

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydore Principal Regional Activity Centre

Made under the *Sustainable Planning Act 2009*, section 117 (Process for preparing, making or amending local planning instruments) and the *Planning Act 2016*, section 293 (Rules about amending local planning instrument consistent with Act)

This amendment has effect on and from 11 June 2018



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14*.

2. Commencement

This amendment instrument has effect on and from 11 June 2018.

3. Purpose

The purpose of this amendment instrument is to:

- (a) delete the Structure Plan for the Maroochydore Principal Regional Activity Centre and associated mapping from Part 10 (Other Plans) and Schedule 2 (Mapping) of the *Sunshine Coast Planning Scheme 2014*;
- (b) incorporate relevant provisions relating to the area previously covered by the Maroochydore Principal Regional Activity Centre Structure Plan within the remainder of the planning scheme;
- (c) amend the zoning or overlays relating to a number of specific sites within the Maroochydore Principal Regional Activity Centre, to better reflect the existing or desired future use or current development approvals;
- (d) delete the Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan from Schedule 6 (Planning scheme policies) of the *Sunshine Coast Planning Scheme 2014*;
- (e) undertake all necessary consequential amendments to other parts of the planning scheme for consistency with the above amendments; and
- (f) make terminology changes to align the amended provisions with the terminology used in the *Planning Act 2016* and *Planning Regulation 2017*.

4. Amendment table

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

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the planning scheme), Section 1.2 (Planning scheme components)	Table 1.2.2 (Local plans and local plan precincts)	Amend as shown in Appendix A
Part 1 (About the planning scheme), section 1.2 (Planning scheme components)	Section 1.2(1)(x)	Amend as shown in Appendix A
Part 1 (About the planning scheme), Section 1.2 (Planning scheme components)	Table 1.2.5 (Planning scheme policies)	Amend as shown in Appendix A
Part 1 (About the planning scheme), section 1.3 (Interpretation)	Section 1.3.1(1)(c)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.1 (Preliminary)	Section 3.1(4)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic framework), Section 3.2 (Strategic intent)	Section 3.2.2 (A new economy)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.3 (Settlement pattern)	Section 3.3.7 (Element 6 – Major development areas), Section 3.3.7.1 (Specific outcomes)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.4 (Economic development)	Key concept (2)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.4 (Economic development)	Section 3.4.1 (Strategic outcomes)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.4 (Economic development), Section 3.4.3 (Element 2 – Sunshine Coast activity centre network)	Table 3.4.3.1 (Activity centre network)	Amend as shown in Appendix A
Part 3 (Strategic framework), Section 3.4 (Economic development), Section 3.4.4 (Element 3 – Employment areas)	Table 3.4.4.1 (Employment areas)	Amend as shown in Appendix A
Part 5 (Tables of assessment), Section 5.5 (Categories of development and categories of assessment– material change of use)	Table 5.5.5 (Principal centre zone)	Amend as shown in Appendix A
Part 5 (Tables of assessment), Section 5.9 (Categories of development and categories of assessment – local plans)	Table 5.9.8 (Maroochydhore/Kuluin local plan: material change of use)	Amend as shown in Appendix A
Part 6 (Zones), Section 6.2 (Zone codes)	Section 6.2.5 (Principal centre zone code)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.19 (Maroochydhore/Kuluin local plan code)	Amend as shown in Appendix A
Part 7 (Local plans), Section 7.2.19 (Maroochydhore/Kuluin local plan code)	Figure 7.2.19(A) (Maroochydhore/Kuluin local plan elements)	Amend as shown in Appendix B
Part 7 (Local plans), Section 7.2.19 (Maroochydhore/Kuluin local plan code)	Figure 7.2.19(B) (Maroochydhore Public Pedestrian Promenade Design)	Include new figure 7.2.19(B) as shown in Appendix A
Part 9 (Development codes), Section 9.3 (Use codes), Section 9.3.1 (Business uses and centre design code)	Section 9.3.1.3 (Assessment criteria), Table 9.3.1.3.1 (Performance outcomes and acceptable outcomes for assessable development)	Amend as shown in Appendix A
Part 10 (Other plans)	Section 10.1 (Preliminary)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 10 (Other plans)	Section 10.2 (Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan)	Delete section
Schedule 1 (Definitions), SC1.2 (Administrative definitions)	Table SC1.2.3 (Sunshine Coast activity centre network)	Amend as shown in Appendix A
Schedule 2 (Mapping), Section SC2.1 Map index	Table SC2.1.2 (Map index)	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM22 (Maroochydore/Kuluin local plan area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Precinct Map LPM22 (Maroochydore/Kuluin local plan precincts)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM22C(i) (Maroochydore/Kuluin Local Plan Area) - Biodiversity, Waterways and Wetlands Overlay Map (i)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area) - Height of Buildings and Structures Overlay Map)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area) - Regional Infrastructure Overlay Map)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Other Plans Map OPM M1 (Maroochydore PRAC Master Planned Area)	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M2 (Maroochydore PRAC Master Planned Area (Land use structure))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area (Major infrastructure elements))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M4 (Maroochydore PRAC Master Planned Area (Precincts and sub-precincts))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area (Height of buildings and structures))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area (Active frontages, gateway and activity nodes))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area (Road transport infrastructure network))	Delete Map

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Other Plans Map OPM M8 (Maroochydore PRAC Master Planned Area (Public transport infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M9 (Maroochydore PRAC Master Planned Area (Bicycle and pedestrian infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M10 (Maroochydore PRAC Master Planned Area (Water supply infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M11 (Maroochydore PRAC Master Planned Area (Sewer infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M12 (Maroochydore PRAC Master Planned Area (Stormwater infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M13 (Maroochydore PRAC Master Planned Area (Urban open space infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M14 (Maroochydore PRAC Master Planned Area (Community facilities infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area (Electricity infrastructure network))	Delete Map
Schedule 2 (Mapping)	Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area (Telecommunications infrastructure network))	Delete Map
Schedule 6 (Planning scheme policies)	SC6.19 Planning scheme policy for the Maroochydore Principal Regional Activity Centre Structure Plan	Delete section

