

---

# TEMPORARY LOCAL PLANNING INSTRUMENT No.1 of 2025 (ACCOMMODATION HOTEL INCENTIVE MEASURES)

## *Sunshine Coast Planning Scheme 2014*

---

### **PART 1 SHORT TITLE**

This Temporary Local Planning Instrument (TLPI) may be cited as **TLPI 1/2025 (Accommodation Hotel Incentive Measures)**.

### **PART 2 OVERVIEW**

- (1) This TLPI provides an augmented policy response to support the development of *resort complex* and *short-term accommodation* uses (where in the form of an *accommodation hotel*) in appropriate locations and configurations within the Sunshine Coast local government area (LGA).
- (2) The TLPI is one of a range of measures being implemented by Council in response to the growth of both domestic and international visitors to the region and the demand for more quality, internationally and nationally branded *accommodation hotels* in preparation for the Brisbane 2032 Olympic and Paralympic Games.
- (3) The TLPI recognises that there is an urgent need for more *accommodation hotels* at the same time as there are significant investment attraction challenges to this form of development.
- (4) The TLPI (in conjunction with other non-planning related measures) provides targeted incentives to support the development and construction of *accommodation hotels* in order to meet projected need and enhance the competitiveness of the Sunshine Coast as a tourism and leisure destination.

### **PART 3 PURPOSE OF THE TLPI**

- (1) The purpose of the TLPI is to encourage the development of new *accommodation hotels* and to facilitate the redevelopment of existing premises for *accommodation hotels* that are of at least an upscale standard or 4.0-star rating<sup>1</sup>.
- (2) To achieve this purpose, the TLPI provides, subject to locational and other requirements, an additional height allowance and reduced on-site car parking rate for *accommodation hotels*.

---

<sup>1</sup> As determined under the Smith Travel Research Chain Scale or Australian Star Rating Scheme.

## PART 4 EFFECTIVE DATE AND DURATION OF THE TLPI

- (1) In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act), the effective date of the TLPI is the day on which public notice of the TLPI is published in the gazette.
- (2) This TLPI will have effect in accordance with the Planning Act for a period not exceeding two (2) years from the effective date unless otherwise repealed sooner.

## PART 5 APPLICATION OF THE TLPI

This TLPI applies to land within the *Sunshine Coast Planning Scheme 2014* area included in the zones identified on the map in **Schedule 1 (Areas Subject to TLPI Height Allowances)**.

## PART 6 INTERPRETATION

- (1) Where a term used in this TLPI is not defined, the term has the meaning assigned to it by:
  - (a) the Planning Scheme; or
  - (b) the Planning Act or the *Planning Regulation 2017* where the term is not defined in the Planning Scheme.
- (2) To the extent of any consistency between the Planning Scheme and the TLPI or a Planning Scheme Policy and the TLPI, the TLPI prevails.
- (3) The following terms and definitions apply for the purposes of the TLPI.

Column 1 Term	Column 2 Definition
<b><i>Accommodation hotel</i></b>	<p>The use of premises being <i>resort complex</i> or <i>short-term accommodation</i> where for a full-service hotel providing a high level of comfort, services and amenities typical of a national or international hotel brand and where all rooming units/dwellings are in common ownership.</p> <p>Note—a full-service hotel typically provides a comprehensive range of services and amenities such as on-site dining options (restaurants, fine dining, bars and room service), recreational facilities (gyms, swimming pools and spas), business services (conference rooms and meeting facilities), 24/7 reception and concierge services, housekeeping, loyalty programs, transportation services (shuttle services and valet parking) and laundry services.</p>
<b><i>Accommodation hotel height allowance</i></b>	<p>A use specific height allowance for erecting a building or structure for an <i>accommodation hotel</i> where:</p> <ol style="list-style-type: none"> <li>(a) the use:           <ol style="list-style-type: none"> <li>(i) is within:               <ol style="list-style-type: none"> <li>(A) a stand-alone, purpose specific building; or</li> <li>(B) comprises not less than 40% of the total gross floor area of a mixed use building; and</li> </ol> </li> <li>(ii) involves at least 140 rooming units/dwellings; and</li> </ol> </li> </ol>

