 2014

Map number	Map title	Gazettal date
OVM25F	Extractive Resources Overlay Map OVM25F	2 May 2014
OVM26F	Extractive Resources Overlay Map OVM26F	2 May 2014
OVM27F	Extractive Resources Overlay Map OVM27F (Woombye Local Plan Area)	2 May 2014
OVM28F	Extractive Resources Overlay Map OVM28F (Palmwoods Local Plan Area)	2 May 2014
OVM29F	Extractive Resources Overlay Map OVM29F (Eudlo Local Plan Area)	2 May 2014
OVM30F	Extractive Resources Overlay Map OVM30F	2 May 2014
OVM31F	Extractive Resources Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32F	Extractive Resources Overlay Map OVM32F (Buderim Local Plan Area)	2 May 2014
OVM33F	Extractive Resources Overlay Map OVM33F (Sippy Downs Local Plan Area)	2 May 2014
OVM34F	Extractive Resources Overlay Map OVM34F (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35F	Extractive Resources Overlay Map OVM35F (Kawana Waters Local Plan Area)	2 May 2014
OVM36F	Extractive Resources Overlay Map OVM36F	2 May 2014
OVM37F	Extractive Resources Overlay Map OVM37F	2 May 2014
OVM38F	Extractive Resources Overlay Map OVM38F	2 May 2014
OVM39F	Extractive Resources Overlay Map OVM39F (Maleny Local Plan Area)	2 May 2014
OVM40F	Extractive Resources Overlay Map OVM40F	2 May 2014
OVM41F	Extractive Resources Overlay Map OVM41F (Mooloolah Local Plan Area)	2 May 2014
OVM42F	Extractive Resources Overlay Map OVM42F (Landsborough Local Plan Area)	2 May 2014
OVM43F	Extractive Resources Overlay Map OVM43F	2 May 2014
OVM44F	Extractive Resources Overlay Map OVM44F (Caloundra West Local Plan Area)	2 May 2014
OVM45F	Extractive Resources Overlay Map OVM45F (Caloundra Local Plan Area)	2 May 2014
OVM46F	Extractive Resources Overlay Map OVM46F (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47F	Extractive Resources Overlay Map OVM47F	2 May 2014
OVM48F	Extractive Resources Overlay Map OVM48F	2 May 2014
OVM49F	Extractive Resources Overlay Map OVM49F (Beerwah Local Plan Area)	2 May 2014
OVM50F	Extractive Resources Overlay Map OVM50F (Glass House Mountains Local Plan Area)	2 May 2014
OVM51F	Extractive Resources Overlay Map OVM51F	2 May 2014
OVM52F	Extractive Resources Overlay Map OVM52F	2 May 2014
OVM53F	Extractive Resources Overlay Map OVM53F	24 February 2017
OVM54F	Extractive Resources Overlay Map OVM54F (Beerburum Local Plan Area)	2 May 2014
OVM55F	Extractive Resources Overlay Map OVM55F	2 May 2014
Flood hazard overlay maps		
OVM1G	Flood Hazard Overlay Map OVM1G	2 May 2014
OVM2G	Flood Hazard Overlay Map OVM2G	2 May 2014
OVM3G	Flood Hazard Overlay Map OVM3G (Eumundi Local Plan Area)	2 May 2014
OVM4G	Flood Hazard Overlay Map OVM4G	2 May 2014
OVM5G	Flood Hazard Overlay Map OVM5G	2 May 2014
OVM6G	Flood Hazard Overlay Map OVM6G	2 May 2014
OVM7G	Flood Hazard Overlay Map OVM7G	2 May 2014
OVM8G	Flood Hazard Overlay Map OVM8G (Yandina Local Plan Area)	2 May 2014
OVM9G	Flood Hazard Overlay Map OVM9G	2 May 2014
OVM10G	Flood Hazard Overlay Map OVM10G (Peregian South Local Plan Area)	2 May 2014
OVM11G	Flood Hazard Overlay Map OVM11G (Coolool Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
	Plan Area)	
OVM12G	Flood Hazard Overlay Map OVM12G	2 May 2014
OVM13G	Flood Hazard Overlay Map OVM13G	2 May 2014
OVM14G	Flood Hazard Overlay Map OVM14G (Kenilworth Local Plan Area)	2 May 2014
OVM15G	Flood Hazard Overlay Map OVM15G	2 May 2014
OVM16G	Flood Hazard Overlay Map OVM16G (Blackall Range Local Plan Area)	2 May 2014
OVM17G	Flood Hazard Overlay Map OVM17G	2 May 2014
OVM18G	Flood Hazard Overlay Map OVM18G (Nambour Local Plan Area)	2 May 2014
OVM19G	Flood Hazard Overlay Map OVM19G (Bli Bli Local Plan Area)	2 May 2014
OVM20G	Flood Hazard Overlay Map OVM20G	19 March 2018
OVM21G	Flood Hazard Overlay Map OVM21G (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22G	Flood Hazard Overlay Map OVM22G (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23G	Flood Hazard Overlay Map OVM23G	2 May 2014
OVM24G	Flood Hazard Overlay Map OVM24G	2 May 2014
OVM25G	Flood Hazard Overlay Map OVM25G	2 May 2014
OVM26G	Flood Hazard Overlay Map OVM26G	2 May 2014
OVM27G	Flood Hazard Overlay Map OVM27G (Woombye Local Plan Area)	2 May 2014
OVM28G	Flood Hazard Overlay Map OVM28G (Palmwoods Local Plan Area)	2 May 2014
OVM29G	Flood Hazard Overlay Map OVM29G (Eudlo Local Plan Area)	2 May 2014
OVM30G	Flood Hazard Overlay Map OVM30G	2 May 2014
OVM31G	Flood Hazard Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32G	Flood Hazard Overlay Map OVM32G (Buderim Local Plan Area)	2 May 2014
OVM33G	Flood Hazard Overlay Map OVM33G (Sippy Downs Local Plan Area)	2 May 2014
OVM34G	Flood Hazard Overlay Map OVM34G (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35G	Flood Hazard Overlay Map OVM35G (Kawana Waters Local Plan Area)	2 May 2014
OVM36G	Flood Hazard Overlay Map OVM36G	2 May 2014
OVM37G	Flood Hazard Overlay Map OVM37G	2 May 2014
OVM38G	Flood Hazard Overlay Map OVM38G	2 May 2014
OVM39G	Flood Hazard Overlay Map OVM39G (Maleny Local Plan Area)	2 May 2014
OVM40G	Flood Hazard Overlay Map OVM40G	2 May 2014
OVM41G	Flood Hazard Overlay Map OVM41G (Mooloolah Local Plan Area)	2 May 2014
OVM42G	Flood Hazard Overlay Map OVM42G (Landsborough Local Plan Area)	2 May 2014
OVM43G	Flood Hazard Overlay Map OVM43G	2 May 2014
OVM44G	Flood Hazard Overlay Map OVM44G (Caloundra West Local Plan Area)	2 May 2014
OVM45G	Flood Hazard Overlay Map OVM45G (Caloundra Local Plan Area)	2 May 2014
OVM46G	Flood Hazard Overlay Map OVM46G (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47G	Flood Hazard Overlay Map OVM47G	2 May 2014
OVM48G	Flood Hazard Overlay Map OVM48G	2 May 2014
OVM49G	Flood Hazard Overlay Map OVM49G (Beerwah Local Plan Area)	2 May 2014
OVM50G	Flood Hazard Overlay Map OVM50G (Glass House Mountains Local Plan Area)	2 May 2014
OVM51G	Flood Hazard Overlay Map OVM51G	2 May 2014