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

Table 2 Consequential amendments table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the planning scheme), Section 1.1 (Introduction)	Map SCC1 (Local government planning scheme area and context)	Amend to remove Maroochydore declared master planned area and identify as part of Maroochydore/Kuluin local plan area
Part 3 (Strategic framework)	Strategic Framework Map SFM1 (Land use elements)	Amend to remove Maroochydore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic framework)	Strategic Framework Map SFM2 (Economic development elements)	Amend to remove Maroochydhore declared master planned area
Part 3 (Strategic framework)	Strategic Framework Map SFM3 (Transport elements)	Amend to remove Maroochydhore declared master planned area
Part 3 (Strategic framework)	Strategic Framework Map SFM4 (Infrastructure elements)	Amend to remove Maroochydhore declared master planned area
Part 3 (Strategic framework)	Strategic Framework Map SFM5 (Natural environment elements)	Amend to remove Maroochydhore declared master planned area
Part 3 (Strategic framework)	Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)	Amend to remove Maroochydhore declared master planned area
Part 3 (Strategic framework)	Strategic Framework Map SFM7 (Natural resource elements)	Amend to remove Maroochydhore declared master planned area
Part 5 (Table of assessment), Section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.17 (Emerging community zone)	Renumber section reference to Palmview Structure Plan to reflect removal of the Maroochydhore PRAC Structure Plan
Part 6 (Zones), Section 6.2.17 (Emerging community zone code)	Section 6.2.17.2 (Purpose and overall outcomes)	Renumber section reference to Palmview Structure Plan to reflect removal of the Maroochydhore PRAC Structure Plan
Part 8 (Overlays), Section 8.2.7 (Flood hazard overlay code)	Figure 8.2.7 (Drainage deficient areas)	Amend to remove Maroochydhore declared master planned area
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	Amend to remove Maroochydhore declared master planned area
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	Amend to remove Maroochydhore declared master planned area
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	Amend to remove Maroochydhore declared master planned area
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8C (2031 Strategic Network of Public Transport Links)	Amend to remove Maroochydhore declared master planned area
Part 10 (Other plans)	Section 10.3 (Palmview Structure Plan)	Renumber to reflect the removal of the Maroochydhore PRAC Structure Plan
Schedule 2 (Mapping)	Map SCC2 (Index map)	Amend to remove Maroochydhore declared master planned area and

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		identify as part of Maroochydore/Kuluin local plan area
Schedule 2 (Mapping)	Strategic Framework Map SFM1 (Land use elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM2 (Economic development elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM3 (Transport elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM4 (Infrastructure elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM5 (Natural environment elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Strategic Framework Map SFM7 (Natural resource elements)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim local plan area)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland local plan area)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22A (Maroochydore/Kuluin Local Plan Area Acid Sulfate Soils Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32A (Buderim Local Plan Area Acid Sulfate Soils Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34A (Mooloolaba/Alexandra Headlands Local Plan Area Acid Sulfate Soils Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVMBSCA(i) Airport environs overlay map Sunshine Coast Airport (i)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVMBSCA(ii) Airport environs overlay map Sunshine Coast Airport (ii)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32C(i) (Buderim Local Plan Area)	Amend to remove Maroochydore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Biodiversity, Waterways and Wetlands Overlay Map)	
Schedule 2 (Mapping)	Overlay Map OVM34C(i) (Mooloolaba/Alexandra Headlands Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22C(ii) (Maroochydhore/Kuluin Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32C(ii) (Buderim Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34C(ii) (Mooloolaba/Alexandra Headlands Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22D (Maroochydhore/Kuluin Local Plan Area Bushfire Hazard Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32D (Buderim Local Plan Area Bushfire Hazard Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34D (Mooloolaba/Alexandra Headlands Local Plan Area Bushfire Hazard Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22E (Maroochydhore/Kuluin Local Plan Area Coastal Protection Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32E (Buderim Local Plan Area Coastal Protection Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34E (Mooloolaba/Alexandra Headlands Local Plan Area Coastal Protection Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area Extractive Resources Overlay Map)	Amend to remove Maroochydhore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32F (Buderim Local Plan Area	Amend to remove Maroochydhore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Extractive Resources Overlay Map)	
Schedule 2 (Mapping)	Overlay Map OVM34F (Mooloolaba/Alexandra Headlands Local Plan Area Extractive Resources Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22G (Maroochyore/Kuluin Local Plan Area Flood Hazard Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32G (Buderim Local Plan Area Flood Hazard Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34G (Mooloolaba/Alexandra Headlands Local Plan Area Flood Hazard Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32H (Buderim Local Plan Area Height of Buildings and Structures Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headlands Local Plan Area Height of Buildings and Structures Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22I (Maroochyore/Kuluin Local Plan Area Heritage and Character Areas Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32I (Buderim Local Plan Area Heritage and Character Areas Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34I (Mooloolaba/Alexandra Headlands Local Plan Area Heritage and Character Areas Overlay Map)	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22J(i) (Maroochyore/Kuluin Local Plan Area Landslide Hazard and Steep Land Overlay Map (Landslide))	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32J(i) (Buderim Local Plan Area Landslide Hazard and Steep Land Overlay Map (Landslide))	Amend to remove Maroochyore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34J(i) (Mooloolaba/Alexandra	Amend to remove Maroochyore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Headlands Local Plan Area Landslide Hazard and Steep Land Overlay Map (Landslide))	
Schedule 2 (Mapping)	Overlay Map OVM22J(ii) (Maroochydore/Kuluin Local Plan Area Landslide Hazard and Steep Land Overlay Map (Steep Land))	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32J(ii) (Buderim Local Plan Area Landslide Hazard and Steep Land Overlay Map (Steep Land))	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34J(ii) (Mooloolaba/Alexandra Headlands Local Plan Area Landslide Hazard and Steep Land Overlay Map (Steep Land))	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32K (Buderim Local Plan Area Regional Infrastructure Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34K (Mooloolaba/Alexandra Headlands Local Plan Area Regional Infrastructure Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22L (Maroochydore/Kuluin Local Plan Area Scenic Amenity Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32L (Buderim Local Plan Area Scenic Amenity Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34L (Mooloolaba/Alexandra Headlands Local Plan Area Scenic Amenity Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM22M (Maroochydore/Kuluin Local Plan Area Water Resource Catchments Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM32M (Buderim Local Plan Area Water Resource Catchments Overlay Map)	Amend to remove Maroochydore declared master planned area
Schedule 2 (Mapping)	Overlay Map OVM34M (Mooloolaba/Alexandra Headlands Local Plan Area Water Resource Catchments Overlay Map)	Amend to remove Maroochydore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM22A (Maroochydore/Kuluin Local Plan Area) – Priority Infrastructure Area	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM32A (Buderim Local Plan Area) – Priority Infrastructure Area	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM34A (Mooloolaba/Alexandra Headland Local Plan Area) – Priority Infrastructure Area	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM22B (Maroochydore/Kuluin Local Plan Area) – Stormwater Quality Network	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM32B (Buderim Local Plan Area) – Stormwater Quality Network	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM34B (Mooloolaba/Alexandra Headland) – Stormwater Quality Network	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM22C(i) (Maroochydore/Kuluin Local Plan Area) – Transport Network (Road)	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM32C(i) (Buderim Local Plan Area) – Transport Network (Road)	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM34C(i) (Mooloolaba/Alexandra Headland Local Plan Area) – Transport Network (Road)	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM22C(ii) (Maroochydore/Kuluin Local Plan Area) – Transport Network (Council Active Transport)	Amend to remove Maroochydore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM32C(ii) (Buderim Local Plan Area) – Transport Network (Council Active)	Amend to remove Maroochydore declared master planned area