Column 1 Term	Column 2 Definition
	<p>(iii) the building height does not exceed:</p> <p>(A) for a site already subject to an additional height allowance under the planning scheme, 3 metres above the maximum additional height allowance (in metres or RL AHD) specified for the site in a site specific note on the applicable <b>Height of Buildings and Structures Overlay Map</b>; or</p> <p>(B) for any other site, 7 metres above the maximum height specified for the site on the applicable <b>Height of Buildings and Structures Overlay Map</b>.</p>
<b>Accommodation hotel rooftop use</b>	<p>A garden, recreation area and/or other facility forming part of an <i>accommodation hotel</i> that is located on the rooftop of a building, and that:</p> <p>(a) does not exceed a maximum height of 3 metres, or 5 metres where for a lift overrun, above the maximum height specified for the site on the applicable <b>Height of Buildings and Structures Overlay Map</b> and any other applicable additional height allowance (i.e. <i>accommodation hotel</i> height allowance);</p> <p>(b) includes public or communal open space only;</p> <p>(c) provides at least 15% of the rooftop as soft landscape area;</p> <p>(d) does not include a tennis court or sports court;</p> <p>(e) has a maximum combined total footprint of 50% of the rooftop for all roofed buildings and structures; and</p> <p>(f) a maximum total footprint of 30% of the rooftop for all enclosed buildings and structures.</p> <p>Note—for the purpose of calculations under (e) and (f) above:</p> <ul style="list-style-type: none"> <li>• a reference to the rooftop means the area on top of the highest storey of a building measured to the outermost projection; and</li> <li>• a roofed structure includes a pergola or similar, with a roof or an adjustable roofing system with the capability of being impervious to water or wind.</li> </ul>
<b>Flood hazard allowance</b>	<p>A constraint specific height allowance for a building or structure erected on land within a flooding and inundation area, as identified on a <b>Flood Hazard Overlay Map</b>, calculated in accordance with the following formula:</p> <p><b>MH = OMH + FHA</b>, where:</p> <p>(a) <b>MH</b> is the maximum height of a building or structure;</p> <p>(b) <b>OMH</b> is the maximum height of a building or structure specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and</p> <p>(c) <b>FHA</b> is the <i>flood hazard allowance</i>.</p> <p>Note—the <i>flood hazard allowance</i> is the vertical difference, in metres, between ground level and the minimum design floor level specified in Column 3B of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure) of the <b>Flood Hazard Overlay Code</b>.</p>