Map number	Map title	Gazettal date
OVM52G	Flood Hazard Overlay Map OVM52G	2 May 2014
OVM53G	Flood Hazard Overlay Map OVM53G	2 May 2014
OVM54G	Flood Hazard Overlay Map OVM54G (Beerburum Local Plan Area)	2 May 2014
OVM55G	Flood Hazard Overlay Map OVM55G	2 May 2014
Height of buildings and structures overlay maps		
OVM1H	Height of Buildings and Structures Overlay Map OVM1H	2 May 2014
OVM2H	Height of Buildings and Structures Overlay Map OVM2H	2 May 2014
OVM3H	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	15 August 2016
OVM4H	Height of Buildings and Structures Overlay Map OVM4H	2 May 2014
OVM5H	Height of Buildings and Structures Overlay Map OVM5H	2 May 2014
OVM6H	Height of Buildings and Structures Overlay Map OVM6H	2 May 2014
OVM7H	Height of Buildings and Structures Overlay Map OVM7H	15 August 2016
OVM8H	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	2 May 2014
OVM9H	Height of Buildings and Structures Overlay Map OVM9H	15 August 2016
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	15 August 2016
OVM11H	Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)	2 May 2014
OVM12H	Height of Buildings and Structures Overlay Map OVM12H	2 May 2014
OVM13H	Height of Buildings and Structures Overlay Map OVM13H	2 May 2014
OVM14H	Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)	2 May 2014
OVM15H	Height of Buildings and Structures Overlay Map OVM15H	2 May 2014
OVM16H	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	15 August 2016
OVM17H	Height of Buildings and Structures Overlay Map OVM17H	2 May 2014
OVM18H	Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)	2 May 2014
OVM19H	Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)	24 February 2017
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	19 March 2018
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23H	Height of Buildings and Structures Overlay Map OVM23H	2 May 2014
OVM24H	Height of Buildings and Structures Overlay Map OVM24H	2 May 2014
OVM25H	Height of Buildings and Structures Overlay Map OVM25H	2 May 2014
OVM26H	Height of Buildings and Structures Overlay Map OVM26H	15 August 2016
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	15 August 2016
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	15 August 2016
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM30H	Height of Buildings and Structures Overlay Map OVM30H	2 May 2014
OVM31H	Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32H	Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)	2 May 2014
OVM33H	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	2 May 2014
OVM34H	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	28 July 2017
OVM35H	Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)	2 May 2014
OVM36H	Height of Buildings and Structures Overlay Map OVM36H	2 May 2014
OVM37H	Height of Buildings and Structures Overlay Map OVM37H	2 May 2014
OVM38H	Height of Buildings and Structures Overlay Map OVM38H	2 May 2014
OVM39H	Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)	2 May 2014
OVM40H	Height of Buildings and Structures Overlay Map OVM40H	2 May 2014
OVM41H	Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)	2 May 2014
OVM42H	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	15 August 2016
OVM43H	Height of Buildings and Structures Overlay Map OVM43H	2 May 2014
OVM44H	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	24 February 2017
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	2 May 2014
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	2 May 2014
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	2 May 2014
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	15 August 2016
OVM50H	Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)	2 May 2014
OVM51H	Height of Buildings and Structures Overlay Map OVM51H	2 May 2014
OVM52H	Height of Buildings and Structures Overlay Map OVM52H	2 May 2014
OVM53H	Height of Buildings and Structures Overlay Map OVM53H	2 May 2014
OVM54H	Height of Buildings and Structures Overlay Map OVM54H (Beerburum Local Plan Area)	2 May 2014
OVM55H	Height of Buildings and Structures Overlay Map OVM55H	2 May 2014
Heritage and character areas overlay maps		
OVM11	Heritage and Character Areas Overlay Map OVM11	2 May 2014
OVM21	Heritage and Character Areas Overlay Map OVM21	2 May 2014
OVM31	Heritage and Character Areas Overlay Map OVM31 (Eumundi Local Plan Area)	2 May 2014
OVM41	Heritage and Character Areas Overlay Map OVM41	2 May 2014
OVM51	Heritage and Character Areas Overlay Map OVM51	2 May 2014
OVM61	Heritage and Character Areas Overlay Map OVM61	2 May 2014
OVM71	Heritage and Character Areas Overlay Map OVM71	2 May 2014

Map number	Map title	Gazettal date
OVM8I	Heritage and Character Areas Overlay Map OVM8I (Yandina Local Plan Area)	2 May 2014
OVM9I	Heritage and Character Areas Overlay Map OVM9I	2 May 2014
OVM10I	Heritage and Character Areas Overlay Map OVM10I (Peregian South Local Plan Area)	2 May 2014
OVM11I	Heritage and Character Areas Overlay Map OVM11I (Coolum Local Plan Area)	2 May 2014
OVM12I	Heritage and Character Areas Overlay Map OVM12I	2 May 2014
OVM13I	Heritage and Character Areas Overlay Map OVM13I	2 May 2014
OVM14I	Heritage and Character Areas Overlay Map OVM14I (Kenilworth Local Plan Area)	2 May 2014
OVM15I	Heritage and Character Areas Overlay Map OVM15I	2 May 2014
OVM16I	Heritage and Character Areas Overlay Map OVM16I (Blackall Range Local Plan Area)	2 May 2014
OVM17I	Heritage and Character Areas Overlay Map OVM17I	2 May 2014
OVM18I	Heritage and Character Areas Overlay Map OVM18I (Nambour Local Plan Area)	2 May 2014
OVM19I	Heritage and Character Areas Overlay Map OVM19I (Bli Bli Local Plan Area)	2 May 2014
OVM20I	Heritage and Character Areas Overlay Map OVM20I	19 March 2018
OVM21I	Heritage and Character Areas Overlay Map OVM21I (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22I	Heritage and Character Areas Overlay Map OVM22I (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23I	Heritage and Character Areas Overlay Map OVM23I	2 May 2014
OVM24I	Heritage and Character Areas Overlay Map OVM24I	2 May 2014
OVM25I	Heritage and Character Areas Overlay Map OVM25I	2 May 2014
OVM26I	Heritage and Character Areas Overlay Map OVM26I	2 May 2014
OVM27I	Heritage and Character Areas Overlay Map OVM27I (Woombye Local Plan Area)	2 May 2014
OVM28I	Heritage and Character Areas Overlay Map OVM28I (Palmwoods Local Plan Area)	2 May 2014
OVM29I	Heritage and Character Areas Overlay Map OVM29I (Eudlo Local Plan Area)	2 May 2014
OVM30I	Heritage and Character Areas Overlay Map OVM30I	2 May 2014
OVM31I	Heritage and Character Areas Overlay Map OVM31I (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32I	Heritage and Character Areas Overlay Map OVM32I (Buderim Local Plan Area)	2 May 2014
OVM33I	Heritage and Character Areas Overlay Map OVM33I (Sippy Downs Local Plan Area)	2 May 2014
OVM34I	Heritage and Character Areas Overlay Map OVM34I (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35I	Heritage and Character Areas Overlay Map OVM35I (Kawana Waters Local Plan Area)	2 May 2014
OVM36I	Heritage and Character Areas Overlay Map OVM36I	2 May 2014
OVM37I	Heritage and Character Areas Overlay Map OVM37I	2 May 2014
OVM38I	Heritage and Character Areas Overlay Map OVM38I	2 May 2014
OVM39I	Heritage and Character Areas Overlay Map OVM39I (Maleny Local Plan Area)	2 May 2014
OVM40I	Heritage and Character Areas Overlay Map OVM40I	2 May 2014
OVM41I	Heritage and Character Areas Overlay Map OVM41I (Mooloolah Local Plan Area)	2 May 2014
OVM42I	Heritage and Character Areas Overlay Map OVM42I (Landsborough Local Plan Area)	2 May 2014
OVM43I	Heritage and Character Areas Overlay Map OVM43I	2 May 2014
OVM44I	Heritage and Character Areas Overlay Map OVM44I (Caloundra West Local Plan Area)	2 May 2014
OVM45I	Heritage and Character Areas Overlay Map OVM45I (Caloundra Local Plan Area)	2 May 2014
OVM46I	Heritage and Character Areas Overlay Map OVM46I (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47I	Heritage and Character Areas Overlay Map OVM47I	2 May 2014

