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Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Dual occupancy code • Nuisance code
Dwelling house	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
Dwelling unit	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Resort complex	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
Bar	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation 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
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation 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
Function facility	Code assessment if	<ul style="list-style-type: none"> • Tourist accommodation • Business uses and centre

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> zone code design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Business uses and centre design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Multi-unit residential uses code if incorporating a residential component Applicable local plan code Prescribed other development codes Business uses and centre design code
	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
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Tourist accommodation zone code Market code Applicable local plan code
Office	Accepted development if:- (a) for a bank or real estate agent; and (b) in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) for a bank or real estate agent; and (b) located at the ground storey of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation zone code Business uses and centre design code Applicable local plan code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Shop	Accepted development if:-	<ul style="list-style-type: none"> Transport and parking

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a gross leasable floor area of 300m ² .	code
	Code assessment if:- (a) located at the ground storey of a mixed use development; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	Code assessment if:- (a) located at the ground storey of a mixed use development; and (b) any shop tenancy does not exceed a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> • The planning scheme
Industrial activities		
Service industry	Code assessment if located at the ground storey of a mixed use development.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Community activities		
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • Prescribed other development codes
Sport and recreation activities		
Indoor sport and recreation	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Sport and recreation uses code • Applicable local plan code • Business uses and centre design code • Prescribed other development codes
	Impact assessment if	<ul style="list-style-type: none"> • The planning scheme

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not otherwise specified.	
Outdoor sport and recreation	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation uses code • <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> • The planning scheme
Other activities		
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 5.5.5 Principal centre zone

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Accepted development	<ul style="list-style-type: none"> Community residence code
Dual occupancy	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Residential care facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
Resort complex	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Adult store¹	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>

¹ Editor's note—the State Planning Regulatory Provision (Adult Stores) applies to accepted development and assessable development under the planning scheme.

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Food and drink outlet	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 450m 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 leasable floor area</i> of 450m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 450m 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 leasable floor area</i> of 450m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business	Accepted development if: (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
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
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Market code Safety and security code Transport and parking code Waste management code
Nightclub entertainment facility	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Office	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Service station code <i>Prescribed other development codes</i>
Shop	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping 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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Theatre	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Veterinary services	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Industrial activities		
Service industry	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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
Community activities		
Child 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"> Principal centre zone code Maroochydore/Kuluin local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<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"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Hospital	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation	Accepted development if 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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Major sport, recreation and entertainment facility	Code assessment if for a convention and exhibition centre or entertainment centre.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

PRINCIPAL CENTRE 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>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <ul style="list-style-type: none"> 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		
<i>Major electricity infrastructure</i>	Accepted development if for underground high voltage sub-transmission powerlines and associated transition structures.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Parking station</i>	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
<i>Telecommunications facility</i>	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code if involving studios or offices for broadcasting <ul style="list-style-type: none"> Telecommunications facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<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 5.5.6 Major centre zone

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Residential care facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Resort complex	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Retirement facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an adult store sensitive use area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not located in an	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

Table 5.5.7 District centre zone

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation <i>Prescribed other development codes</i>
Dual occupancy	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Residential care facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
Resort complex	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Adult store	Accepted development if:- (a) in an existing	<ul style="list-style-type: none"> Transport and parking code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>building; and (b) not located in an <i>adult store sensitive use area</i>.</p> <p>Code assessment if:- (a) not in an existing building; and (b) not located in an <i>adult store sensitive use area</i>.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i> • The planning scheme
Agricultural supplies store	<p>Accepted development if in an existing building.</p> <p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • Transport and parking code • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
Bar	<p>Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.</p> <p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • Transport and parking code • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Business uses and centre design codes • Applicable local plan code • <i>Prescribed other development codes</i>
Food and drink outlet	<p>Accepted development if:- (a) in an existing building; and (b) not for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.</p> <p>Impact assessment if for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.</p> <p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • Transport and parking code • The planning scheme • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other</i>

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code <i>development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable 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 leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> District centre 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
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable 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 leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> District centre 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
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
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
	Code assessment if not	<ul style="list-style-type: none"> District centre zone code Safety and security code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> code • Applicable local plan code • Market code • Transport and parking code • Waste management code
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> • Sales office code • Transport and parking code
Service station	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Service station code • <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) in an existing building; and (b) not for a <i>department store or discount department store.</i>	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if for a <i>department store or discount department store.</i>	<ul style="list-style-type: none"> • The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store or discount department store.</i>	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store or discount department store.</i>	<ul style="list-style-type: none"> • The planning scheme
Theatre	Code assessment if not involving a multiplex cinema.	<ul style="list-style-type: none"> • District centre 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
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Child care centre code • <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Community activities code • <i>Prescribed other</i>

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Applicable local plan <i>development codes</i> code
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Place of worship	Code assessment	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Outdoor sport and recreation	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Business uses and centre design code • Sport and recreation uses code • <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		
Parking station	Code assessment	<ul style="list-style-type: none"> • District centre zone • Business uses and centre

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code design code <ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting <ul style="list-style-type: none"> Telecommunications facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (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 5.5.8 Local centre zone

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

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) not for a <i>high volume convenience restaurant</i> .	
	Impact assessment if:- (a) incorporating a <i>drive-through facility</i> ; or (b) for a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable 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 leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable 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 leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if:- (a) located within a local (full service) activity centre; or (b) for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
	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
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code 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) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not otherwise specified above; and (b) having a <i>gross leasable floor area</i> not exceeding:- (i) 1,000m ² if for a <i>supermarket</i> ; and (ii) 300m ² otherwise.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 2,500m ² ; and (b) any <i>shop</i> tenancy	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	has a gross leasable floor area not exceeding:- (i) 1,000m ² if for a supermarket; and (ii) 300m ² otherwise.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Low impact industry	Code assessment if:- (a) involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like; (b) in a rural town or rural village; and (c) on a site that does not require an active street frontage as identified on a local plan elements figure.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<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"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Local centre zone code Community activities code