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Transport)	
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM34C(ii) (Mooloolaba/Alexandra Headland Local Plan Area) – Transport Network (Council Active Transport)	Amend to remove Maroochyore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM22D (Maroochyore/Kuluin Local Plan Area) – Public Parks and Land for Community Facilities Trunk Network	Amend to remove Maroochyore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM32D (Buderim Local Plan Area) – Public Parks and Land for Community Facilities Trunk Network	Amend to remove Maroochyore declared master planned area
Schedule 3 (Priority Infrastructure Plan Mapping and Supporting Material)	Priority Infrastructure Plan Map PIPM34D (Mooloolaba/Alexandra Headland Local Plan Area) – Public Parks and Land for Community Facilities Trunk Network	Amend to remove Maroochyore declared master planned area
Schedule 6 (Planning scheme policies)	Table SC6.1A (Planning scheme policy index)	Amend table to delete reference to the planning scheme policy for the Maroochyore Principal Regional Activity Centre Structure Plan
Schedule 6 (Planning scheme policies), SC6.6 (Planning scheme policy for the biodiversity, waterways and wetlands overlay code)	SC6.6.3 (Advice for biodiversity, waterways and wetland protection outcomes)	Renumber section reference to the Planning scheme policy for biodiversity offsets to reflect removal of the SC6.19 Planning scheme policy for the Maroochyore Principal Regional Activity Centre Structure Plan
Schedule 6 (Planning scheme policies), SC6.17 (Planning scheme policy for the transport and parking code)	SC6.17.4 (Advice for achieving transport network outcomes)	Omit reference to SC6.19 Planning scheme policy for the Maroochyore Principal Regional Activity Centre Structure Plan and renumber section reference for the Planning scheme policy for Palmview
Schedule 6 (Planning scheme policies)	Section SC6.20 onwards	Renumber to reflect the removal of SC6.19 Planning scheme policy for the Maroochyore Principal Regional Activity Centre Structure Plan

Appendix A Amendment schedule (text)

Part 1 (About the planning scheme)

Table 1.2.2 Local plans and local plan precincts

Local plans and local plan precincts	
(a)	Beerburrum local plan
(b)	Beerwah local plan
(c)	Blackall Range local plan
(d)	Bli Bli local plan
(e)	Buderim local plan, including:-
(i)	Precinct BUD LPP-1 (Gloucester Road South)
(f)	Caloundra local plan, including:-
(i)	Precinct CAL LPP-1 (Bulcock Street)
(ii)	Precinct CAL LPP-2 (Ormuz Avenue)
(iii)	Precinct CAL LPP-3 (Bowman Road/Oval Avenue)
(iv)	Precinct CAL LPP-4 (Moffat Beach/Shelly Beach)
(v)	Precinct CAL LPP-5 (Events Centre Hospitality Area)
(vi)	Precinct CAL LPP-6 (Bulcock Street Hospitality Area)
(vii)	Precinct CAL LPP-7 (Bulcock Beach Hospitality Area)
(viii)	Precinct CAL LPP-8 (Kings Beach Hospitality Area)
(ix)	Precinct CAL LPP-9 (Omrah Avenue)
(x)	Precinct CAL LPP-10 (Caloundra Aerodrome)
(g)	Caloundra West local plan, including:-
(i)	Precinct CAW LPP-1 (Homestead Drive)
(h)	Coolum local plan, including:-
(i)	Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences)
(i)	Eudlo local plan
(j)	Eumundi local plan, including:-
(i)	Precinct EUM LPP-1 (Eumundi Butter Factory)
(k)	Forest Glen / Kunda Park / Tanawha local plan
(l)	Glass House Mountains local plan
(m)	Golden Beach / Pelican Waters local plan
(n)	Kawana Waters local plan, including:-
(i)	Precinct KAW LPP-1 (South of Point Cartwright Drive)
(ii)	Precinct KAW LPP-2 (North of Point Cartwright Drive)
(iii)	Precinct KAW LPP-3 (Nicklin Way North Minyama)
(iv)	Precinct KAW LPP-4 (Buddina Urban Village)
(v)	Precinct KAW LPP-5 (Nicklin Way Warana)
(vi)	Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)
(o)	Kenilworth local plan
(p)	Landsborough local plan, including:-
(i)	Precinct LAN LPP-1 (Landsborough Town West)
(ii)	Precinct LAN LPP-2 (Landsborough Town East)
(q)	Maleny local plan, including:-
(i)	Precinct MAL LPP-1 (Maleny Community Precinct)
(ii)	Precinct MAL LPP-2 (Maleny West)
(iii)	Precinct MAL LPP-3 (Walkers Creek)
(iv)	Precinct MAP LPP-4 (Maleny North)
(r)	Maroochy North Shore local plan, including:-
(i)	Precinct MNS LPP-1 (Sunshine Coast Airport)
(ii)	Precinct MNS LPP-2 (Town of Seaside)
(iii)	Precinct MNS LPP-3 (Marcoola Tourist Accommodation)
(s)	Maroochydoore / Kuluin local plan, including:-
(i)	<u>Precinct MAR LPP-1 (City Core)</u>
(ii)	<u>Precinct MAR LPP-2 (Aerodrome Road)</u>
(iii)	<u>Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive)</u>
(i)	Precinct MAR LPP-1 (Evans Street)