Map number	Map title	Gazettal date
OVM48I	Heritage and Character Areas Overlay Map OVM48I	2 May 2014
OVM49I	Heritage and Character Areas Overlay Map OVM49I (Beerwah Local Plan Area)	2 May 2014
OVM50I	Heritage and Character Areas Overlay Map OVM50I (Glass House Mountains Local Plan Area)	2 May 2014
OVM51I	Heritage and Character Areas Overlay Map OVM51I	2 May 2014
OVM52I	Heritage and Character Areas Overlay Map OVM52I	2 May 2014
OVM53I	Heritage and Character Areas Overlay Map OVM53I	2 May 2014
OVM54I	Heritage and Character Areas Overlay Map OVM54I (Beerburum Local Plan Area)	2 May 2014
OVM55I	Heritage and Character Areas Overlay Map OVM55I	2 May 2014
Landslide hazard and steep land overlay maps		
OVM1J(i)	Landslide Hazard and Steep Land Overlay Map OVM1J(i)	2 May 2014
OVM2J(i)	Landslide Hazard and Steep Land Overlay Map OVM2J(i)	2 May 2014
OVM3J(i)	Landslide Hazard and Steep Land Overlay Map OVM3J(i) (Eumundi Local Plan Area)	2 May 2014
OVM4J(i)	Landslide Hazard and Steep Land Overlay Map OVM4J(i)	2 May 2014
OVM5J(i)	Landslide Hazard and Steep Land Overlay Map OVM5J(i)	2 May 2014
OVM6J(i)	Landslide Hazard and Steep Land Overlay Map OVM6J(i)	2 May 2014
OVM7J(i)	Landslide Hazard and Steep Land Overlay Map OVM7J(i)	2 May 2014
OVM8J(i)	Landslide Hazard and Steep Land Overlay Map OVM8J(i) (Yandina Local Plan Area)	2 May 2014
OVM9J(i)	Landslide Hazard and Steep Land Overlay Map OVM9J(i)	2 May 2014
OVM10J(i)	Landslide Hazard and Steep Land Overlay Map OVM10J(i) (Peregian South Local Plan Area)	2 May 2014
OVM11J(i)	Landslide Hazard and Steep Land Overlay Map OVM11J(i) (Coolool Local Plan Area)	2 May 2014
OVM12J(i)	Landslide Hazard and Steep Land Overlay Map OVM12J(i)	2 May 2014
OVM13J(i)	Landslide Hazard and Steep Land Overlay Map OVM13J(i)	2 May 2014
OVM14J(i)	Landslide Hazard and Steep Land Overlay Map OVM14J(i) (Kenilworth Local Plan Area)	2 May 2014
OVM15J(i)	Landslide Hazard and Steep Land Overlay Map OVM15J(i)	2 May 2014
OVM16J(i)	Landslide Hazard and Steep Land Overlay Map OVM16J(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17J(i)	Landslide Hazard and Steep Land Overlay Map OVM17J(i)	2 May 2014
OVM18J(i)	Landslide Hazard and Steep Land Overlay Map OVM18J(i) (Nambour Local Plan Area)	2 May 2014
OVM19J(i)	Landslide Hazard and Steep Land Overlay Map OVM19J(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20J(i)	Landslide Hazard and Steep Land Overlay Map OVM20J(i)	19 March 2018
OVM21J(i)	Landslide Hazard and Steep Land Overlay Map OVM21J(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22J(i)	Landslide Hazard and Steep Land Overlay Map OVM22J(i) (Maroochy/Kuluin Local Plan Area)	19 March 2018
OVM23J(i)	Landslide Hazard and Steep Land Overlay Map OVM23J(i)	2 May 2014
OVM24J(i)	Landslide Hazard and Steep Land Overlay Map OVM24J(i)	2 May 2014
OVM25J(i)	Landslide Hazard and Steep Land Overlay Map OVM25J(i)	2 May 2014
OVM26J(i)	Landslide Hazard and Steep Land Overlay Map OVM26J(i)	2 May 2014

Map number	Map title	Gazettal date
OVM27J(i)	Landslide Hazard and Steep Land Overlay Map OVM27J(i) (Woombye Local Plan Area)	2 May 2014
OVM28J(i)	Landslide Hazard and Steep Land Overlay Map OVM28J(i) (Palmwoods Local Plan Area)	2 May 2014
OVM29J(i)	Landslide Hazard and Steep Land Overlay Map OVM29J(i) (Eudlo Local Plan Area)	2 May 2014
OVM30J(i)	Landslide Hazard and Steep Land Overlay Map OVM30J(i)	2 May 2014
OVM31J(i)	Landslide Hazard and Steep Land Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32J(i)	Landslide Hazard and Steep Land Overlay Map OVM32J(i) (Buderim Local Plan Area)	2 May 2014
OVM33J(i)	Landslide Hazard and Steep Land Overlay Map OVM33J(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34J(i)	Landslide Hazard and Steep Land Overlay Map OVM34J(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35J(i)	Landslide Hazard and Steep Land Overlay Map OVM35J(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36J(i)	Landslide Hazard and Steep Land Overlay Map OVM36J(i)	2 May 2014
OVM37J(i)	Landslide Hazard and Steep Land Overlay Map OVM37J(i)	2 May 2014
OVM38J(i)	Landslide Hazard and Steep Land Overlay Map OVM38J(i)	2 May 2014
OVM39J(i)	Landslide Hazard and Steep Land Overlay Map OVM39J(i) (Maleny Local Plan Area)	2 May 2014
OVM40J(i)	Landslide Hazard and Steep Land Overlay Map OVM40J(i)	2 May 2014
OVM41J(i)	Landslide Hazard and Steep Land Overlay Map OVM41J(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42J(i)	Landslide Hazard and Steep Land Overlay Map OVM42J(i) (Landsborough Local Plan Area)	2 May 2014
OVM43J(i)	Landslide Hazard and Steep Land Overlay Map OVM43J(i)	2 May 2014
OVM44J(i)	Landslide Hazard and Steep Land Overlay Map OVM44J(i) (Caloundra West Local Plan Area)	2 May 2014
OVM45J(i)	Landslide Hazard and Steep Land Overlay Map OVM45J(i) (Caloundra Local Plan Area)	2 May 2014
OVM46J(i)	Landslide Hazard and Steep Land Overlay Map OVM46J(i) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47J(i)	Landslide Hazard and Steep Land Overlay Map OVM47J(i)	2 May 2014
OVM48J(i)	Landslide Hazard and Steep Land Overlay Map OVM48J(i)	2 May 2014
OVM49J(i)	Landslide Hazard and Steep Land Overlay Map OVM49J(i) (Beerwah Local Plan Area)	2 May 2014
OVM50J(i)	Landslide Hazard and Steep Land Overlay Map OVM50J(i) (Glass House Mountains Local Plan Area)	2 May 2014
OVM51J(i)	Landslide Hazard and Steep Land Overlay Map OVM51J(i)	2 May 2014
OVM52J(i)	Landslide Hazard and Steep Land Overlay Map OVM52J(i)	2 May 2014
OVM53J(i)	Landslide Hazard and Steep Land Overlay Map OVM53J(i)	2 May 2014
OVM54J(i)	Landslide Hazard and Steep Land Overlay Map OVM54J(i) (Beerburum Local Plan Area)	2 May 2014
OVM55J(i)	Landslide Hazard and Steep Land Overlay Map OVM55J(i)	2 May 2014
OVM1J(ii)	Landslide Hazard and Steep Land Overlay Map OVM1J(ii)	2 May 2014
OVM2J(ii)	Landslide Hazard and Steep Land Overlay Map	2 May 2014