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

Table 5.5.9 Low impact industry zone

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Code assessment if having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Transport and parking code Industry uses code
	Code assessment if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Service station code Prescribed other development codes
Theatre	Code assessment if for a film studio or music recording studio.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Bulk landscape supplies	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code Prescribed other development codes
Low impact industry	Accepted development if:-	<ul style="list-style-type: none"> Industry uses code Transport and parking code

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
	(a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Service industry	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Warehouse	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Low impact industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Indoor sport and recreation</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
<i>Substation</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed other development codes</i>
<i>Telecommunications facility</i>	Code assessment	<ul style="list-style-type: none"> • Low impact industry zone code • Applicable local plan code • Telecommunications facility code • <i>Prescribed other development codes</i>
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.10 Medium impact industry zone

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Car wash	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Food and drink outlet	Code assessment if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> • Medium impact industry 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
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> • Transport and parking code • Industry uses code
	Code assessment if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Service station code • <i>Prescribed other development codes</i>
Veterinary services	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Industrial activities		
Bulk landscape supplies	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Low impact industry	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Medium impact	Accepted development	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
industry	if in an existing building.	code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Warehouse	Accepted development if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m ² ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Substation	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> • Medium impact industry zone code • Telecommunications facility code

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
<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 5.5.11 High impact industry zone

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Food and drink outlet	Code assessment if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Service station code • <i>Prescribed development codes</i> other
Industrial activities		
High impact industry	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Medium impact industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Community activities		
Crematorium	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed development codes</i> other
Emergency services	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed development codes</i> other
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Substation	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed development codes</i> other
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Telecommunications facility code • <i>Prescribed development codes</i> other
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Code assessment if:-	<ul style="list-style-type: none"> • High impact industry zone code • Utility code

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not for a <i>local utility</i> ; (b) located on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	zone code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme

Table 5.5.12 Waterfront and marine industry zone

WATERFRONT AND MARINE INDUSTRY 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"> Waterfront and marine industry 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>	Code assessment if not involving a <i>drive-through facility</i> or a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> Waterfront and marine industry 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
<i>Service station</i>	Code assessment if for the fuelling of marine craft.	<ul style="list-style-type: none"> Waterfront and marine industry 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
Industrial activities		
<i>Marine industry</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
<i>Medium industry impact</i>	Accepted development if:- (a) in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activity group		
<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"> Waterfront and marine industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Port services</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code <i>Prescribed other development codes</i>

WATERFRONT AND MARINE INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Telecommunications facility code Business uses and centre design code if involving studios or offices for broadcasting <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

Table 5.5.13 Sport and recreation zone

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Sustainable design code • Transport and parking code
Short-term accommodation	Code assessment if:- (a) located on:- (i) <i>Council</i> owned or controlled land; or (ii) Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli; and (b) conducted in association with a sport and recreation use on the same <i>site</i> .	<ul style="list-style-type: none"> • Sport and recreation 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 an open space or sport and recreation 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
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 conducted:- (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 outdoor sport and recreation use on the same <i>site</i> .	<ul style="list-style-type: none"> • Market code

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	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"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	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
	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 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>
Indoor sport and recreation	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
	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"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Major sport, recreation and entertainment facility	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> .	<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>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sport and recreation	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		
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 5.5.14 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

Table 5.5.17 Emerging community zone

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

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Palmview declared master planned area		
As specified in the table of assessment for the Structure Plan as varied by a variation approval. See Section 10.2 (Palmview Structure Plan)	As specified in the table of assessment for the Structure Plan as varied by a variation approval.	As specified in the Structure Plan as varied by a variation approval.
All other land included in Emerging community zone		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Cropping	Accepted development if not forestry for wood production.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if forestry for wood production.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Rural uses code Transport and parking code

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
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 5.5.18 Limited development (landscape residential) zone

LIMITED DEVELOPMENT (LANDSCAPE RESIDENTIAL) ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • The planning scheme
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
Sport and recreation activities		
<i>Park</i>	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 5.5.19 Rural zone

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Nature-based tourism</i>	Code assessment if for a camping ground or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Short-term accommodation</i>	Code assessment if for a farm stay or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if not otherwise specified.	<ul style="list-style-type: none"> Home based business code
<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
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development if for a prize home.	<ul style="list-style-type: none"> Sales office code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessment if:- (a) for an art and craft centre; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Rural 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
Industry activities		
<i>Extractive industry</i>	Code assessment if located in Precinct RUR1 (Meridan Plains Extractive Resource Area).	<ul style="list-style-type: none"> Rural zone code Extractive industry code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Transport depot</i>	Accepted development if involving the storage of not more than 2 vehicles.	<ul style="list-style-type: none"> Rural industries code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Aquaculture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Cropping	Accepted development if not forestry for wood production. ²	<ul style="list-style-type: none"> Rural uses code
Intensive animal industry	Code assessment if involving less than:- (a) 21 standard units of pigs; (b) 1,000 birds or poultry; (c) 50 standard units of cattle; or (d) 350 standard units of sheep.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Intensive horticulture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Permanent plantation	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Roadside stall	Accepted development	<ul style="list-style-type: none"> Rural industries code
Rural industry	Accepted development if:- (a) having a total use area of not more than 400m ² ; (b) employing no more than 4 persons who are non-residents of the <i>site</i> ; and (c) no part of the use area is within:- (i) 200 metres of a <i>site</i> in the Rural residential zone; or (ii) 500 metres of a <i>site</i> in a <i>residential zone</i> .	<ul style="list-style-type: none"> Rural industries code Transport and parking code
	Code assessment if no part of the use area is within:- (a) 200 metres of a <i>site</i> in the Rural residential zone; or	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code <i>Prescribed other development codes</i>

² Editor's note—the level of assessment for cropping where forestry for wood production in the Rural zone is prescribed in Section 3 of Schedule 6 of the Regulation.