Local plans and local plan precincts

- ~~(ii)~~(iv) Precinct MAR LPP-2-4 (Wharf Street)
- ~~(ii)~~(v) Precinct MAR LPP-3-5 (Maud Street/Sugar Road)
- (t) Mooloolaba / Alexandra Headland local plan, including:-
 - (i) Precinct MAH LPP-1 (Mooloolaba Hospitality Area)
 - (ii) Precinct MAH LPP-2 (Mooloolaba Spit Government Uses)
 - (iii) Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)
- (u) Mooloolah local plan
- (v) Nambour local plan, including:-
 - (i) Precinct NAM LPP-1 (Nambour Hospitality Area)
 - (ii) Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)
 - (iii) Precinct NAM LPP-3 (Town Centre Frame)
 - (iv) Precinct NAM LPP-4 (Nambour Health Hub)
- (w) Palmwoods local plan
- (x) Peregian South local plan
- (y) Sippy Downs local plan, including:-
 - (i) Precinct SID LPP-1 (Sippy Downs Town Centre)
- (z) Woombye local plan
- (aa) Yandina local plan

(viii) the overlays specified in **Table 1.2.3 (Overlays)** below (Part 8);

Table 1.2.3 Overlays

Overlays

- (a) Acid sulfate soils overlay
- (b) Airport environs overlay
- (c) Biodiversity, waterways and wetlands overlay
- (d) Bushfire hazard overlay
- (e) Coastal protection overlay
- (f) Extractive resources overlay
- (g) Flood hazard overlay
- (h) Height of buildings and structures overlay
- (i) Heritage and character areas overlay
- (j) Landslide hazard and steep land overlay
- (k) Regional infrastructure overlay
- (l) Scenic amenity overlay
- (m) Water resource catchments overlay

(ix) the development codes specified in **Table 1.2.4 (Development codes)** below (Part 9);

Table 1.2.4 Development codes

Development codes**Statewide codes**

- (a) Community residence code
- (b) Forestry for wood production code
- (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Use codes

- (d) Business uses and centre design code
- (e) Caretaker's accommodation code
- (f) Child care centre code
- (g) Community activities code
- (h) Dual occupancy code

Development codes	
(i)	Dwelling house code
(j)	Extractive industry code
(k)	Home based business code
(l)	Industry uses code
(m)	Market code
(n)	Multi-unit residential uses code
(o)	Nature and rural based tourism code
(p)	Relocatable home park and tourist park code
(q)	Residential care facility and retirement facility code
(r)	Rural industries code
(s)	Rural uses code
(t)	Sales office code
(u)	Service station code
(v)	Sport and recreation uses code
(w)	Telecommunications facility code
(x)	Utility code
Other development codes	
(y)	Advertising devices code
(z)	Landscape code
(aa)	Nuisance code
(bb)	Reconfiguring a lot code
(cc)	Safety and security code
(dd)	Stormwater management code
(ee)	Sustainable design code
(ff)	Transport and parking code
(gg)	Vegetation management code
(hh)	Waste management code
(ii)	Works, services and infrastructure code

- (x) the structure plans for the ~~Maroochydore and~~ Palmview declared master plan areas specified on **Map SCC1 (Local government planning scheme area and context)** (Part 10);
- (xi) schedules and appendices;
- (xii) the planning scheme policies specified in **Table 1.2.5 (Planning scheme policies)** below which support the planning scheme (Schedule 6);

Table 1.2.5 Planning scheme policies

Planning scheme policies	
Planning scheme policies relating to Part 7 (Local plans)	
(a)	Planning scheme policy for Landsborough (urban design guidelines)
(b)	Planning scheme policy for Sippy Downs Town Centre
Planning scheme policies relating to Part 8 (Overlays)	
(c)	Planning scheme policy for the acid sulfate soils overlay code
(d)	Planning scheme policy for the airport environs overlay code
(e)	Planning scheme policy for the biodiversity, waterways and wetlands overlay code
(f)	Planning scheme policy for the bushfire hazard overlay code
(g)	Planning scheme policy for the extractive resources overlay code
(h)	Planning scheme policy for the flood hazard overlay code
(i)	Planning scheme policy for the heritage and character areas overlay code
(j)	Planning scheme policy for the landslide hazard and steep land overlay code
(k)	Planning scheme policy for the scenic amenity overlay code

Planning scheme policies	
Planning scheme policies relating to Part 9 (Development codes)	
(l)	Planning scheme policy for the utility code
(m)	Planning scheme policy for development works
(n)	Planning scheme policy for the nuisance code
(o)	Planning scheme policy for the reconfiguring a lot code
(p)	Planning scheme policy for the transport and parking code
(q)	Planning scheme policy for the waste management code
Planning scheme policies relating to Part 10 (Other plans)	
(r)	Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan
(s) (r)	Planning scheme policy for Palmview Structure Plan
Other planning scheme policies	
(t) (s)	Planning scheme policy for biodiversity offsets
(u) (t)	Planning scheme policy for information that local government may require
(v) (u)	Planning scheme policy for performance bonds