Map number	Map title	Gazettal date
	OVM2J(ii)	
OVM3J(ii)	Landslide Hazard and Steep Land Overlay Map OVM3J(ii) (Eumundi Local Plan Area)	2 May 2014
OVM4J(ii)	Landslide Hazard and Steep Land Overlay Map OVM4J(ii)	2 May 2014
OVM5J(ii)	Landslide Hazard and Steep Land Overlay Map OVM5J(ii)	2 May 2014
OVM6J(ii)	Landslide Hazard and Steep Land Overlay Map OVM6J(ii)	2 May 2014
OVM7J(ii)	Landslide Hazard and Steep Land Overlay Map OVM7J(ii)	2 May 2014
OVM8J(ii)	Landslide Hazard and Steep Land Overlay Map OVM8J(ii) (Yandina Local Plan Area)	2 May 2014
OVM9J(ii)	Landslide Hazard and Steep Land Overlay Map OVM9J(ii)	2 May 2014
OVM10J(ii)	Landslide Hazard and Steep Land Overlay Map OVM10J(ii) (Peregian South Local Plan Area)	2 May 2014
OVM11J(ii)	Landslide Hazard and Steep Land Overlay Map OVM11J(ii) (Coolum Local Plan Area)	2 May 2014
OVM12J(ii)	Landslide Hazard and Steep Land Overlay Map OVM12J(ii)	2 May 2014
OVM13J(ii)	Landslide Hazard and Steep Land Overlay Map OVM13J(ii)	2 May 2014
OVM14J(ii)	Landslide Hazard and Steep Land Overlay Map OVM14J(ii) (Kenilworth Local Plan Area)	2 May 2014
OVM15J(ii)	Landslide Hazard and Steep Land Overlay Map OVM15J(ii)	2 May 2014
OVM16J(ii)	Landslide Hazard and Steep Land Overlay Map OVM16J(ii) (Blackall Range Local Plan Area)	2 May 2014
OVM17J(ii)	Landslide Hazard and Steep Land Overlay Map OVM17J(ii)	2 May 2014
OVM18J(ii)	Landslide Hazard and Steep Land Overlay Map OVM18J(ii) (Nambour Local Plan Area)	2 May 2014
OVM19J(ii)	Landslide Hazard and Steep Land Overlay Map OVM19J(ii) (Bli Bli Local Plan Area)	2 May 2014
OVM20J(ii)	Landslide Hazard and Steep Land Overlay Map OVM20J(ii)	19 March 2018
OVM21J(ii)	Landslide Hazard and Steep Land Overlay Map OVM21J(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22J(ii)	Landslide Hazard and Steep Land Overlay Map OVM22J(ii) (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23J(ii)	Landslide Hazard and Steep Land Overlay Map OVM23J(ii)	2 May 2014
OVM24J(ii)	Landslide Hazard and Steep Land Overlay Map OVM24J(ii)	2 May 2014
OVM25J(ii)	Landslide Hazard and Steep Land Overlay Map OVM25J(ii)	2 May 2014
OVM26J(ii)	Landslide Hazard and Steep Land Overlay Map OVM26J(ii)	2 May 2014
OVM27J(ii)	Landslide Hazard and Steep Land Overlay Map OVM27J(ii) (Woombye Local Plan Area)	2 May 2014
OVM28J(ii)	Landslide Hazard and Steep Land Overlay Map OVM28J(ii) (Palmwoods Local Plan Area)	2 May 2014
OVM29J(ii)	Landslide Hazard and Steep Land Overlay Map OVM29J(ii) (Eudlo Local Plan Area)	2 May 2014
OVM30J(ii)	Landslide Hazard and Steep Land Overlay Map OVM30J(ii)	2 May 2014
OVM31J(ii)	Landslide Hazard and Steep Land Overlay Map OVM31J(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32J(ii)	Landslide Hazard and Steep Land Overlay Map OVM32J(ii) (Buderim Local Plan Area)	2 May 2014
OVM33J(ii)	Landslide Hazard and Steep Land Overlay Map OVM33J(ii) (Sippy Downs Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM34J(ii)	Landslide Hazard and Steep Land Overlay Map OVM34J(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35J(ii)	Landslide Hazard and Steep Land Overlay Map OVM35J(ii) (Kawana Waters Local Plan Area)	2 May 2014
OVM36J(ii)	Landslide Hazard and Steep Land Overlay Map OVM36J(ii)	2 May 2014
OVM37J(ii)	Landslide Hazard and Steep Land Overlay Map OVM37J(ii)	2 May 2014
OVM38J(ii)	Landslide Hazard and Steep Land Overlay Map OVM38J(ii)	2 May 2014
OVM39J(ii)	Landslide Hazard and Steep Land Overlay Map OVM39J(ii) (Maleny Local Plan Area)	2 May 2014
OVM40J(ii)	Landslide Hazard and Steep Land Overlay Map OVM40J(ii)	2 May 2014
OVM41J(ii)	Landslide Hazard and Steep Land Overlay Map OVM41J(ii) (Mooloolah Local Plan Area)	2 May 2014
OVM42J(ii)	Landslide Hazard and Steep Land Overlay Map OVM42J(ii) (Landsborough Local Plan Area)	2 May 2014
OVM43J(ii)	Landslide Hazard and Steep Land Overlay Map OVM43J(ii)	2 May 2014
OVM44J(ii)	Landslide Hazard and Steep Land Overlay Map OVM44J(ii) (Caloundra West Local Plan Area)	2 May 2014
OVM45J(ii)	Landslide Hazard and Steep Land Overlay Map OVM45J(ii) (Caloundra Local Plan Area)	2 May 2014
OVM46J(ii)	Landslide Hazard and Steep Land Overlay Map OVM46J(ii) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47J(ii)	Landslide Hazard and Steep Land Overlay Map OVM47J(ii)	2 May 2014
OVM48J(ii)	Landslide Hazard and Steep Land Overlay Map OVM48J(ii)	2 May 2014
OVM49J(ii)	Landslide Hazard and Steep Land Overlay Map OVM49J(ii) (Beerwah Local Plan Area)	2 May 2014
OVM50J(ii)	Landslide Hazard and Steep Land Overlay Map OVM50J(ii) (Glass House Mountains Local Plan Area)	2 May 2014
OVM51J(ii)	Landslide Hazard and Steep Land Overlay Map OVM51J(ii)	2 May 2014
OVM52J(ii)	Landslide Hazard and Steep Land Overlay Map OVM52J(ii)	2 May 2014
OVM53J(ii)	Landslide Hazard and Steep Land Overlay Map OVM53J(ii)	2 May 2014
OVM54J(ii)	Landslide Hazard and Steep Land Overlay Map OVM54J(ii) (Beerburum Local Plan Area)	2 May 2014
OVM55J(ii)	Landslide Hazard and Steep Land Overlay Map OVM55J(ii)	2 May 2014
Regional infrastructure overlay maps		
OVM1K	Regional Infrastructure Overlay Map OVM1K	24 February 2017
OVM2K	Regional Infrastructure Overlay Map OVM2K	24 February 2017
OVM3K	Regional Infrastructure Overlay Map OVM3K (Eumundi Local Plan Area)	24 February 2017
OVM4K	Regional Infrastructure Overlay Map OVM4K	24 February 2017
OVM5K	Regional Infrastructure Overlay Map OVM5K	24 February 2017
OVM6K	Regional Infrastructure Overlay Map OVM6K	24 February 2017
OVM7K	Regional Infrastructure Overlay Map OVM7K	24 February 2017
OVM8K	Regional Infrastructure Overlay Map OVM8K (Yandina Local Plan Area)	24 February 2017
OVM9K	Regional Infrastructure Overlay Map OVM9K	24 February 2017
OVM10K	Regional Infrastructure Overlay Map OVM10K (Peregian South Local Plan Area)	24 February 2017
OVM11K	Regional Infrastructure Overlay Map OVM11K (Coolum Local Plan Area)	24 February 2017
OVM12K	Regional Infrastructure Overlay Map OVM12K	24 February 2017

Map number	Map title	Gazettal date
OVM13K	Regional Infrastructure Overlay Map OVM13K	24 February 2017
OVM14K	Regional Infrastructure Overlay Map OVM14K (Kenilworth Local Plan Area)	24 February 2017
OVM15K	Regional Infrastructure Overlay Map OVM15K	24 February 2017
OVM16K	Regional Infrastructure Overlay Map OVM16K (Blackall Range Local Plan Area)	24 February 2017
OVM17K	Regional Infrastructure Overlay Map OVM17K	24 February 2017
OVM18K	Regional Infrastructure Overlay Map OVM18K (Nambour Local Plan Area)	24 February 2017
OVM19K	Regional Infrastructure Overlay Map OVM19K (Bli Bli Local Plan Area)	24 February 2017
OVM20K	Regional Infrastructure Overlay Map OVM20K	19 March 2018
OVM21K	Regional Infrastructure Overlay Map OVM21K (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22K	Regional Infrastructure Overlay Map OVM22K (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23K	Regional Infrastructure Overlay Map OVM23K	24 February 2017
OVM24K	Regional Infrastructure Overlay Map OVM24K	24 February 2017
OVM25K	Regional Infrastructure Overlay Map OVM25K	24 February 2017
OVM26K	Regional Infrastructure Overlay Map OVM26K	24 February 2017
OVM27K	Regional Infrastructure Overlay Map OVM27K (Woombye Local Plan Area)	24 February 2017
OVM28K	Regional Infrastructure Overlay Map OVM28K (Palmwoods Local Plan Area)	24 February 2017
OVM29K	Regional Infrastructure Overlay Map OVM29K (Eudlo Local Plan Area)	24 February 2017
OVM30K	Regional Infrastructure Overlay Map OVM30K	24 February 2017
OVM31K	Regional Infrastructure Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
OVM32K	Regional Infrastructure Overlay Map OVM32K (Buderim Local Plan Area)	24 February 2017
OVM33K	Regional Infrastructure Overlay Map OVM33K (Sippy Downs Local Plan Area)	24 February 2017
OVM34K	Regional Infrastructure Overlay Map OVM34K (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
OVM35K	Regional Infrastructure Overlay Map OVM35K (Kawana Waters Local Plan Area)	24 February 2017
OVM36K	Regional Infrastructure Overlay Map OVM36K	24 February 2017
OVM37K	Regional Infrastructure Overlay Map OVM37K	24 February 2017
OVM38K	Regional Infrastructure Overlay Map OVM38K	24 February 2017
OVM39K	Regional Infrastructure Overlay Map OVM39K (Maleny Local Plan Area)	24 February 2017
OVM40K	Regional Infrastructure Overlay Map OVM40K	24 February 2017
OVM41K	Regional Infrastructure Overlay Map OVM41K (Mooloolah Local Plan Area)	24 February 2017
OVM42K	Regional Infrastructure Overlay Map OVM42K (Landsborough Local Plan Area)	24 February 2017
OVM43K	Regional Infrastructure Overlay Map OVM43K	24 February 2017
OVM44k	Regional Infrastructure Overlay Map OVM44K (Caloundra West Local Plan Area)	24 February 2017
OVM45K	Regional Infrastructure Overlay Map OVM45K (Caloundra Local Plan Area)	24 February 2017
OVM46K	Regional Infrastructure Overlay Map OVM46K (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47K	Regional Infrastructure Overlay Map OVM47K	24 February 2017
OVM48K	Regional Infrastructure Overlay Map OVM48K	24 February 2017
OVM49K	Regional Infrastructure Overlay Map OVM49K (Beerwah Local Plan Area)	24 February 2017
OVM50K	Regional Infrastructure Overlay Map OVM50K (Glass House Mountains Local Plan Area)	24 February 2017
OVM51K	Regional Infrastructure Overlay Map OVM51K	24 February 2017
OVM52K	Regional Infrastructure Overlay Map OVM52K	24 February 2017
OVM53K	Regional Infrastructure Overlay Map OVM53K	24 February 2017