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) 500 metres of a site in a residential zone.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rural workers accommodation	Code assessment if involving accommodation for no more than 20 persons.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Accepted development	<ul style="list-style-type: none"> Rural uses code
Winery	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code Prescribed other development codes
Other activities		
Renewable energy facility	Code assessment if:- (a) for a solar farm; (b) involving a total solar panel footprint of not more than 500m ² ; and (c) the provision of a new substation or major electricity infrastructure is not required to accommodate feed in of electricity to the reticulated electricity infrastructure network.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Utility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (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 5.5.20 Rural residential zone

RURAL RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office 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"> Rural residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
<i>Animal husbandry</i>	Accepted development if involving the grazing of livestock only.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) not involving the mechanical spraying of any pesticide or herbicide.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Roadside stall</i>	Accepted development	<ul style="list-style-type: none"> Rural industries code
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

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

Table 5.5.21 Specialised centre zone

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an <i>adult store sensitive use area</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if:- (a) not in an existing building; (b) not located in an <i>adult store sensitive use area</i> ; and (c) having a minimum <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> • Specialised centre 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
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Food and drink outlet	Accepted development if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Funeral parlour	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"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Garden 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"> • Specialised centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Hardware and trade supplies	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Outdoor sales	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Service station code Prescribed other development codes
Shop	Accepted development if:- (a) in an existing building; (b) having a minimum gross leasable floor area of 300m ² ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; (b) having a minimum gross leasable floor area of 300m ² ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if:- (a) each shop tenancy has a minimum gross leasable floor area of 300m ² ; and (b) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Showroom	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"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Veterinary services	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"> Specialised centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Low impact industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code Prescribed other development codes

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code
Research and technology industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Crematorium	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Place of worship	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Specialised centre zone code Applicable local plan code Telecommunications facility code Business uses and centre design code if involving studios or offices for broadcasting <i>Prescribed other development codes</i>
Utility installation	Accepted development	<ul style="list-style-type: none"> No requirements

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	if for a <i>local utility</i> .	applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.22 Tourism zone

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

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Nature-based tourism</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Resort complex</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Business activities		
<i>Bar</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Food and drink outlet</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Function facility</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Hotel</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
<i>Tourist attraction</i>	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> • Tourism zone code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
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
Sport and recreation activities		

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

5.6 Categories of development and categories of assessment – reconfiguring a lot

The following table identifies the category of development and category of assessment for reconfiguring a lot.

Table 5.6.1 Reconfiguring a lot

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Low density residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code;</p> <p>other than where:-</p> <p>(iii) the reconfiguration involves the subdivision of a lot existing at the commencement of the planning scheme into two lots;</p> <p>(iv) the existing lot is severed by a road that was gazetted prior to March 2006; and</p> <p>(v) the resulting lot boundaries use the road as the boundary of division.</p>	<ul style="list-style-type: none"> The planning scheme
Emerging community zone	<p>Impact assessment if creating one or more additional lots in the Emerging community zone unless in accordance with:-</p> <p>(a) an approved plan of development that has not lapsed; or</p> <p>(b) another current development approval in place at commencement of the planning scheme.</p>	<ul style="list-style-type: none"> The planning scheme
Limited development (landscape residential) zone	<p>Impact assessment if creating one or more additional lots in the Limited development (landscape residential) zone.</p>	<ul style="list-style-type: none"> The planning scheme
All zones	<p>Code assessment if:-</p> <p>(a) involving the subdivision of an existing or</p>	<ul style="list-style-type: none"> Applicable local plan code Applicable zone code

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>approved building or structure that subdivides land and/or airspace; or</p> <p>(b) not otherwise specified in this table as being assessable development requiring impact assessment.</p>	<ul style="list-style-type: none"> • Reconfiguring a lot code • <i>Prescribed</i> <i>other</i> <i>development codes</i>

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 ³ if involving <i>minor building work</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development ⁴ 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

³ 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.

⁴ 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 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> ; 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

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
	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 ⁶ ; 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

⁶ 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 ⁷ 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 ⁸	<ul style="list-style-type: none"> No requirements applicable

⁷ 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.

⁸ 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 Categories of development and categories of assessment – local plans

The following tables identify the circumstances in which a local plan changes the category of development and category of assessment for development and the applicable requirements for accepted development and assessment benchmarks for assessable development.

5.9.1 Blackall Range local plan

Table 5.9.1 Blackall Range 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 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.8**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOCAL CENTRE ZONE		
Business activities		
Any use included in the <i>business activity group</i>	Impact assessment if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m ² .	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Any use included in the <i>industrial activity group</i>	Impact assessment if:- (a) not in an existing building; and (b) having a <i>gross leasable floor area</i> exceeding 500m ² .	<ul style="list-style-type: none"> The planning scheme

5.9.2 Caloundra local plan

Table 5.9.2 Caloundra 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 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-9 (OMRAH AVENUE)		
Residential activities		
Dwelling house	Accepted development if on a lot currently occupied by a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	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
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-10 (CALOUNDRA AERODROME)		
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Medium impact industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Research and technology industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Service industry	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not associated with <i>air services</i> .	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i>
Community activities		
Community care centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Telecommunications facility code Prescribed other development codes

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 • 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>

Table 5.9.4.2 Golden Beach/Pelican Waters local plan: reconfiguring a lot

Note—this table identifies variations to the category of development and category of assessment for reconfiguring a lot specified in **Table 5.6.1 (Reconfiguring a lot)**. This table must be read in conjunction with **Table 5.6.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	<ul style="list-style-type: none"> • Golden Beach/Pelican Waters local plan code • Emerging community zone code • Reconfiguring a lot code • <i>Prescribed other development codes</i>