- (b) that part of the planning scheme area within *Development Control Plan 1 Kawana Waters* which is the subject of the *Kawana Waters Development Agreement* as shown on **Map SCC1 (Local government planning scheme area and context)**, incorporates *Development Control Plan 1 Kawana Waters*¹.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:-
- the Act; or
 - the *Planning Regulation 2017* (the Regulation), other than the regulated requirements; or
 - the definitions in **Schedule 1 (Definitions)** of the planning scheme, unless the term is separately defined in another part of the planning scheme where the term is used; or
- Editor's note—for example, Part 10 (Other plans) includes definitions for terms specific to the structure plans for ~~Maroochydore Principal Activity Centre and the~~ Palmview declared master plan areas.
- the *Acts Interpretation Act 1954*; or
 - the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the planning scheme, another part of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list prevails.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—terms defined in **Schedule 1 (Definitions)** appear in *italicised* text throughout the planning scheme, other than in **Part 10 (Other Plans)** and **Schedule 6 (Planning Scheme Policies)**.

¹ Editor's note—section 316 (Development control plans) of the Act provides that section 86(4) (Planning schemes for particular local governments) and section 857 (Development control plans under repealed LGP&E Act) of the SP Act continue to apply to the extent necessary to administer *Development Control Plan 1 Kawana Waters*.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) For the purposes of articulating the policy direction of the planning scheme, the strategic framework is structured in the following way:-
 - (a) the strategic intent;
 - (b) the following themes to achieve the strategic intent:-
 - (i) settlement pattern;
 - (ii) economic development;
 - (iii) transport;
 - (iv) infrastructure and services;
 - (v) natural environment;
 - (vi) community identity, character and social inclusion;
 - (vii) natural resources; and
 - (viii) natural hazards;
 - (c) the strategic outcomes sought for development in the planning scheme area for each theme;
 - (d) the elements that refine and further describe the strategic outcomes;
 - (e) the specific outcomes sought for each or a number of elements; and
 - (f) the following strategic framework maps:-
 - (i) **Strategic Framework Map SFM 1 (Land use elements);**
 - (ii) **Strategic Framework Map SFM 2 (Economic development elements);**
 - (iii) **Strategic Framework Map SFM 3 (Transport elements);**
 - (iv) **Strategic Framework Map SFM 4 (Infrastructure elements);**
 - (v) **Strategic Framework Map SFM 5 (Natural environment elements);**
 - (vi) **Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements);** and
 - (vii) **Strategic Framework Map SFM 7 (Natural resource elements).**
- (3) Although each theme has its own section, the strategic framework is to be read in its entirety as the policy direction for the planning scheme.

Note—a list of key concepts is provided at the beginning of each theme to summarise the overarching principles expressed in the theme.

Note—the elements, specific outcomes and strategic framework maps form the implementation framework for the strategic framework.

(4) The strategic framework components of the ~~following structure plans~~ Palmview Structure Plan that ~~apply~~ applies to the ~~Maroochydore and~~ Palmview declared master planned areas ~~respectively are also~~ provides strategic outcomes for the planning scheme,:-

~~(a) the Maroochydore Principal Regional Activity Centre Structure Plan; and~~

~~(b) the Palmview Structure Plan.~~

3.2 Strategic intent

3.2.1 Shaping growth – an overview

In 2031, the Sunshine Coast is renowned for its vibrant economy, ecological values, unique character and strong sense of community. It is Australia's most sustainable community - vibrant, green and diverse.

The pattern of settlement is characterised by well-defined urban and rural residential areas and the progressive transition towards a more compact, efficient and functional urban form.

The majority of new growth is located in the Sunshine Coast Enterprise Corridor, within and surrounding the mixed use *regional activity centres* of Maroochydore, Caloundra, Kawana and Sippy Downs and in the emerging communities of Palmview, Kawana Waters and Caloundra South. Significant new growth is also located in Nambour as the dominant major *regional activity centre* serving hinterland areas.

Major development areas at Maroochydore, Kawana Waters, Palmview and Caloundra South provide integrated, well planned communities which showcase sustainable development, *affordable living* and align *infrastructure* delivery with development. These major developments are the keystones for the shift towards a more sustainable and transit supportive pattern of settlement.

Over time and in conjunction with more detailed local planning initiatives there is an increase in the intensity of development and the proportion of the population living along the Maroochydore to Caloundra Priority Transit Corridor. This corridor links *regional activity centres* and the major development areas, and is part of the integrated transport system for the Sunshine Coast.

Other opportunities for infill development are provided in selected locations throughout the urban fabric, although many established low density residential neighbourhoods are retained in their current form in recognition of the high quality lifestyle and character offered by these areas.

Outside of defined urban and rural residential areas, rural and natural areas are protected and enhanced for their rural enterprise, landscape and environmental values. These areas separate the Sunshine Coast from other parts of metropolitan South East Queensland and provide the landscape setting and biological diversity for which the Sunshine Coast is renowned.

3.2.2 A new economy

In 2031, the Sunshine Coast is a prosperous region with a high value economy of choice for business investment and employment. The region offers an enviable lifestyle and environment, and has a natural (competitive) advantage.

The Sunshine Coast is part of the global community and generates wealth through export, high-value industries and new investment.

A range of high-value industries are established, providing significant new employment opportunities in health and well-being; education; research and knowledge based industries and professional services; tourism, sport and leisure; agribusiness; aviation and aerospace; and clean technologies. High value industries are established in activity centres, employment areas and industry and enterprise areas. Entrepreneurship, talent and creativity, technology and innovative business practices are highly valued.

The traditional sectors of construction, retail and tourism are continuing to grow in response to the delivery of priority *infrastructure* and increased investment. While small business remains at the core of the economy, the Sunshine Coast is home to a number of large businesses which are strengthening the economy and enhancing career opportunities.

The Sunshine Coast Enterprise Corridor, stretching along the coastal strip between the Sunshine Coast Airport and Caloundra South and west to the Bruce Highway, is the leading location for economic development, and residential growth. Within this corridor, 'game changer' projects and associated priority investment areas including the Maroochydore City Centre [Priority Development Area](#), Sunshine Coast University Hospital and adjacent health precinct, the Sunshine Coast Airport and the University of the Sunshine Coast provide focal areas for business, investment and employment opportunities.