Map number	Map title	Gazettal date
OVM54K	Regional Infrastructure Overlay Map OVM54K (Beerburum Local Plan Area)	24 February 2017
OVM55K	Regional Infrastructure Overlay Map OVM55K	24 February 2017
Scenic amenity overlay maps		
OVM1L	Scenic Amenity Overlay Map OVM1L	24 February 2017
OVM2L	Scenic Amenity Overlay Map OVM2L	24 February 2017
OVM3L	Scenic Amenity Overlay Map OVM3L (Eumundi Local Plan Area)	24 February 2017
OVM4L	Scenic Amenity Overlay Map OVM4L	24 February 2017
OVM5L	Scenic Amenity Overlay Map OVM5L	24 February 2017
OVM6L	Scenic Amenity Overlay Map OVM6L	24 February 2017
OVM7L	Scenic Amenity Overlay Map OVM7L	24 February 2017
OVM8L	Scenic Amenity Overlay Map OVM8L (Yandina Local Plan Area)	24 February 2017
OVM9L	Scenic Amenity Overlay Map OVM9L	24 February 2017
OVM10L	Scenic Amenity Overlay Map OVM10L (Peregian South Local Plan Area)	24 February 2017
OVM11L	Scenic Amenity Overlay Map OVM11L (Coolum Local Plan Area)	24 February 2017
OVM12L	Scenic Amenity Overlay Map OVM12L	24 February 2017
OVM13L	Scenic Amenity Overlay Map OVM13L	24 February 2017
OVM14L	Scenic Amenity Overlay Map OVM14L (Kenilworth Local Plan Area)	24 February 2017
OVM15L	Scenic Amenity Overlay Map OVM15L	24 February 2017
OVM16L	Scenic Amenity Overlay Map OVM16L (Blackall Range Local Plan Area)	24 February 2017
OVM17L	Scenic Amenity Overlay Map OVM17L	24 February 2017
OVM18L	Scenic Amenity Overlay Map OVM18L (Nambour Local Plan Area)	24 February 2017
OVM19L	Scenic Amenity Overlay Map OVM19L (Bli Bli Local Plan Area)	24 February 2017
OVM20L	Scenic Amenity Overlay Map OVM20L	19 March 2018
OVM21L	Scenic Amenity Overlay Map OVM21L (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22L	Scenic Amenity Overlay Map OVM22L (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23L	Scenic Amenity Overlay Map OVM23L	24 February 2017
OVM24L	Scenic Amenity Overlay Map OVM24L	24 February 2017
OVM25L	Scenic Amenity Overlay Map OVM25L	24 February 2017
OVM26L	Scenic Amenity Overlay Map OVM26L	24 February 2017
OVM27L	Scenic Amenity Overlay Map OVM27L (Woombye Local Plan Area)	24 February 2017
OVM28L	Scenic Amenity Overlay Map OVM28L (Palmwoods Local Plan Area)	24 February 2017
OVM29L	Scenic Amenity Overlay Map OVM29L (Eudlo Local Plan Area)	24 February 2017
OVM30L	Scenic Amenity Overlay Map OVM30L	24 February 2017
OVM31L	Scenic Amenity Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
OVM32L	Scenic Amenity Overlay Map OVM32L (Buderim Local Plan Area)	24 February 2017
OVM33L	Scenic Amenity Overlay Map OVM33L (Sippy Downs Local Plan Area)	24 February 2017
OVM34L	Scenic Amenity Overlay Map OVM34L (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
OVM35L	Scenic Amenity Overlay Map OVM35L (Kawana Waters Local Plan Area)	24 February 2017
OVM36L	Scenic Amenity Overlay Map OVM36L	24 February 2017
OVM37L	Scenic Amenity Overlay Map OVM37L	24 February 2017
OVM38L	Scenic Amenity Overlay Map OVM38L	24 February 2017
OVM39L	Scenic Amenity Overlay Map OVM39L (Maleny Local Plan Area)	24 February 2017
OVM40L	Scenic Amenity Overlay Map OVM40L	24 February 2017

Map number	Map title	Gazettal date
OVM41L	Scenic Amenity Overlay Map OVM41L (Mooloolah Local Plan Area)	24 February 2017
OVM42L	Scenic Amenity Overlay Map OVM42L (Landsborough Local Plan Area)	24 February 2017
OVM43L	Scenic Amenity Overlay Map OVM43L	24 February 2017
OVM44L	Scenic Amenity Overlay Map OVM44L (Caloundra West Local Plan Area)	24 February 2017
OVM45L	Scenic Amenity Overlay Map OVM45L (Caloundra Local Plan Area)	24 February 2017
OVM46L	Scenic Amenity Overlay Map OVM46L (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47L	Scenic Amenity Overlay Map OVM47L	24 February 2017
OVM48L	Scenic Amenity Overlay Map OVM48L	24 February 2017
OVM49L	Scenic Amenity Overlay Map OVM49L (Beerwah Local Plan Area)	24 February 2017
OVM50L	Scenic Amenity Overlay Map OVM50L (Glass House Mountains Local Plan Area)	24 February 2017
OVM51L	Scenic Amenity Overlay Map OVM51L	24 February 2017
OVM52L	Scenic Amenity Overlay Map OVM52L	24 February 2017
OVM53L	Scenic Amenity Overlay Map OVM53L	24 February 2017
OVM54L	Scenic Amenity Overlay Map OVM54L (Beerburrum Local Plan Area)	24 February 2017
OVM55L	Scenic Amenity Overlay Map OVM55L	24 February 2017
Water resource catchments overlay maps		
OVM1M	Water Resource Catchments Overlay Map OVM1M	2 May 2014
OVM2M	Water Resource Catchments Overlay Map OVM2M	2 May 2014
OVM3M	Water Resource Catchments Overlay Map OVM3M (Eumundi Local Plan Area)	2 May 2014
OVM4M	Water Resource Catchments Overlay Map OVM4M	2 May 2014
OVM5M	Water Resource Catchments Overlay Map OVM5M	2 May 2014
OVM6M	Water Resource Catchments Overlay Map OVM6M	2 May 2014
OVM7M	Water Resource Catchments Overlay Map OVM7M	2 May 2014
OVM8M	Water Resource Catchments Overlay Map OVM8M (Yandina Local Plan Area)	2 May 2014
OVM9M	Water Resource Catchments Overlay Map OVM9M	2 May 2014
OVM10M	Water Resource Catchments Overlay Map OVM10M (Peregian South Local Plan Area)	2 May 2014
OVM11M	Water Resource Catchments Overlay Map OVM11M (Coolum Local Plan Area)	2 May 2014
OVM12M	Water Resource Catchments Overlay Map OVM12M	2 May 2014
OVM13M	Water Resource Catchments Overlay Map OVM13M	2 May 2014
OVM14M	Water Resource Catchments Overlay Map OVM14M (Kenilworth Local Plan Area)	2 May 2014
OVM15M	Water Resource Catchments Overlay Map OVM15M	2 May 2014
OVM16M	Water Resource Catchments Overlay Map OVM16M (Blackall Range Local Plan Area)	2 May 2014
OVM17M	Water Resource Catchments Overlay Map OVM17M	2 May 2014
OVM18M	Water Resource Catchments Overlay Map OVM18M (Nambour Local Plan Area)	2 May 2014
OVM19M	Water Resource Catchments Overlay Map OVM19M (Bli Bli Local Plan Area)	2 May 2014
OVM20M	Water Resource Catchments Overlay Map OVM20M	19 March 2018
OVM21M	Water Resource Catchments Overlay Map OVM21M (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22M	Water Resource Catchments Overlay Map OVM22M (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23M	Water Resource Catchments Overlay Map OVM23M	2 May 2014
OVM24M	Water Resource Catchments Overlay Map OVM24M	2 May 2014
OVM25M	Water Resource Catchments Overlay Map OVM25M	2 May 2014
OVM26M	Water Resource Catchments Overlay Map OVM26M	2 May 2014
OVM27M	Water Resource Catchments Overlay Map OVM27M (Woombye Local Plan Area)	2 May 2014
OVM28M	Water Resource Catchments Overlay Map OVM28M	2 May 2014