5.9.5 Kawana Waters local plan

Table 5.9.5 Kawana 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 5.5.7 (District centre zone)**. This table must be read in conjunction with **Table 5.5.7**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
DISTRICT CENTRE ZONE - PRECINCT KAW LPP- 1 (SOUTH OF POINT CARTWRIGHT DRIVE) AND PRECINCT KAW LPP- 2 (NORTH OF POINT CARTWRIGHT DRIVE)		
Business activities		
<i>Theatre</i>	Impact assessment if for a cinema.	<ul style="list-style-type: none"> The planning scheme
DISTRICT CENTRE ZONE - PRECINCT KAW LPP-3 (NICKLIN WAY NORTH, MINYAMA)		
Residential activities		
<i>Community residence</i>	Impact assessment	<ul style="list-style-type: none"> Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation The planning scheme
Business activities		
<i>Adult store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Agricultural supplies store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Bar</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Accepted development if for a pharmacy in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if for a pharmacy not in an existing building.	<ul style="list-style-type: none"> District centre zone code Kawana Waters local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Service industry</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Place of worship</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Parking station</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.9.6 Landsborough local plan

Table 5.9.6 Landsborough 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 5.5.21 (Specialised centre zone)**. This table must be read in conjunction with **Table 5.5.21**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
SPECIALISED CENTRE ZONE		
Business activities		
<i>Food and drink outlet</i>	Impact assessment if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • The planning scheme

5.9.7 Maroochy North Shore local plan

Table 5.9.7.1 Maroochy North Shore 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 5.5.1 (Low density residential zone)**, **Table 5.5.2 (Medium density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.2** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Medium impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Research and technology industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code Prescribed other development codes
Service industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Accepted	<ul style="list-style-type: none"> Industry uses code Transport and parking

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p> <p>Code assessment if not otherwise specified</p>	<p>code</p> <ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Warehouse	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p>	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community care centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Educational establishment	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
Parking station	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Telecommunications facility code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Any use	Accepted	<ul style="list-style-type: none"> No requirements

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community", for the Town of Seaside.</p>	<p>applicable</p>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> • The planning scheme

Table 5.9.7.2 Maroochy North Shore local plan: building work

Note—this table identifies variations to the category of development and category of assessment for building work specified in **Table 5.7.1 (Building work)**. This table must be read in conjunction with **Table 5.7.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Building work	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

Table 5.9.7.3 Maroochy North Shore 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
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Operational work – landscape work		
Operational work involving landscape work associated with a material change of use	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Maroochy North Shore local plan code
Operational work – engineering work		
Operational work involving engineering work associated with a material change of use	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work involving engineering work	Accepted development if	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
not associated with a material change of use	associated with a <i>dwelling house</i> .	9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code • Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work – filling or excavation		
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) associated with a material change of use	Accepted development if involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> • Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) not associated with a material change of use	Accepted development if involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> • Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • 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 in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community” for the Town of Seaside.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

5.9.8 Maroochydore/Kuluin local plan

Table 5.9.8 Maroochydore/Kuluin 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 5.5.1 (Low density residential zone), Table 5.5.3 (High density residential zone), Table 5.5.5 (Principal centre zone) and Table 5.5.14 (Open space zone). This table must be read in conjunction with Table 5.5.1, Table 5.5.3, Table 5.5.5 and Table 5.5.14.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 2 (AERODROME ROAD)		
Business activities		
<i>Nightclub entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 3 (MAROOCHY BOULEVARD/DALTON DRIVE)		
Business activities		
<i>Nightclub entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ² .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 4 (WHARF STREET)		
Business activities		
<i>Office</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 5 (MAUD STREET/SUGAR ROAD)		
Business activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Code assessment if in an existing dwelling house.	<ul style="list-style-type: none"> • Low density residential zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • Landscape code • Nuisance code • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
OPEN SPACE ZONE (LOT 6 SP239529)		
Other activities		
Major electricity infrastructure	Accepted development if for underground high voltage sub-transmission powerlines and associated transition structures.	<ul style="list-style-type: none"> • No requirements applicable

5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland 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 5.5.3 (High density residential zone)** and **Table 5.5.16 (Community facilities zone)** and. This table must be read in conjunction with **Table 5.5.3** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
Food and drink outlet	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 Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shop	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 Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 3 (MOOLOOLABA HEART STREET ACTIVATION)		
Business activities		
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a <i>drive-through facility</i> ;	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use building</i> .	<ul style="list-style-type: none"> High density residential 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
Shop	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) located at the ground storey of a <i>mixed use building</i> ; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> High density residential 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

5.9.10 Nambour local plan

Table 5.9.10 Nambour 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 5.5.6 (Major centre zone)** and **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.6** and **Table 5.5.8**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MAJOR CENTRE ZONE – PRECINCT NAM LPP - 3 (TOWN CENTRE FRAME)		
Business activities		
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> • The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Hotel</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Shop</i>	Code assessment if occupying not more than 200m ² of <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> • Major centre zone code • Nambour 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
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
<i>Showroom</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Business uses and centre design code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Industrial activities		
<i>Low impact industry</i>	Accepted development if:- (a) in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> • Major centre zone code • Nambour local plan code • Industry uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
<i>Major sport, recreation and entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOCAL CENTRE ZONE – PRECINCT NAM LPP-4 (NAMBOUR HEALTH HUB)		
Business activities		
<i>Agricultural supplies store</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Accepted development if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 200m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) having a gross leasable floor area not exceeding 200m ² .	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if:- (a) having a gross leasable floor area not exceeding 1,000m ² ; and (b) any shop tenancy does not exceed a gross leasable floor area of 200m ² .	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Hospital</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Nambour local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
<i>Club</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Indoor sport and recreation</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme

5.9.11 Sippy Downs local plan

Table 5.9.11 Sippy Downs 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 5.5.6 (Major centre zone)**. This table must be read in conjunction with **Table 5.5.6**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MAJOR CENTRE ZONE - PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB-PRECINCT SID LPSP-1A (SIPPY DOWNS TOWN CENTRE CORE)		
Residential activities		
<i>Dual occupancy</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling unit</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Resort complex</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Bar</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> 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
<i>Car wash</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not involving a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not involving a <i>drive-through facility</i> ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> 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
<i>Function facility</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> 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
<i>Funeral parlour</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> 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
<i>Garden centre</i>	Code assessment if:- (a) not exceeding a <i>gross leasable floor area</i> of 200m ² ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> 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
<i>Health care services</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Shopping centre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Theatre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Sport and recreation activities		
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Parking station	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
MAJOR CENTRE ZONE – PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB - PRECINCT SID LPSP-1B (SIPPY DOWNS BUSINESS AND TECHNOLOGY SUB-PRECINCT)		
Residential activities		
Dual occupancy	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Resort complex	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
Adult store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Car wash	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Garden centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Impact assessment if exceeding a <i>gross leasable floor area</i> of 100m ² .	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Impact assessment if:- (a) any retail/ catering uses exceed a total <i>gross leasable floor area</i> of 500m ² ; or (b) any <i>shop</i> tenancy exceeds 100m ² <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Impact assessment if for a cinema.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Research and technology industry	Code assessment	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Industry uses code <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Code assessment if not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs 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
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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 ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
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	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

⁹ 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.