Priority investment areas are also located at Nambour and Beerwah, providing focus areas for investment in the hinterland.

A network of well-designed and accessible activity centres is established across the Sunshine Coast providing activities and employment opportunities which reflect their role and function.

Maroochydore Principal Regional Activity Centre accommodates high order activities which make a significant contribution to the regional economy. Maroochydore is supported by other major *regional activity centres* within the Enterprise Corridor at Caloundra, Caloundra South, Kawana and Sippy Downs. The major *regional activity centres* of Nambour and Beerwah support a range of centre uses that showcase and provide resilience to the hinterland economy. Lower order activity centres throughout the Sunshine Coast provide local and district level business and employment opportunities.

Regional employment areas are co-located with the 'game changer' projects in the Enterprise Corridor at the Maroochydore City Centre [Priority Development Area](#), Sunshine Coast University Hospital and adjacent health precinct, the Sunshine Coast Airport and the University of the Sunshine Coast. Sub-regional employment areas are located throughout the region providing a range of health, education and training opportunities.

Industry and enterprise areas provide for industry and employment opportunities across the Sunshine Coast. Within the Enterprise Corridor, the Sunshine Coast Industry Park, the Sunshine Coast Airport Industrial Park and other industry and enterprise areas provide opportunities for traditional and high value industries. The Coolum Industry Park also provides regional scale industry and enterprise opportunities. Other industry and enterprise areas at Beerwah, Nambour, Landsborough and Yandina provide economic and employment opportunities which contribute to the hinterland economy.

Tourism focus areas provide for growth, investment and delivery of unique tourism experiences and an array of sport, major events and leisure activities. These areas strengthen the region's national and international appeal as a visitor destination and are provided in well planned and serviced locations across the Sunshine Coast. Creative industries, cultural and community activities are valued and contribute to the economic and social fabric of the Sunshine Coast.

The rural sector has evolved to meet changing market needs, providing rural opportunities and employment throughout the Sunshine Coast hinterland.

Appropriately located and designed rural enterprises are established particularly where these activities provide for agribusiness such as niche food and beverage products and value adding production in a clean environment.

Creative industries, cultural and community activities contribute to the economic and social vitality of the Sunshine Coast. Home based businesses continue to provide for the establishment of new micro and small business enterprises.

3.2.3 Greenspace for generations

In 2031, the Sunshine Coast is one of the most biologically diverse areas in Australia and is renowned for its natural environmental values and leafy, sub-tropical urban environments.

Almost 90% of the region is protected as open space either for environmental or rural and landscape purposes. The Sunshine Coast's protected greenspace and commitment to sustainability contribute to the region's natural (competitive) advantage.

The picturesque natural and landscape elements of the Pumicestone Passage, the Glass House Mountains and the Blackall Range are valued as unique places of national and international significance.

A thriving interconnected biodiversity network supports a variety of ecosystems and species with large areas included in National Park or conservation reserve including Conondale National Park, Mooloolah River National Park and Glass House Mountains National Park. This network is supported by other areas of ecological significance which occur throughout the region.

The pristine *waterways* of the Sunshine Coast protect ecological values and provide a high standard of water quality. The Mary River, Stanley River, Maroochy River, Mooloolah River and the Pumicestone Passage and their tributaries are the lifeblood of the region. Natural coastal foreshores attract residents and visitors for the environmental, scenic amenity and recreational opportunities that they provide.

The natural environment of the Sunshine Coast has an increased capacity to adapt to the impacts of climate change and other emerging challenges because of the size, quality and connectedness of protected areas.

Part 3 (Strategic framework) - 3.3 (Settlement pattern)

- (b) Maroochydore is further developed as the principal *regional activity centre* for the Sunshine Coast and is supported by a network of other major *regional activity centres* at Kawana, Sippy Downs, Caloundra, Caloundra South, Nambour and Beerwah which serve sub-regional catchments.
- (c) Activity centres are developed as vibrant mixed use places that provide a focus for economic activity, private and public investment, residential development and community and cultural activities and interaction.
- (d) Activity centres are supported by employment areas and industry and enterprise areas which provide for high value business, investment and employment.
- (e) Activity centres are connected by an integrated and efficient *transport network* which contributes to a reduction in private motor vehicle use.

3.3.7 Element 6 – Major development areas

3.3.7.1 Specific outcomes

- (a) Major development areas are identified for the region.
- (b) The Maroochydore Principal Regional Activity Centre (including the Maroochydore City Centre Priority Development Area) and the Kawana Waters Community Development Area are infill major development areas. The Palmview and Caloundra South areas are greenfield major development areas.
- (c) ~~A Structure plans have has~~ been prepared to guide the development of the ~~Maroochydore Principal Regional Activity Centre (outside of the Maroochydore City Centre) and the~~ Palmview area (as ~~outlined contained in the structure plans in~~ Part 10 (Other Plans)).
- (d) The Maroochydore City Centre (within the Maroochydore Principal Regional Activity Centre) and the Caloundra South area are priority development areas subject to the *Economic Development Act 2012*.
- (e) The Kawana Waters Community Development Area is subject to Development Control Plan No.1 Kawana Waters.
- (f) Major development areas are created as showcase master planned, transit oriented communities that:-
 - (i) promote business investment and employment outcomes;
 - (ii) deliver *affordable living* opportunities;
 - (iii) support greater regional self-containment; and
 - (iv) provide a contemporary *best practice* benchmark for sustainable development and the implementation of environmental enhancement and rehabilitation programs.
- (g) Development in a major development area occurs in accordance with the applicable planning instrument (e.g. structure plan) and *infrastructure* instrument(s).
- (h) Urban development in a major development area occurs only in those areas identified as being suitable for urban development having regard to the biophysical values and natural hazards identified in the applicable planning instrument (e.g. structure plan).
- (i) Development in a major development area integrates land use with transport and provides priority for walking and cycling in conjunction with access to high quality public transport services and accessible community *infrastructure*.
- (j) Development in an infill major development area supports the establishment of high frequency public transport services by providing a pattern of settlement, an intensity of development and the *infrastructure* identified on the applicable planning instrument (e.g. structure plan).