Map number	Map title	Gazettal date
	(Palmwoods Local Plan Area)	
OVM29M	Water Resource Catchments Overlay Map OVM29M (Eudlo Local Plan Area)	2 May 2014
OVM30M	Water Resource Catchments Overlay Map OVM30M	2 May 2014
OVM31M	Water Resource Catchments Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32M	Water Resource Catchments Overlay Map OVM32M(Buderim Local Plan Area)	2 May 2014
OVM33M	Water Resource Catchments Overlay Map OVM33M (Sippy Downs Local Plan Area)	2 May 2014
OVM34M	Water Resource Catchments Overlay Map OVM34M (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35M	Water Resource Catchments Overlay Map OVM35M (Kawana Waters Local Plan Area)	2 May 2014
OVM36M	Water Resource Catchments Overlay Map OVM36M	2 May 2014
OVM37M	Water Resource Catchments Overlay Map OVM37M	2 May 2014
OVM38M	Water Resource Catchments Overlay Map OVM38M	2 May 2014
OVM39M	Water Resource Catchments Overlay Map OVM39M (Maleny Local Plan Area)	2 May 2014
OVM40M	Water Resource Catchments Overlay Map OVM40M	2 May 2014
OVM41M	Water Resource Catchments Overlay Map OVM41M(Mooloolah Local Plan Area)	2 May 2014
OVM42M	Water Resource Catchments Overlay Map OVM42M(Landsborough Local Plan Area)	2 May 2014
OVM43M	Water Resource Catchments Overlay Map OVM43M	2 May 2014
OVM44M	Water Resource Catchments Overlay Map OVM44M (Caloundra West Local Plan Area)	2 May 2014
OVM45M	Water Resource Catchments Overlay Map OVM45M (Caloundra Local Plan Area)	2 May 2014
OVM46M	Water Resource Catchments Overlay Map OVM46M (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47M	Water Resource Catchments Overlay Map OVM47M	2 May 2014
OVM48M	Water Resource Catchments Overlay Map OVM48M	2 May 2014
OVM49M	Water Resource Catchments Overlay Map OVM49M (Beerwah Local Plan Area)	2 May 2014
OVM50M	Water Resource Catchments Overlay Map OVM50M (Glass House Mountains Local Plan Area)	2 May 2014
OVM51M	Water Resource Catchments Overlay Map OVM51M	2 May 2014
OVM52M	Water Resource Catchments Overlay Map OVM52M	2 May 2014
OVM53M	Water Resource Catchments Overlay Map OVM53M	2 May 2014
OVM54M	Water Resource Catchments Overlay Map OVM54M (Beerburum Local Plan Area)	2 May 2014
OVM55M	Water Resource Catchments Overlay Map OVM55M	2 May 2014

Schedule 3 Priority infrastructure plan mapping and supporting material

Table SC3.1 (PIP map index) below lists the maps for the priority infrastructure plan.

Table SC3.1 PIP map index

Map number	Map title	Gazettal date
Priority Infrastructure Area		
PIPM1A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM1A	2 May 2014
PIPM2A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM2A	2 May 2014
PIPM3A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM3A (Eumundi Local Plan Area)	2 May 2014
PIPM4A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM4A	2 May 2014
PIPM5A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM5A	2 May 2014
PIPM6A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM6A	2 May 2014
PIPM7A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM7A	2 May 2014
PIPM8A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM8A (Yandina Local Plan Area)	2 May 2014
PIPM9A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM9A	2 May 2014
PIPM10A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM10A (Peregian South Local Plan Area)	2 May 2014
PIPM11A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM11A (Coolum Local Plan Area)	2 May 2014
PIPM12A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM12A	2 May 2014
PIPM13A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM13A	2 May 2014
PIPM14A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM4A (Kenilworth Local Plan Area)	2 May 2014
PIPM15A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM15A	2 May 2014
PIPM16A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM16A (Blackall Range Local Plan Area)	2 May 2014
PIPM17A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM17A	2 May 2014
PIPM18A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM18A (Nambour Local Plan Area)	2 May 2014
PIPM19A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM19A (Bli Bli Local Plan Area)	14 May 2018
PIPM20A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM20A	14 May 2018
PIPM21A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM21A (Maroochy North Shore Local Plan Area)	19 March 2018
PIPM22A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM22A	19 March 2018

Map number	Map title	Gazettal date
	(Maroochydore/Kuluin Local Plan Area	
PIPM23A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM23A	2 May 2014
PIPM24A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM24A	2 May 2014
PIPM25A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM25A	2 May 2014
PIPM26A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM26A	2 May 2014
PIPM27A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM27A (Woombye Local Plan Area)	2 May 2014
PIPM28A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM28A (Palmwoods Local Plan Area)	2 May 2014
PIPM29A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM29A (Eudlo Local Plan Area)	2 May 2014
PIPM30A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM30A	2 May 2014
PIPM31A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
PIPM32A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM32A (Buderim Local Plan Area)	2 May 2014
PIPM33A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM33A (Sippy Downs Local Plan Area)	2 May 2014
PIPM34A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM34A (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
PIPM35A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM35A (Kawana Waters Local Plan Area)	2 May 2014
PIPM36A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM36A	2 May 2014
PIPM37A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM37A	2 May 2014
PIPM38A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM38A	2 May 2014
PIPM39A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM39A (Maleny Local Plan Area)	2 May 2014
PIPM40A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM40A	14 May 2018
PIPM41A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM41A (Mooloolah Local Plan Area)	2 May 2014
PIPM42A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM42A (Landsborough Local Plan Area)	14 May 2018
PIPM43A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM43A	2 May 2014
PIPM44A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM44A (Caloundra West Local Plan Area)	2 May 2014
PIPM45A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM45A (Caloundra Local Plan Area)	2 May 2014
PIPM46A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM46A (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
PIPM47A	Priority Infrastructure Plan Map – Priority	2 May 2014

Map number	Map title	Gazettal date
	Infrastructure Area PIP Map PIPM47A	
PIPM48A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM48A	14 May 2018
PIPM49A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM49A (Beerwah Local Plan Area)	2 May 2014
PIPM50A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM50A (Glass House Mountains Local Plan Area)	2 May 2014
PIPM51A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM51A)	2 May 2014
PIPM52A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM52A	2 May 2014
PIPM53A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM53A	2 May 2014
PIPM54A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM54A (Beerburum Local Plan Area)	2 May 2014
PIPM55A	Priority Infrastructure Plan Map – Priority Infrastructure Area PIP Map PIPM55A	2 May 2014
Stormwater Quality Network		
PIPM1B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM1B	5 December 2015
PIPM2B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM2B	5 December 2015
PIPM3B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM3B (Eumundi Local Plan Area)	5 December 2015
PIPM4B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM4B	5 December 2015
PIPM5B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM5B	5 December 2015
PIPM6B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM6B	5 December 2015
PIPM7B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM7B	5 December 2015
PIPM8B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM8B (Yandina Local Plan Area)	5 December 2015
PIPM9B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM9B	5 December 2015
PIPM10B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM10B (Peregian South Local Plan Area)	5 December 2015
PIPM11B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM11B (Coolum Local Plan Area)	5 December 2015
PIPM12B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM12B	5 December 2015
PIPM13B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM13B	5 December 2015
PIPM14B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM14B (Kenilworth Local Plan Area)	5 December 2015
PIPM15B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM15B	5 December 2015
PIPM16B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM16B (Blackall Range Local Plan Area)	5 December 2015
PIPM17B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM17B	5 December 2015
PIPM18B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM18B (Nambour Local Plan Area)	5 December 2015

Map number	Map title	Gazettal date
PIPM19B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM19B (Bli Bli Local Plan Area)	14 May 2018
PIPM20B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM20B	14 May 2018
PIPM21B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM21B (Maroochy North Shore Local Plan Area)	19 March 2018
PIPM22B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM22B (Maroochydore/Kuluin Local Plan Area)	19 March 2018
PIPM23B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM23B	5 December 2015
PIPM24B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM24B	5 December 2015
PIPM25B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM25B	5 December 2015
PIPM26B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM26B	5 December 2015
PIPM27B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM27B (Woombye Local Plan Area)	5 December 2015
PIPM28B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM28B (Palmwoods Local Plan Area)	5 December 2015
PIPM29B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM29B (Eudlo Local Plan Area)	5 December 2015
PIPM30B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM30B	5 December 2015
PIPM31B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM31B (Forest Glen/Kunda Park/Tanawha Local Plan Area)	5 December 2015
PIPM32B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM32B (Buderim Local Plan Area)	5 December 2015
PIPM33B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM33B (Sippy Downs Local Plan Area)	5 December 2015
PIPM34B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM34B (Mooloolaba/Alexandra Headland Local Plan Area)	5 December 2015
PIPM35B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM35B (Kawana Waters Local Plan Area)	5 December 2015
PIPM36B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM36B	5 December 2015
PIPM37B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM37B	5 December 2015
PIPM38B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM38B	5 December 2015
PIPM39B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM39B (Maleny Local Plan Area)	5 December 2015
PIPM40B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM40B	14 May 2018
PIPM41B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM41B (Mooloolah Local Plan Area)	5 December 2015
PIPM42B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM42B (Landsborough Local Plan Area)	14 May 2018
PIPM43B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM43B	5 December 2015