¹⁰ 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 ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
runway; or (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.	No change if not 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 or 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;	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>).	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not otherwise specified.	

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(ii) <i>hotel</i> (if incorporating a residential component); or (iii) <i>office</i> .		
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	No change	• Biodiversity,

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
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 Overlay Map.		waterways and wetlands overlay code
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 <i>minor building work</i> , 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 ¹¹ ; 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	No change	• Extractive resources overlay code

¹¹ Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-

- (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.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<ul style="list-style-type: none"> (ii) <i>dwelling house</i>; (iii) a use in the <i>business activity group</i>, other than a <i>home based business</i>; (iv) a use in the <i>industrial activity group</i>, other than an <i>extractive industry</i>; (v) a use in the <i>community activity group</i>; (vi) a use in the <i>sport and recreation activity group</i>; (vii) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i>; or (viii) 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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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 overlay¹²		
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:- <ul style="list-style-type: none"> (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

¹² 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 ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	No change if not otherwise specified above.	<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
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	<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
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; (iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World); or	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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

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

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

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	operational work.	
	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 Overlay Map.	Code assessment if the change of use:- (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.	<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 <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	<ul style="list-style-type: none"> Heritage and character areas overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	by the applicable table of assessment for operational work.	
	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 on a Landslide Hazard and Steep Land Overlay Map; and (b) for a use other than animal husbandry or cropping.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
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	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 overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
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, cropping</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> .		
Reconfiguring a lot 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) increasing the number of lots.	No change	• Regional infrastructure overlay code
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	• 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	• 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</i> or <i>roadside stall</i> ; or (vii) a use in the <i>other activity group</i> , other than <i>major electricity infrastructure</i> .	No change	• 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	• 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	• 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	• 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:-	No change	• Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(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> .		
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
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:-	No change	<ul style="list-style-type: none"> Water resource

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(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.		catchments overlay code
Operational work involving <i>filling or excavation</i> 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	• Water resource catchments overlay code
Operational work involving <i>vegetation clearing</i> 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 Overlay Map.	No change	• Water resource catchments overlay code

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6.2.4 Tourist accommodation zone code

6.2.4.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourist accommodation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourist accommodation 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.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes* and *short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities* and *indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (b) where located outside a local plan area, development provides for:-
 - (i) residential activities to be limited to visitor accommodation only; and
 - (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;
 - (c) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (d) development generally caters for a medium rise built form;
 - (e) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
 - (i) microclimate impacts, including the extent and duration of any overshadowing;

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

- (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- (f) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
 - (g) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
 - (h) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
 - (i) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
 - (j) 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;
 - (k) 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;
 - (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 is provided with the full range of urban services 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;
 - (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 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Tourist accommodation zone)** to occur in the Tourist accommodation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.4.2.1** to occur in the Tourist accommodation 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 6.2.4.2.1** is an inconsistent use and is not intended to occur in the Tourist accommodation zone.

Table 6.2.4.2.1 Consistent uses and potentially consistent uses in the Tourist accommodation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i>	(a) <i>Nature-based tourism</i>
(b) <i>Community residence</i>	(b) <i>Rooming accommodation</i>
(c) <i>Dual occupancy</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling house</i>	
(e) <i>Dwelling unit</i>	
(f) <i>Multiple dwelling</i>	
(g) <i>Resort complex</i>	
(h) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Bar</i>	(a) <i>Nightclub entertainment facility</i>
(b) <i>Food and drink outlet</i>	(b) <i>Shop</i> (other than as specified in column 1 and not

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

6.2.5 Principal centre zone code

6.2.5.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Principal centre 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.

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Principal centre zone code is to provide for the Maroochydore Principal Regional Activity Centre to be developed:-
 - (a) as the principal *regional activity centre* for the Sunshine Coast sub-region, characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, sub-tropical style;
 - (b) with key concentrations of highest order retail, commercial, residential and community facilities capable of servicing the Sunshine Coast sub-region; and
 - (c) at a scale and intensity that is commensurate with the role and function of the Principal Regional Activity Centre as specified in the *Sunshine Coast activity centre network* and the Maroochydore/Kuluin local plan code.

Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the *Economic Development Act 2012*.

- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Regional Activity Centre in an arrangement that produces mixed land use outcomes, supports public and *active transport* modes and creates a large number of jobs in a wide array of creative and successful enterprises;
 - (b) development recognises and reinforces the natural attributes of the Maroochydore Principal Regional Activity Centre by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with living on the coast;
 - (c) development supports the establishment of a community heart for Maroochydore and the Sunshine Coast sub-region through significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life;
 - (d) development provides for the establishment of diverse and high density in-centre residential activities, thus increasing the activity and vibrancy of the Maroochydore Principal Regional Activity Centre and offering high quality living environments that are close to public transport and everything the principal *regional activity centre* has to offer;
 - (e) development provides for the establishment of a highly permeable street network that is convenient, attractive and pedestrian friendly and that allows for effective vehicle movement and circulation;
 - (f) development provides for and supports the establishment of the dedicated public transport corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as major elements of a multi-modal public transport system that provides high quality public

- (g) transport access to the Maroochydore Principal Regional Activity Centre and connects Maroochydore to the regional public transport system;
- (h) development provides for the establishment of strong integration, linkages and connectivity across the Maroochydore Principal Regional Activity Centre (including the Maroochydore City Centre Priority Development Area) and in particular, the establishment of a public walkable waterfront, public pedestrian promenades and other urban elements to create a connected, permeable principal *regional activity centre*;
- (i) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (j) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding and storm tide inundation, 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 throughout and beyond the activity centre;
- (n) 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, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (o) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (p) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;
- (q) except where otherwise specified in the Maroochydore/Kuluin local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.5.2.1 (Consistent uses and potentially consistent uses in the Principal centre zone)** to occur in the Principal centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.5.2.1** to occur in the Principal centre 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 6.2.5.2.1** is an inconsistent use and is not intended to occur in the Principal centre zone.