## **PART 7 EFFECT OF THE TLPI**

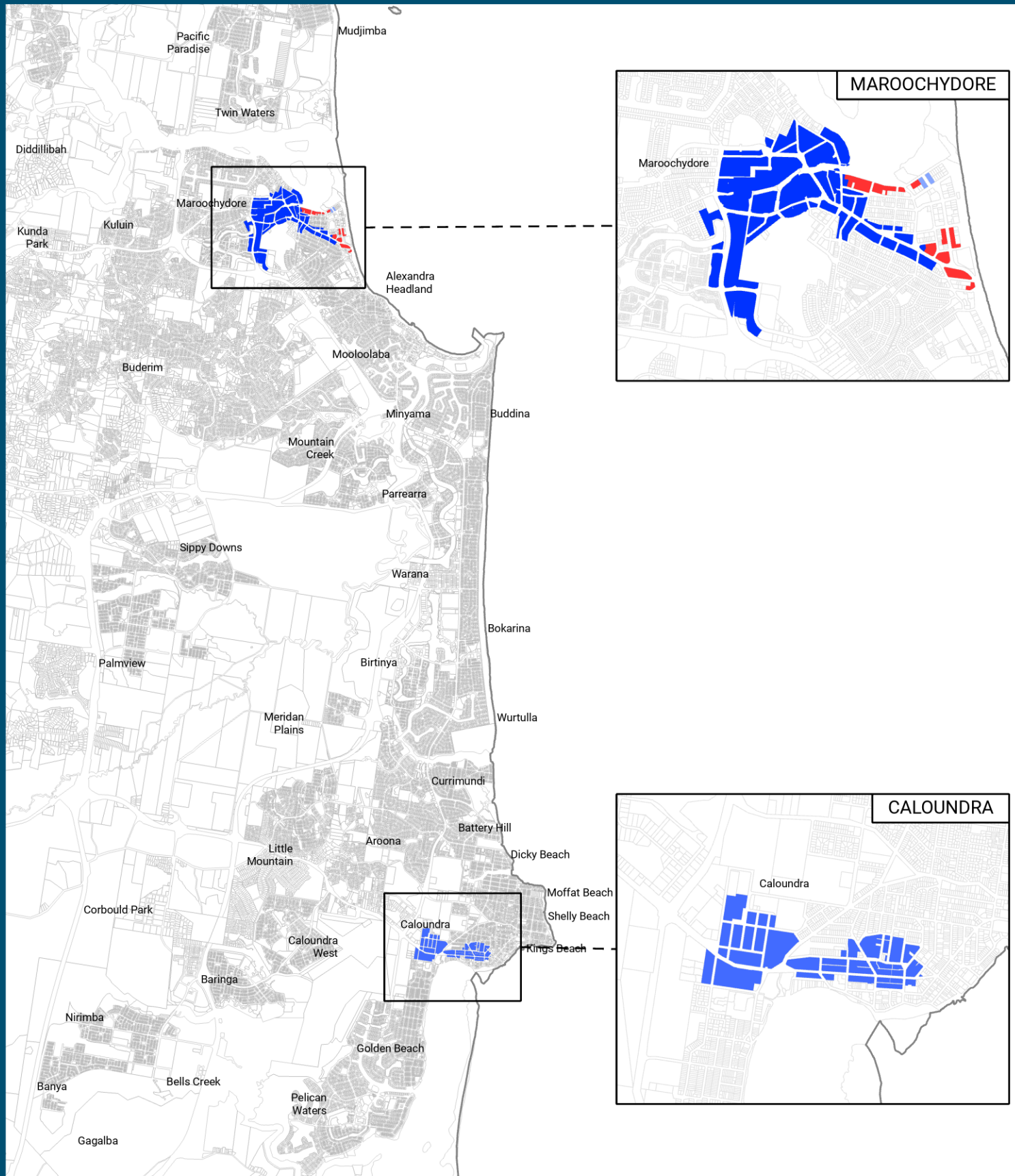
### **7.1 Overview**

This TLPI is a local categorising instrument under the Planning Act which identifies categories of development and categories of assessment and sets out assessment benchmarks against which assessable development must be considered.



### **7.2 Development for an *accommodation hotel***

For an *accommodation hotel*, as defined in Part 6(3) Interpretation above, the TLPI:

- (a) suspends that part of Table 5.10.1 (Overlays) of Section 5.10 (Categories of development and categories of assessment – overlays) of Part 5 (Tables of Assessment) of the Planning Scheme, relating to the Height of buildings and structures overlay and replaces it with the table of assessment, provided in **Schedule 2 (Table of Assessment for Height of Buildings and Structures Overlay for an Accommodation Hotel)**;
- (b) suspends Section 8.2.8 (Height of buildings and structures overlay code) of Part 8 (Overlays) of the Planning Scheme, and replaces it with **Schedule 3 (Height of Buildings and Structure Overlay Code for an Accommodation Hotel)**;
- (c) amends Table 9.4.8.3.3 (Minimum on-site parking requirements) of Section 9.4.8 (Transport and parking code) of Part 9 (Development codes) of the Planning Scheme, by specifying new minimum on-site parking requirements for *resort complex* and *short-term accommodation* where for an *accommodation hotel*, provided in **Schedule 4 (Minimum On-site Parking Requirements for an Accommodation Hotel)**; and
- (d) amends SC1.2 (Administrative definitions) of **Schedule 1 (Definitions)** of the Planning Scheme, by adding a new definition for *accommodation hotel rooftop use* provided in Part 6(3) Interpretation above.






**Legend**

-  Local Government Boundary
-  Property Boundary

**Residential Zones Category**

-  Tourist Accommodation Zone

**Centre Zones Category**

-  Principal Centre Zone
-  Major Centre Zone
-  Local Centre Zone

Sunshine Coast Council  
[customerservice@sunshinecoast.qld.gov.au](mailto:customerservice@sunshinecoast.qld.gov.au)



**Disclaimer:**  
 While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Date: 3/04/2025 A4 Created by: CL003 GDA2020



**Schedule 2 Table of Assessment for Height of Buildings and Structures Overlay for an Accommodation Hotel**

**1.1 Table of assessment**

**Table 1.1 Overlays - Height of Buildings and Structures Overlay (*Accommodation Hotel*)**

<b>ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT FOR AN ACCOMMODATION HOTEL</b>		
<b>Defined use</b>	<b>Category of development and category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Height of building and structures overlay</b>		
<p><b>Any development</b> for an <i>accommodation hotel</i> if exceeding the cumulative total of the following height allowances, as applicable to the site and the use:</p> <p>(a) the maximum height (including any height allowance provided by a specific site note) in metres or RL AHD specified for the <i>site</i> on the applicable <b>Height of Buildings and Structures Overlay Map</b>;</p> <p>(b) the <i>accommodation hotel height allowance</i>;</p> <p>(c) any allowance for an <i>accommodation hotel rooftop use</i>; and</p> <p>(d) the <i>flood hazard allowance</i>.</p>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<p><b>Any development</b> for an <i>accommodation hotel</i> other than as specified above.</p>	<b>No change</b>	<ul style="list-style-type: none"> <li>Height of buildings and structures overlay code for an <i>accommodation hotel</i></li> </ul>