Map number	Map title	Gazettal date
PIPM44B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM44B (Caloundra West Local Plan Area)	5 December 2015
PIPM45B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM45B (Caloundra Local Plan Area)	5 December 2015
PIPM46B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM46B (Golden Beach/Pelican Waters Local Plan Area)	5 December 2015
PIPM47B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM47B	5 December 2015
PIPM48B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM48B	14 May 2018
PIPM49B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM49B (Beerwah Local Plan Area)	5 December 2015
PIPM50B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM50B (Glass House Mountains Local Plan Area)	5 December 2015
PIPM51B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM51B	5 December 2015
PIPM52B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM52B	5 December 2015
PIPM53B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM53B	5 December 2015
PIPM54B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM54B (Beerburum Local Plan Area)	5 December 2015
PIPM55B	Priority Infrastructure Plan Map – Stormwater Quality Network PIP Map PIPM55B	5 December 2015
Transport Network (Road)		
PIPM1C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM1C(i)	5 December 2015
PIPM2C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM2C(i)	5 December 2015
PIPM3C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM3C(i) (Eumundi Local Plan Area)	5 December 2015
PIPM4C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM4C(i)	5 December 2015
PIPM5C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM5C(i)	5 December 2015
PIPM6C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM6C(i)	5 December 2015
PIPM7C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM7C(i)	5 December 2015
PIPM8C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM8C(i) (Yandina Local Plan Area)	5 December 2015
PIPM9C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM9C(i)	5 December 2015
PIPM10C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM10C(i) (Peregian South Local Plan Area)	5 December 2015
PIPM11C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM11C(i) (Coolool Local Plan Area)	5 December 2015
PIPM12C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM12C(i)	5 December 2015
PIPM13C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM13C(i)	5 December 2015
PIPM14C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM14C(i) (Kenilworth Local Plan Area)	5 December 2015

Map number	Map title	Gazettal date
PIPM15C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM15C(i)	5 December 2015
PIPM16C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM16C(i) (Blackall Range Local Plan Area)	5 December 2015
PIPM17C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM17EC(i)	5 December 2015
PIPM18C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM18C(i) (Nambour Local Plan Area)	5 December 2015
PIPM19C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM19C(i) (Bli Bli Local Plan Area)	14 May 2018
PIPM20C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM20C(i)	14 May 2018
PIPM21C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM21C(i) (Maroochy North Shore Local Plan Area)	19 March 2018
PIPM22C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM22C(i) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
PIPM23C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM23C(i)	5 December 2015
PIPM24C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM24C(i)	5 December 2015
PIPM25C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM25C(i)	5 December 2015
PIPM26C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM26C(i)	5 December 2015
PIPM27C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM27C(i) (Woombye Local Plan Area)	5 December 2015
PIPM28C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM28C(i) (Palmwoods Local Plan Area)	5 December 2015
PIPM29C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM29C(i) (Eudlo Local Plan Area)	5 December 2015
PIPM30C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM30C(i)	5 December 2015
PIPM31C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	5 December 2015
PIPM32C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM32C(i) (Buderim Local Plan Area)	5 December 2015
PIPM33C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM33C(i) (Sippy Downs Local Plan Area)	5 December 2015
PIPM34C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM34C(i) (Mooloolaba/Alexandra Headland Local Plan Area)	5 December 2015
PIPM35C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM35C(i) (Kawana Waters Local Plan Area)	5 December 2015
PIPM36C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM36C(i)	5 December 2015
PIPM37C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM37C(i)	5 December 2015
PIPM38C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM38C(i)	5 December 2015
PIPM39C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM39C(i) (Maleny Local Plan Area)	5 December 2015

Map number	Map title	Gazettal date
PIPM40C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM40C(i)	14 May 2018
PIPM41C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM41C(i) (Mooloolah Local Plan Area)	5 December 2015
PIPM42C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM42C(i) (Landsborough Local Plan Area)	14 May 2018
PIPM43C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM43C(i)	5 December 2015
PIPM44C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM44C(i) (Caloundra West Local Plan Area)	5 December 2015
PIPM45C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM45C(i) (Caloundra Local Plan Area)	5 December 2015
PIPM46C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM46C(i) (Golden Beach/Pelican Waters Local Plan Area)	5 December 2015
PIPM47C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM47C(i)	5 December 2015
PIPM48C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM48C(i)	14 May 2018
PIPM49C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM49C(i) (Beerwah Local Plan Area)	5 December 2015
PIPM50C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM50C(i) (Glass House Mountains Local Plan Area)	5 December 2015
PIPM51C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM51C(i)	5 December 2015
PIPM52C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM52C(i)	5 December 2015
PIPM53C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM53C(i)	5 December 2015
PIPM54C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM54C(i) (Beerburum Local Plan Area)	5 December 2015
PIPM55C(i)	Priority Infrastructure Plan Map – Transport Network (Road) PIP Map PIPM55C(i)	5 December 2015
Transport Network (Active Transport)		
PIPM1C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM1C(ii)	5 December 2015
PIPM2C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM2C(ii)	5 December 2015
PIPM3C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM3C(ii) (Eumundi Local Plan Area)	5 December 2015
PIPM4C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM4C(ii)	5 December 2015
PIPM5C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM5C(ii)	5 December 2015
PIPM6C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM6C(ii)	5 December 2015
PIPM7C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM7C(ii)	5 December 2015
PIPM8C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map	5 December 2015

Map number	Map title	Gazettal date
	PIPM8C(ii) (Yandina Local Plan Area)	
PIPM9C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM9C(ii)	5 December 2015
PIPM10C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM10C(ii) (Peregian South Local Plan Area)	5 December 2015
PIPM11C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM11C(ii) (Coolum Local Plan Area)	5 December 2015
PIPM12C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM12C(ii)	5 December 2015
PIPM13C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM13C(ii)	5 December 2015
PIPM14C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM14C(ii) (Kenilworth Local Plan Area)	5 December 2015
PIPM15C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM15C(ii)	5 December 2015
PIPM16C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM16C(ii) (Blackall Range Local Plan Area)	5 December 2015
PIPM17C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM17C(ii)	5 December 2015
PIPM18C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM18C(ii) (Nambour Local Plan Area)	5 December 2015
PIPM19C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM19C(ii) (Bli Bli Local Plan Area)	14 May 2018
PIPM20C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM20C(ii)	14 May 2018
PIPM21C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM21C(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
PIPM22C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM22C(ii) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
PIPM23C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM23C(ii)	5 December 2015
PIPM24C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM24C(ii)	5 December 2015
PIPM25C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM25C(ii)	5 December 2015
PIPM26C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM26C(ii)	5 December 2015
PIPM27C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM27C(ii) (Woombye Local Plan Area)	5 December 2015
PIPM28C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM28C(ii) (Palmwoods Local Plan Area)	5 December 2015
PIPM29C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map	5 December 2015

Map number	Map title	Gazettal date
	PIPM29C(ii) (Eudlo Local Plan Area)	
PIPM30C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM30C(ii)	5 December 2015
PIPM31C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	5 December 2015
PIPM32C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM32C(ii) (Buderim Local Plan Area)	5 December 2015
PIPM33C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM33C(ii) (Sippy Downs Local Plan Area)	5 December 2015
PIPM34C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM34C(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	5 December 2015
PIPM35C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM35C(ii) (Kawana Waters Local Plan Area)	5 December 2015
PIPM36C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM36C(ii)	5 December 2015
PIPM37C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM37C(ii)	5 December 2015
PIPM38C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM38C(ii)	5 December 2015
PIPM39C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM39C(ii) (Maleny Local Plan Area)	5 December 2015
PIPM40C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM40C(ii)	14 May 2018
PIPM41C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM41C(ii) (Mooloolah Local Plan Area)	5 December 2015
PIPM42C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM42C(ii) (Landsborough Local Plan Area)	14 May 2018
PIPM43C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM43C(ii)	5 December 2015
PIPM44C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM44C(ii) (Caloundra West Local Plan Area)	5 December 2015
PIPM45C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM45C(ii) (Caloundra Local Plan Area)	5 December 2015
PIPM46C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM46C(ii) (Golden Beach/Pelican Waters Local Plan Area)	5 December 2015
PIPM47C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM47C(ii)	5 December 2015
PIPM48C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM48C(ii)	14 May 2018
PIPM49C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM49C(ii) (Beerwah Local Plan Area)	5 December 2015
PIPM50C(ii)	Priority Infrastructure Plan Map – Transport	5 December 2015