Note—the Maroochydore/Kuluin local plan code include supplementary tables of consistent uses and potentially consistent uses for land included in the Principal centre zone in Local plan precinct MAR LPP-2 – Aerodrome Road and Local plan precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive. The supplementary tables are to be used in place of **Table 6.2.5.2.1** for development in Local plan precinct MAR LPP-2 – Aerodrome Road and Local plan precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive.

Table 6.2.5.2.1 Consistent uses and potentially consistent uses in the Principal centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i>	None

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

6.2.6 Major centre zone code

6.2.6.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Major centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Major centre 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.

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to provide for Beerwah Town Centre, Caloundra Town Centre, Nambour Town Centre and Sippy Downs Town Centre to:-
 - (a) be developed as major *regional activity centres* for the Sunshine Coast, servicing a part of the sub-region and complementing the role of Maroochydore as the principal *regional activity centre* for the Sunshine Coast;
 - (b) accommodate a range of higher order business activities, entertainment activities, multi-unit residential activities and community activities in an active and vibrant mixed use environment; and
 - (c) have a scale and intensity of development that is commensurate with the role and function of a major *regional activity centre* as specified in the *Sunshine Coast activity centre network*² and the applicable local plan code.
- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
 - (a) major *regional activity centres* are developed as vibrant, mixed use places;
 - (b) development provides a range of higher order retailing, entertainment/catering, commercial, administrative and government services, and community and cultural facilities;
 - (c) a mix of medium and high density multi-unit residential activities are provided, generally in a mixed use format, that are complementary to the predominant non-residential activities and business functions of the zone;
 - (d) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network* and does not undermine the role and function of Maroochydore as the principal *regional activity centre* for the Sunshine Coast sub-region;
 - (e) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the major *regional activity centre* in a local plan code;
 - (f) higher order shopping facilities in the form of a *department store* are not established in any major *regional activity centre*;
 - (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;
 - (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;

² Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

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

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

6.2.8 Local centre zone code

6.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Local centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Local centre 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.

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Local centre zone code is to provide for a range of activities that complement, but do not compete with, the role and function of higher order activity centres by meeting the convenience service needs of individual rural towns and villages or coastal urban neighbourhoods, and providing local employment opportunities.

Local centres are developed as well designed, safe and visually attractive local convenience centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) local activity centres are developed as vibrant, mixed use places;
 - (b) development provides for a limited range of retail business activities that service the local level convenience needs of residents and visitors in the immediate area;
 - (c) in addition to retail business activities, development provides for a mix of other activities including *food and drink outlets* (e.g. restaurants and dining facilities), *offices*, local *health care services*, and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dual occupancies*, *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*⁴ and the applicable local plan code and does not undermine the role or function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the activity centre in a local plan code;
 - (ii) a *full line supermarket* is established only in a local (full service) activity centre and not more than one *full line supermarket* is established in any local (full service) activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, are not established in any local activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, cycle, public transport and road transport networks and infrastructure;

⁴ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3** of **Schedule 1 (Definitions)**.

- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating *public open spaces* including civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;
- (n) 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;
- (o) 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;
- (p) 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 the activity centre;
- (q) development provides for *infrastructure* and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)** to occur in the Local centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.8.2.1** to occur in the Local centre 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 6.2.8.2.1** is an inconsistent use and is not intended to occur in the Local centre zone.

Note—the Nambour local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Local centre zone in Local plan precinct NAM LPP-3 – Nambour health hub. The supplementary table is to be used in place of **Table 6.2.8.2.1** for development in Local plan precinct NAM LPP-3 – Nambour health hub.

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

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

SC1.2 Administrative definitions

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

Table SC1.2.1 Index of administrative definitions

<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding • Drive-through facility • Dwelling 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • 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 • Prescribed rooftop use • Primary active street frontage • Principal public transport network 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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<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"> • Private open space • 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
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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 dwelling 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	<p>(a) <i>vegetation clearing</i> undertaken by a statutory authority on land other than freehold land;</p> <p>(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>;</p> <p>(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;</p> <p>(d) clearing of:-</p> <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; <p>provided that the clearing:-</p> <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; <p>(e) <i>vegetation clearing</i> in the Rural zone associated with <i>property maintenance activities</i>;</p> <p>(f) <i>vegetation clearing</i> that is <i>reasonably necessary</i> for carrying out work that is:-</p> <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; <p>(g) <i>vegetation clearing</i> in accordance with a current development approval:-</p> <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>; <p>(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;</p> <p>(i) <i>vegetation clearing</i> required for emergency works, where:-</p> <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; <p>(j) <i>vegetation clearing</i> involving the harvesting of timber in a lawfully established plantation;</p> <p>(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;</p> <p>(l) <i>vegetation clearing</i> on a lot not exceeding 1,000m² in area provided that such <i>vegetation clearing</i>:-</p> <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 <p>(m) <i>vegetation clearing</i> on a lot exceeding 1,000m² in area provided that such</p>

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 area</i>, <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;