## **Schedule 3 Height of Buildings and Structures Overlay Code for an *Accommodation Hotel***

### **1.1 Application**

- (1) This code applies to assessable development:
  - (a) subject to the Height of buildings and structures overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** of the *Sunshine Coast Planning Scheme 2014*; and
  - (b) identified as requiring assessment against the **Height of buildings and structures overlay code for an *Accommodation Hotel***.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### **1.2 Purpose and overall outcomes**

- (1) The purpose of the **Height of buildings and structures overlay code for an *Accommodation Hotel*** is to ensure development for an *accommodation hotel* protects the distinctive character of the Sunshine Coast and does not have a significant adverse impact on the amenity of surrounding development.
- (2) The purpose of the **Height of buildings and structures overlay code for an *Accommodation Hotel*** will be achieved through the following overall outcomes:
  - (a) development complies with the combination of the following height allowances as applicable to the site and the use:
    - (i) the maximum height (including any height allowance provided by a specific site note) in metres or RL AHD specified on the **Height of Buildings and Structures Overlay Map**;
    - (ii) the *accommodation hotel height allowance*;
    - (iii) any allowance for an *accommodation hotel rooftop use*; and
    - (iv) any *flood hazard allowance*.
  - (b) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;
  - (c) development does not result in a significant loss of amenity for surrounding development, having regard to:
    - (i) the extent and duration of any overshadowing;
    - (ii) privacy and overlooking impacts;
    - (iii) impacts upon views;
    - (iv) building character and appearance; and
    - (v) building massing and scale relative to its surroundings.
  - (d) development is designed and managed to avoid, or minimise and mitigate adverse direct or indirect lighting impacts on priority species (including sea turtles).

### 1.3 Performance outcomes and acceptable outcomes

**Table 1.3.1 Performance outcomes and acceptable outcomes for assessable development (*Accommodation hotel*)**

Performance Outcomes		Acceptable Outcomes	
<b>Maximum Height of Buildings and Structures</b>			
<b>PO1</b>	<p>Development for an <i>accommodation hotel</i>, does not exceed the cumulative total of the following height allowances as applicable to the site and the use:</p> <ul style="list-style-type: none"> <li>(a) the maximum height (including any height allowance provided by a specific site note) in metres or RL AHD specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map;</li> <li>(b) the <i>accommodation hotel height allowance</i>;</li> <li>(c) any allowance for an <i>accommodation hotel rooftop use</i>; and</li> <li>(d) any <i>flood hazard allowance</i>.</li> </ul>	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	<p>Development for an <i>accommodation hotel</i>, subject to an <i>accommodation hotel height allowance</i>, does not:</p> <ul style="list-style-type: none"> <li>(a) adversely impact upon significant views and vistas;</li> <li>(b) adversely impact upon the character of the local area; and</li> <li>(c) result in a significant loss of amenity for surrounding development.</li> </ul> <p>Note—A visual impact assessment prepared in accordance with the <b>Planning scheme policy for the scenic amenity overlay code</b> may be required to demonstrate compliance with this performance outcome with a particular focus on comparing the proposal to a theoretical development outcome that is not subject to an <i>accommodation hotel height allowance</i>.</p>	<b>AO2</b>	No acceptable outcome provided.
<b>Lighting</b>			
<b>PO3</b>	Development for an accommodation hotel, subject to a height allowance, where located within the Maroochydore/Kuluin Local plan	<b>AO3.1</b>	All external lighting, including on balconies and rooftop terraces, is narrow spectral wavelength Amber or PC Amber in colour and is directed



Performance Outcomes		Acceptable Outcomes	
	<p>area and Caloundra Local plan area, ensures all external lighting is positioned and managed to minimise sky glow and light spill.</p> <p>Note—A Sea Turtle Lighting Plan prepared by a suitably qualified person may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO3.2</b></p> <p>External lights are fitted with motion detection sensors and/or timers to ensure lighting is turned off when not required.</p> <p><b>AO3.3</b></p> <p>External building design and landscaping does not incorporate vertical illumination of buildings, other structures or vegetation using lighting that shines into the sky.</p>	<p>downward using directional fittings such that light is prevented from shining above the horizontal plane.</p>
<b>Roof form</b>			
<b>PO4</b>	<p>Building design incorporates articulated roof forms that:</p> <p>(a) make a positive contribution to the skyline;</p> <p>(b) are consistent with, and reflect the intended character of, the particular neighbourhood in which the development occurs; and</p> <p>(c) provide for the screening of building plant, equipment and services.</p>	<p><b>AO4.1</b></p> <p><b>AO4.2</b></p>	<p>Development provides for an articulated roof form which:</p> <p>(a) contributes to a coherent skyline silhouette;</p> <p>(b) is integrated with the overall building design;</p> <p>(c) incorporates one or more of the following design elements:</p> <p>(i) pitches, skillions, curves or a combination;</p> <p>(ii) accentuated corners;</p> <p>(iii) recessions or projections from the external wall envelope;</p> <p>(iv) expressive, shadow casting elements;</p> <p>(v) distinctive soffit treatments that accentuate the roof form; or</p> <p>(vi) landscapes.</p> <p>Development incorporating an <i>accommodation hotel rooftop use</i> is designed such that:</p> <p>(a) it enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points;</p> <p>(b) any building or structure is setback a minimum of 2 metres from the rooftop perimeter, other than:</p> <p>(i) a pool or spa and associated safety fencing, where not</p>