3.4 Economic development

Key concepts	
(1)	A prosperous, high value economy of choice for business, investment and employment.
(2)	Major public <i>infrastructure</i> development associated with 'game changer' projects including the Sunshine Coast University Hospital, the Sunshine Coast Airport, the University of the Sunshine Coast and the Maroochydore Principal Regional Activity Centre <u>City Centre Priority Development Area</u> .
(3)	A regional economy that supports traditional industry sectors and exploits opportunities to secure investment to build high value industries.
(4)	A regional economy with an expanded outlook that positions business, industry and its residents as part of the global community and as one Australia's most successful investment locations.
(5)	A Sunshine Coast Enterprise Corridor and priority investment areas that are the key areas for business, investment and employment opportunities.
(6)	A network of well-designed, connected and accessible activity centres with complementary roles and functions which provide business, investment and employment opportunities and greater housing choice.
(7)	Well-designed and accessible employment areas that complement <i>regional activity centres</i> and learning institutions and accommodate general, science and technology, health, education and training activities.
(8)	Well-designed and accessible industry and enterprise areas that attract a range of niche industry and enterprise activities and provide high value business, investment and employment.
(9)	Competitive and attractive tourism focus areas and other tourism activities which offer unique experiences, facilities and accommodation types and support major events.
(10)	Well-located and designed rural enterprises that provide business and employment opportunities including agribusiness.
(11)	Support for a range of creative industries and cultural and community activities.
(12)	Support for home based businesses including as incubators for new business.

3.4.1 Strategic outcomes

The strategic outcomes for the economic development theme are the following:-

- (a) In 2031, the Sunshine Coast is a prosperous, high value economy of choice for business, investment and employment.
- (b) 'Game changer' projects including the Maroochydore City Centre Priority Development Area, Sunshine Coast University Hospital and adjacent health precinct, the Sunshine Coast Airport and the University of the Sunshine Coast provide the basis for business, investment and employment in a range of high value industries.
- (c) The traditional economic and employment activities of retail, construction and tourism continue to be significant contributors to the regional economy.
- (d) A stronger economy underpins competitive business conditions, supports local businesses and encourages new investment to grow and develop a range of innovative and high value industry sectors.
- (e) The Sunshine Coast Enterprise Corridor is the key area for economic development and residential growth, providing the locations for many of the high value industries to establish, expand and mature in appropriately planned and serviced locations.

- (h) The Sunshine Coast Airport is developed as a regional aviation, business and enterprise area which serves regional, national and international tourism and residential travel needs, encourages investment and provides significant employment opportunities.

Table 3.4.3.1 Activity centre network

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

Description	Location	Applicable local plan or structure plan
	<ul style="list-style-type: none"> Peregian Springs Woombye Yandina 	<ul style="list-style-type: none"> Peregian South local plan Woombye local plan Yandina local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Local (not full service) activity centres</p> <p>Provide a local convenience function only, accommodating small scale services and facilities and supporting the role of higher order activity centres in the activity centre network.</p>	<p>Not described</p> <p>Note—a number of smaller local activity centres and local business areas are located throughout the Sunshine Coast.</p>	Not described

3.4.4 Element 3 – Employment areas

3.4.4.1 Specific outcomes

- To support the preferred pattern of settlement, development provides for the establishment and further development of employment areas, including the regional and sub-regional employment areas identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)** and described in further detail in **Table 3.4.4.1 (Employment areas)**.
- Development in regional and sub-regional employment areas provides for the establishment of a range of high value business uses and industrial uses aligned to the primary focus of the employment area.
- Regional and sub-regional employment areas maximise opportunities for development to be provided in a mixed use configuration where appropriate.
- Regional and sub-regional employment areas protect campuses of existing and planned major health, training and educational facilities from intrusion by incompatible land uses.
- Major health, education, training and sporting facilities are located in or adjoining a *regional activity centre* or an employment area in a location that is well serviced by active and public transport and maximises opportunities to establish synergies between similar or related facilities.
- Regional and sub-regional employment areas provide a range of lot sizes and adaptable building configurations that cater for varying business and industry needs.
- Regional and sub-regional employment areas provide for access to high quality public transport and *active transport* networks that increase connectivity and provide for the efficient movement of people (and goods where appropriate).
- Regional and sub-regional employment areas provide high quality telecommunications infrastructure to support the development of clusters of information technology, knowledge-based and creative industries.

Table 3.4.4.1 Employment areas

Description	Location	Applicable local plan or structure plan
Regional employment areas		
General	<ul style="list-style-type: none"> Maroochydore Principal Regional Activity Centre Kawana Major Regional Activity Centre Sippy Downs Major Regional Activity Centre 	<ul style="list-style-type: none"> Maroochydore/Kuluin local plan Principal—Regional—Activity Centre Structure Plan Development Control Plan No.1 (Kawana Waters) Sippy Downs local plan <p>Editor's note—the Maroochydore Central—Precinctpart of the Maroochydore Principal Regional</p>

Description	Location	Applicable local plan or structure plan
		Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i> .
Science and technology focus	<ul style="list-style-type: none"> Sippy Downs Business and Technology Sub-Precinct 	<ul style="list-style-type: none"> Sippy Downs local plan
Health, education and training focus	<ul style="list-style-type: none"> Sunshine Coast University Hospital University of the Sunshine Coast 	<ul style="list-style-type: none"> Development Control Plan No.1 (Kawana Waters) Sippy Downs local plan
Aviation focus	<ul style="list-style-type: none"> Sunshine Coast Airport 	<ul style="list-style-type: none"> Maroochy North Shore local plan
Sub-regional employment areas		
Health, education and training focus	<ul style="list-style-type: none"> Buderim Private Hospital Caloundra General Hospital Caloundra Private Hospital Nambour General Hospital Nambour/Selangor Private Hospital Sunshine Coast Private Hospital Caloundra South Tertiary Education Caloundra Tertiary Education Kawana TAFE Maroochy TAFE Mooloolaba TAFE Nambour TAFE 	<ul style="list-style-type: none"> Buderim local plan Caloundra local plan Caloundra local plan Nambour local plan Nambour local plan Kawana Waters local plan Not applicable Caloundra local plan Kawana Waters local plan Maroochy TAFE PRAC Structure plan/ Kuluin local plan Mooloolaba/Alexandra Headland local plan Nambour local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>