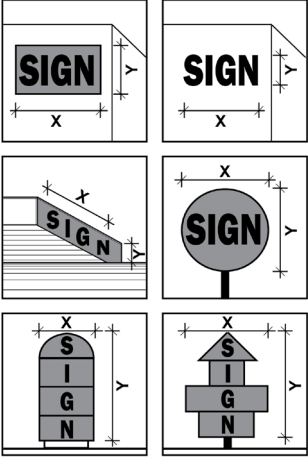
Column 1 Term	Column 2 Definition
	(b) panel beating; (c) spray painting; (d) engine reconditioning, repairs; (e) wood working/manufacturing involving the use of power tools; (f) furniture manufacturing; (g) metal work; (h) welding.
High volume convenience restaurant	The use of premises being fast food 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> <p>(b) the reticulation of power (including electricity and gas);</p> <p>(c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport;</p> <p>(d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park;</p> <p>(e) the provision of postal services; or</p> <p>(f) the provision of telecommunication services not involving the erection of a <i>telecommunications facility</i>.</p> <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> <p>(a) highway/motorway;</p> <p>(b) arterial;</p> <p>(c) sub-arterial;</p> <p>(d) controlled distributor;</p> <p>(e) distributor; or</p> <p>(f) district collector.</p>
Major utility	<p>The use of premises being <i>utility installation</i> for:-</p> <p>(a) the generation of power (including electricity or gas) from a power plant;</p> <p>(b) the storage or treatment of water, sewage or refuse; or</p> <p>(c) any other Local Government, State or Federal Government purpose which is not a defined use.</p> <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> <p>(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</p> <p>(b) where the building work does not intrude into any boundary <i>setback</i> specified as an acceptable solution in an applicable use code.</p>
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> <p>(a) augmentations/upgrades to existing powerlines where the voltage of the <i>infrastructure</i> does not increase; and</p> <p>(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.</p>
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>
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 local government 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.
Prescribed rooftop use	A <i>bar, food and drink outlet</i> (restaurant), <i>function facility</i> , <i>hotel</i> (excluding any accommodation component), <i>indoor sport and recreation</i> , <i>outdoor sport and recreation</i> or other recreation and entertainment facilities <i>ancillary</i> to a use in the <i>residential activity group</i> that are:- (a) located on a rooftop and exceeding (whether fully or partially) the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map under the following circumstances:- (i) the building or structure does not exceed 3 metres above the maximum height specified for the site on the applicable Height of Buildings and

Column 1 Term	Column 2 Definition
	<p>Structures Overlay Map, with the exception of a lift overrun which does not exceed 5 metres above the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map;</p> <ul style="list-style-type: none"> (ii) the building or structure is not located within 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading; (iii) lift overrun and building plant associated with any part of the building are setback a minimum of 3 metres from the rooftop perimeter (applicable to new building work only), other than where facing another tower element on the same site; (iv) having a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the <i>storey</i> directly below; (v) providing for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls); and (vi) including visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements. <p>(b) accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests); and</p> <p>(c) located in a zone nominated in the following local plan areas:-</p> <ul style="list-style-type: none"> (i) Maroochydore/Kuluin local plan area (Principal centre zone, that part of the Tourist accommodation zone adjacent to The Esplanade and Cotton Tree Parade or that part of the Local centre zone adjacent to King Street); or (ii) Mooloolaba/Alexandra Headland local plan area (District centre zone, Tourism zone or Tourist accommodation zone); or (iii) Coolum local plan area (District centre zone or Tourist accommodation zone).
Primary active street frontage	<p>Any frontage of a building that creates activity on the adjacent street or other public place.</p> <p>Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i>:-</p> <ul style="list-style-type: none"> (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 90% of the street front boundary, (b) is built to the street front boundary at ground level; (c) has windows and door openings to the adjacent street or public place; and (d) minimises driveway and servicing <i>access</i> across the active street frontage.
Principal public transport network	<p>The public transport corridors identified on Figure 9.4.8C (Strategic Network of Public Transport Links) as a dedicated public transport corridor, public transport priority corridor and public transport advantage corridor.</p>
Private open space	<p>An outdoor space for the exclusive use of occupants of a building.</p>
Probable maximum flood (PMF)	<p>The largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The <i>PMF</i> defines the extent of flood-prone land. Generally, it is not physically or financially possible to provide general protection against this event.</p>
Probable maximum storm tide (PMST)	<p>The maximum storm tide level that may be expected from the combination of meteorological and hydrological conditions that are reasonably possible in a particular locality, including the predicted impacts of climate change.</p>
Property maintenance activities	<p><i>Vegetation clearing</i> that is <i>reasonably necessary</i> for property maintenance including construction and maintenance of farm tracks, fences, farm structures (e.g. sheds, bores, windmills, tank stands, and stock yards), maintenance of crops, slashing grass, harvesting of crops, maintenance of pasture and cleared land areas and the pruning, felling and clearing of orchard vegetation species.</p>
Protected estate	<p>Means:-</p> <ul style="list-style-type: none"> (a) any protected area to which the <i>Nature Conservation Act 1992</i> applies, including any national park, conservation park, resource reserve, nature refuge, coordinated conservation area, wilderness area, World heritage management area and international agreement area;

Column 1 Term	Column 2 Definition
	(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 <i>access</i> 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 <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 <i>access</i> 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.

Column 1 Term	Column 2 Definition
Sensitive land use (or sensitive receptor)	<p>Each of the following defined uses:-</p> <ul style="list-style-type: none"> (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	<p>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.</p> <p>Note—for example</p> <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	<p>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.</p>
Signface area	<p>Means:-</p> <ul style="list-style-type: none"> (a) in the case of a purpose built <i>advertising device</i> which is free standing, the 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 (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>Note—the figure below provides further guidance about the definition of <i>signface area</i>.</p>  <p>The diagrams show six different sign configurations with their respective signface areas indicated by a rectangle with dimensions 'x' and 'y':</p> <ul style="list-style-type: none"> 1. A rectangular sign with a white background and black border. The signface area is the rectangle containing the sign, with width 'x' and height 'y'. 2. A rectangular sign with a white background and black border, tilted at an angle. The signface area is the rectangle containing the sign, with width 'x' and height 'y'. 3. A circular sign on a post. The signface area is the rectangle containing the sign, with width 'x' and height 'y'. 4. A sign with a white background and black border, featuring a decorative arch at the top. The signface area is the rectangle containing the sign, with width 'x' and height 'y'. 5. A sign with a white background and black border, featuring a decorative arch at the top and a horizontal bar below. The signface area is the rectangle containing the sign, with width 'x' and height 'y'. 6. A sign with a white background and black border, featuring a decorative arch at the top and a horizontal bar below. The signface area is the rectangle containing the sign, with width 'x' and height 'y'.