Performance Outcomes		Acceptable Outcomes	
			<p>exceeding 2 metres in height above the rooftop; and</p> <p>(ii) clear glass balustrading up to 2 metres in height;</p> <p>(c) lift overrun and building plant 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; and</p> <p>(d) incorporates visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of the entire roofed area or fixed shade elements.</p>
		<p><b>AO4.3</b></p> <p><b>AO4.4</b></p>	<p>Lift shafts, roof top plant and equipment and other service elements are:</p> <p>(a) integrated into the roof design;</p> <p>(b) grouped together in one area;</p> <p>(c) screened from view such that they are not visible from the street, adjoining properties and public places; and</p> <p>(d) for rooftop plant and equipment and other service elements, visually and acoustically screened from any <i>accommodation hotel rooftop use</i>.</p> <p>Development provides a roof form that enables future inclusion of plant and equipment such as satellite dishes/telecommunication facilities in an unobtrusive manner.</p>
<b>Transition of Building Height</b>			
<b>PO5</b>	<p>Where adjoining land with a lower maximum height as specified on the applicable <b>Height of Buildings and Structures Overlay Map</b>, development provides for a transition of building height adjacent to this land to:</p> <p>(a) minimise adverse impacts on neighbouring premises, particularly if used or intended</p>	<b>AO5</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>to be used for residential purposes, including by:</p> <ul style="list-style-type: none"> <li>(i) minimising overlooking and visual dominance;</li> <li>(ii) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;</li> <li>(iii) providing tall, dense landscaping of the interface area; and</li> </ul> <p>(b) achieve a greater consistency of streetscape character and scale having regard to the intended maximum height of buildings on the adjacent land.</p> <p>Note—the <i>National Construction Code</i> contains requirements in relation to energy efficiency, shading and natural ventilation. Development must meet the relevant requirements of the <i>National Construction Code</i>.</p>		

**Schedule 4 Minimum On-site Parking Requirements for an Accommodation Hotel**

<b>Column 1 Land Use</b>	<b>Column 2 Car spaces</b>	<b>Column 3 Service vehicle spaces</b>	<b>Column 4 Motorcycle / scooter spaces</b>	<b>Column 5 Cycle spaces</b>
<p><b>Resort complex being an Accommodation Hotel</b></p> <p>Note—Where the resort complex comprises one or more dwellings, the parking rates specified for a multiple dwelling apply.</p>	<ul style="list-style-type: none"> <li>Sufficient spaces to accommodate the design peak number of vehicles likely to be parked at any one time (minimum 1 space / 3 rooming units (covered) + parking requirement for other associated land uses of the resort + 1 visitor space / 10 rooming units)</li> </ul>	<p>Sufficient spaces to accommodate number of vehicles likely to be parked at any one time</p>	<p>Sufficient spaces to accommodate number of motorcycles/scooters likely to be parked at any one time</p>	<p>Sufficient spaces to accommodate number of bicycles likely to be parked at any one time</p>
<p><b>Short-term accommodation being an Accommodation Hotel</b></p> <p>Note—Where the short-term accommodation comprises one or more dwellings, the parking rates specified for a multiple dwelling apply.</p>	<ul style="list-style-type: none"> <li>Sufficient spaces to accommodate the design peak number of vehicles likely to be parked at any one time (minimum 1 space / 3 rooming units (covered) + parking requirement for other associated land uses of the short-term accommodation use + 1 visitor space / 10 rooming units)</li> </ul>	<p>Sufficient spaces to accommodate number of vehicles likely to be parked at any one time</p>	<p>Sufficient spaces to accommodate number of motorcycles/scooters likely to be parked at any one time</p>	<p>Sufficient spaces to accommodate number of bicycles likely to be parked at any one time</p>