Map number	Map title	Gazettal date
	Network (Council Active Transport) PIP Map PIPM50C(ii) (Glass House Mountains Local Plan Area)	
PIPM51C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM51C(ii)	5 December 2015
PIPM52C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM52C(ii)	5 December 2015
PIPM53C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM53C(ii)	5 December 2015
PIPM54C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM54C(ii) (Beerburrum Local Plan Area)	5 December 2015
PIPM55C(ii)	Priority Infrastructure Plan Map – Transport Network (Council Active Transport) PIP Map PIPM55C(ii)	5 December 2015
Public Parks and Land for Community Facilities Trunk Network		
PIPM1D	Priority Infrastructure Plan Map –Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM1D	5 December 2015
PIPM2D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM2D	5 December 2015
PIPM3D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM3D (Eumundi Local Plan Area)	5 December 2015
PIPM4D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM4D	5 December 2015
PIPM5D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM5D	5 December 2015
PIPM6D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM6D	5 December 2015
PIPM7D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM7D	5 December 2015
PIPM8D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM8D (Yandina Local Plan Area)	5 December 2015
PIPM9D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM9D	5 December 2015
PIPM10D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM10D (Peregian South Local Plan Area)	5 December 2015
PIPM11D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM11D (Coolool Local Plan Area)	5 December 2015
PIPM12D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM12D	5 December 2015
PIPM13D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM13D	5 December 2015
PIPM14D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM14D (Kenilworth Local	5 December 2015

Map number	Map title	Gazettal date
	Plan Area)	
PIPM15D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM15D	5 December 2015
PIPM16D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM16D (Blackall Range Local Plan Area)	5 December 2015
PIPM17D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM17D	5 December 2015
PIPM18D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM18D (Nambour Local Plan Area)	5 December 2015
PIPM19D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM19F (Bli Bli Local Plan Area)	14 May 2018
PIPM20D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM20D	14 May 2018
PIPM21D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM21D (Maroochy North Shore Local Plan Area)	19 March 2018
PIPM22D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM22D (Maroochydore/Kuluin Local Plan Area)	19 March 2018
PIPM23D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM23D	5 December 2015
PIPM24D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM24D	5 December 2015
PIPM25D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM25D	5 December 2015
PIPM26D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM26D	5 December 2015
PIPM27D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM27D (Woombye Local Plan Area)	5 December 2015
PIPM28D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM28D (Palmwoods Local Plan Area)	5 December 2015
PIPM29D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM29D (Eudlo Local Plan Area)	5 December 2015
PIPM30D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM30D	5 December 2015
PIPM31D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area)	5 December 2015
PIPM32D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM32D (Buderim Local Plan Area)	5 December 2015

Map number	Map title	Gazettal date
PIPM33D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM33D (Sippy Downs Local Plan Area)	5 December 2015
PIPM34D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM34D (Mooloolaba/Alexandra Headland Local Plan Area)	5 December 2015
PIPM35D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM35D (Kawana Waters Local Plan Area)	5 December 2015
PIPM36D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM36F	5 December 2015
PIPM37D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM37D	5 December 2015
PIPM38D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM38D	5 December 2015
PIPM39D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM39D (Maleny Local Plan Area)	5 December 2015
PIPM40D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM40D	14 May 2018
PIPM41D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM41D (Mooloolah Local Plan Area)	5 December 2015
PIPM42D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM42D (Landsborough Local Plan Area)	14 May 2018
PIPM43D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM43D	5 December 2015
PIPM44D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM44D (Caloundra West Local Plan Area)	5 December 2015
PIPM45D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM45D (Caloundra Local Plan Area)	5 December 2015
PIPM46D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM46D (Golden Beach/Pelican Waters Local Plan Area)	5 December 2015
PIPM47D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM47D	5 December 2015
PIPM48D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM48D	14 May 2018
PIPM49D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM49D (Beerwah Local Plan Area)	5 December 2015
PIPM50D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM50D (Glass House	5 December 2015

Map number	Map title	Gazettal date
	Mountains Local Plan Area)	
PIPM51D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM51D	5 December 2015
PIPM52D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM52D	5 December 2015
PIPM53D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM53D	5 December 2015
PIPM54D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM54D (Beerburum Local Plan Area)	5 December 2015
PIPM55D	Priority Infrastructure Plan Map – Public Parks and Land for Community Facilities Trunk Network PIP Map PIPM55D	5 December 2015

Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 24 July 2014 Effective date – 10 November 2014	Version 2 incorporating Sunshine Coast Planning Scheme 2014 (Minor Amendment) No. 1	Minor Amendment	The amendment clarifies the application and interpretation of the filling and excavation provisions in the Dwelling house code and the provisions relating to dwelling houses in the Landslide hazard and steep land overlay code.
Date of adoption – 26 February 2015 Effective date – 9 March 2015	Version 3 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 2	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors and corrects factual matters incorrectly stated in the Planning Scheme.
Date of adoption – 13 July 2015 Effective date – 3 August 2015	Version 4 incorporating Planning Scheme Policies (Administrative and Minor Amendment) No. 3	Administrative and Minor Amendment	The amendment corrects spelling and grammatical errors, factual matters incorrectly stated, outdated terms and minor technical matters in the planning scheme policies for the flood hazard overlay code, development works and the transport and parking code.
Date of adoption – 23 November 2015 Effective date – 7 December 2015	Version 5 incorporating Sunshine Coast Planning Scheme 2014 (Transitional Interim Local Government Infrastructure Plan Amendment) No. 4	Transitional Interim Local Government Infrastructure Plan Amendment	The amendment deletes reference to water and sewer networks, corrects mapping errors, adds and removes a number of infrastructure projects and includes other minor revision or corrections.
Date of adoption – 22 March 2016 Effective date – 1 April 2016	Version 6 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5	Major Amendment	The amendment reflects revised land use, densities and road layouts for the Palmview Master Planned Area, and includes amendments to the Planning Scheme Policy for Palmview Structure Plan and consequential planning scheme amendments.
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 6	Major Amendment	The amendment changes the zoning of land at Tweddell Drive, Pelican Waters and at School Road, Bli Bli. The amendment also corrects a number of site specific zoning and building height anomalies located in other parts of the planning scheme area.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 5 August 2016 Effective date – 15 August 2016	Version 7 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 7	Administrative and Minor Amendment	The amendment corrects formatting, spelling, grammatical, mapping and cross-referencing errors, corrects factual matters incorrectly stated in the Planning Scheme and reflects updates to the Queensland Planning Provisions (version 4.0).
Date of adoption – 16 February 2017 Effective date – 27 February 2017	Version 8 incorporating Sunshine Coast Planning Scheme 2014 (Administrative and Minor Amendment) No. 8	Administrative and Minor Amendment	The amendment corrects formatting, grammatical, mapping and cross-referencing errors. The amendment also reflects a number of development approvals including the Caloundra South Development Scheme and reflects latest State Planning Policy mapping in relation to transport infrastructure and erosion prone areas.
Date amendment made – 18 May 2017 Effective date – 3 July 2017	Version 9 incorporating Sunshine Coast Planning Scheme 2014 (Alignment Amendment) No. 9	Alignment Amendment	The amendment provides for terminology and other operational changes required to align the Planning Scheme with the Planning Act 2016 and the Planning Regulation 2017.
Date of adoption – 17 July 2017 Effective date – 31 July 2017	Version 10 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 10	Major Amendment	The amendment reflects the vision and recommendations of the <i>Place Making Mooloolaba Master Plan</i> and generally applies to the Mooloolaba town centre of the Mooloolaba/Alexandra Headland local plan area.
Date of adoption – 26 February 2018 Effective date – 5 March 2018	Version 11 incorporating Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 11	Qualified State Interest Amendment	The amendment deletes the requirement for the Muraban Street extension through Key Site 1 (Brisbane Road Carpark), from the Mooloolaba/Alexandra Headland local plan code.
Date of adoption – 8 March 2018 Effective date – 19 March 2018	Version 12 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 12	Major Amendment	The amendment changes the zoning of land at Twin Waters West, Pacific Paradise and includes specific provisions in the Maroochy North Shore Local plan code to guide future development of the Twin Waters West land. The amendment also undertakes necessary consequential planning scheme amendments.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
<p>Date of adoption – 8 May 2018</p> <p>Effective date – 14 May 2018</p>	<p>Version 13 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13</p>	<p>Major Amendment and Alignment Amendment</p>	<p>The amendment changes a zone or overlay relating to specific sites and addresses operational matters to improve the clarity and efficiency of the planning scheme. The amendment also makes terminology changes to align the amended provisions with the Planning Act 2016 and the Planning Regulation 2017.</p>