Column 1 Term	Column 2 Definition
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> <ul style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; (b) <i>basement</i> car parking areas located wholly below ground level; (c) eaves and sun shading devices.
Slope	<p>Means:-</p> <ul style="list-style-type: none"> (a) for the purpose of reconfiguring a lot:- <ul style="list-style-type: none"> (iv) 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 (v) 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:- <ul style="list-style-type: none"> (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 (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>. (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:- <ul style="list-style-type: none"> (i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or (ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>. <p>For the purposes of this definition, predominant <i>slope</i> (%) = (x ÷ y) x 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. <p>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.</p>
Slope analysis	<p>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:-</p> <ul style="list-style-type: none"> (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	<p>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:-</p> <ul style="list-style-type: none"> (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.

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
	<p>A <i>mezzanine</i> is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a <i>storey</i>.</p> <p>A <i>basement</i> is not a storey.</p>
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	<p>A single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale.</p> <p><i>Examples – Aldi, Coles, Foodstore, IGA, Woolworths.</i></p>
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	<p>Means:-</p> <p>(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</p> <p>(b) the water downstream from a downstream limit declared under the <i>Water Act 2000</i>.</p>
Transport hierarchy	The <i>transport hierarchy</i> shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) .
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 <i>infrastructure service catchment</i>) is fully developed.
Urban purposes	For the purpose of the local government infrastructure plan, <i>urban purposes</i> includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban zone	<p>Means each of the following zones:-</p> <p>(a) Low density residential zone;</p> <p>(b) Medium density residential zone;</p> <p>(c) High density residential zone;</p> <p>(d) Tourist accommodation zone;</p> <p>(e) Principal centre zone;</p> <p>(f) Major centre zone;</p> <p>(g) District centre zone;</p> <p>(h) Local centre zone;</p> <p>(i) Low impact industry zone;</p> <p>(j) Medium impact industry zone;</p> <p>(k) High impact industry zone;</p> <p>(l) Waterfront and marine industry zone;</p> <p>(m) Community facilities zone if located within the urban growth management</p>

Column 1 Term	Column 2 Definition
	<p>boundary;</p> <p>(n) Emerging community zone;</p> <p>(o) Sport and recreation zone if located within the urban growth management boundary;</p> <p>(p) Specialised centre zone; and</p> <p>(q) Tourism area zone if located within the urban growth management boundary.</p>
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	<p>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.</p> <p>The term does not include:-</p> <p>(a) destruction of standing <i>vegetation</i> by stock;</p> <p>(b) lopping a tree by cutting or pruning its branches, provided that it does not involve:-</p> <p>(i) removing the tree's trunk; or</p> <p>(ii) cutting or pruning the tree's branches so severely that it is likely to die; or</p> <p>(c) mowing of grass or lawn.</p>
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	<p>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.</p> <p>A <i>waterway</i> includes any of the following located in it:-</p> <p>(a) in-stream islands;</p> <p>(b) benches;</p> <p>(c) bars.</p> <p>The term includes constructed storm water drains with surface water flows but not piped water drains.</p>
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</p>	<ul style="list-style-type: none"> Maroochydore 	<ul style="list-style-type: none"> Maroochydore/Kuluin local plan <p>Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>

Description	Location	Applicable local plan or structure plan
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>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 regional activity centres.</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 facilities capable of servicing a district.</p>	<ul style="list-style-type: none"> • Buderim • Caloundra South • Coolum Beach • Currimundi • Kawana (North) • Maleny • Mooloolaba • Palmview • Pelican Waters 	<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 • 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 • Peregian Springs • Woombye 	<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 • Peregian South local plan • Woombye local plan

Description	Location	Applicable local plan or structure plan
	<ul style="list-style-type: none"> • Yandina 	<ul style="list-style-type: none"> • 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>	

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 <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> .
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
Date of adoption – 8 May 2018 Effective date – 14 May 2018	Version 13 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13	Major Amendment and Alignment Amendment	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 <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> .
Date of adoption – 5 June 2018 Effective date – 11 June 2018	Version 14 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 14	Major Amendment	The amendment deletes the Structure Plan for the Maroochydore Principal Regional Activity Centre from Part 10 (Other Plans) and incorporates relevant provisions relating to the area within the remainder of the planning scheme. The amendment also changes a zone or overlay relating to a number of specific sites within the Maroochydore Principal Regional Activity Centre and makes terminology changes to align the amended provisions with the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> .
Date of adoption – 14 June 2018 Effective date – 29 June 2018	Version 15 incorporating Sunshine Coast Planning Scheme 2014 (Local Government Infrastructure Plan Amendment) No. 15	Local Government Infrastructure Amendment	The amendment replaces the existing Priority Infrastructure Plan with a Local Government Infrastructure Plan that complies with the <i>Sustainable Planning Act 2009</i> (repealed) and <i>Statutory Guideline 03/14 Local government infrastructure plan</i> .
Date of adoption – 27 September 2018 Effective date – 19 October 2018	Version 16 applying or adopting Development Control Plan 1 Kawana Waters (Qualified State Interest Amendment) No. 16	Qualified State Interest Amendment	The amendment reflects and provides for the continued effect of the provisions of <i>Temporary Local Planning Instrument (Kawana Waters Town Centre) No. 3 2017</i> , which revises the planning and development framework for the Kawana Waters Town Centre.
Date of adoption – 27 November 2018 Effective date – 10 December 2018	Version 17 incorporating Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 17	Qualified State Interest Amendment	The amendment incentivises the provision of certain publicly accessible rooftop uses in the key tourism locations of Maroochydore, Mooloolaba/Alexandra Headland and Coolumb.