3.4.5 Element 4 – Industry and enterprise areas

3.4.5.1 Specific outcomes

- To support the preferred pattern of settlement, development provides for the establishment and further development of industry and enterprise areas, including the regional and sub-regional industry and enterprise areas identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)** and described in further detail in **Table 3.4.5.1 (Industry and enterprise areas)**.
- Development in an industry and enterprise area provides for business investment and employment opportunities, particularly in high value industries.
- Industry and enterprise areas provide for a scale and nature of industrial use that is compatible with its regional, sub-regional or local classification and the industry zone type.
- Development in an industry and enterprise area protects legitimate industry activity from unwarranted intrusion by non-industrial or less intensive industrial development and ensures that non-industrial uses are limited to those uses that are compatible with and provide a desirable support activity to industrial uses.
- Industry and enterprise areas are protected from intrusion by incompatible land uses.
- Industry and enterprise areas are well-designed and serviced and provide for a range of industry uses.
- Industry and enterprise areas provide for the full potential of the enterprise opportunity area to be realised so as to maximise opportunities for investment and employment generation. This includes assigning a specific classification to an enterprise opportunity area to enhance its development and investment potential.

Part 5 (Tables of assessment) - 5.5 (Categories of development and categories of assessment - material change of use)

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
Maroochydore Principal Regional Activity Centre (declared master plan area)		
As specified in the table of assessment for the Structure Plan as varied by a variation approval. See <u>Section 10.2 (Maroochydore Principal Regional Activity Centre Structure Plan)</u> .	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.
Residential activities		
<u>Caretaker's accommodation</u>	<u>Accepted development if in an existing building.</u>	<ul style="list-style-type: none"> • <u>Caretaker's accommodation code</u>
	<u>Code assessment if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Caretaker's accommodation code</u> • <u>Nuisance code</u> • <u>Transport and parking code</u>
<u>Community residence</u>	<u>Accepted development</u>	<ul style="list-style-type: none"> • <u>Community residence code</u>
<u>Dual occupancy</u>	<u>Code assessment if forming part of a mixed use development.</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Dual occupancy code</u> • <u>Nuisance code</u> • <u>Sustainable design code</u> • <u>Transport and parking code</u>
	<u>Impact assessment if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>
<u>Dwelling unit</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Multi-unit residential uses code</u> • <u>Prescribed other development codes</u>
<u>Multiple dwelling</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Multi-unit residential uses code</u> • <u>Prescribed other development codes</u>
<u>Residential care facility</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
<u>Resort complex</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Multi-unit residential uses code</u> • <u>Prescribed other development codes</u>
<u>Retirement facility</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
<u>Rooming accommodation</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Multi-unit residential uses code</u> • <u>Prescribed other development codes</u>
<u>Short-term accommodation</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Multi-unit residential uses code</u> • <u>Prescribed other development codes</u>
Business activities		
<u>Adult store¹</u>	<u>Accepted development if in an existing building.</u>	<ul style="list-style-type: none"> • <u>Transport and parking code</u>

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
	<u>Code assessment</u> 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
<u>Agricultural supplies store</u>	<u>Accepted development</u> if in an existing building. <u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> Transport and parking code Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
<u>Bar</u>	<u>Accepted development</u> if:- (a) in an existing building; and (b) located in a designated hospitality area. <u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> Transport and parking code Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
<u>Car wash</u>	<u>Code assessment</u>	<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
<u>Food and drink outlet</u>	<u>Accepted development</u> if in an existing building. <u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> Transport and parking code Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes
<u>Function facility</u>	<u>Code assessment</u>	<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
<u>Funeral parlour</u>	<u>Code assessment</u>	<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
<u>Garden centre</u>	<u>Accepted development</u> if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² . <u>Code assessment</u> if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² . <u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> Transport and parking code Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes The planning scheme
<u>Hardware and trade supplies</u>	<u>Accepted development</u> if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² . <u>Code assessment</u> if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 450m ² . <u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> Transport and parking code Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code Prescribed other development codes 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
<u>Health care services</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Home based business</u>	<u>Accepted development</u> if: (a) for a <u>home office</u> ; or (b) involving a <u>home based child care service</u> licensed under the <u>Child Care Act 2002</u> .	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
	<u>Accepted development</u> if for an activity other than a <u>high impact home based business activity</u> .	<ul style="list-style-type: none"> • <u>Home based business code</u>
	<u>Impact assessment</u> if for a <u>high impact home based business activity</u> .	<ul style="list-style-type: none"> • <u>The planning scheme</u>
<u>Hotel</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Multi-unit residential uses code if incorporating a residential component</u> • <u>Prescribed other development codes</u>
<u>Market</u>	<u>Accepted development</u> if:- (a) conducted by a not-for-profit organisation; and (b) located on <u>Council owned or controlled land</u> .	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Market code</u> • <u>Safety and security code</u> • <u>Transport and parking code</u> • <u>Waste management code</u>
<u>Nightclub entertainment facility</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Office</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Sales office</u>	<u>Accepted development</u>	<ul style="list-style-type: none"> • <u>Sales office code</u>
<u>Service station</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Service station code</u> • <u>Prescribed other development codes</u>
<u>Shop</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Shopping centre</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Theatre</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Veterinary services</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Industrial activities</u>		
<u>Service industry</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
<u>Community activities</u>		
<u>Child care centre</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Child care centre code</u> • <u>Prescribed other development codes</u>
<u>Community care centre</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Community use</u>	<u>Accepted development</u> if:- (a) <u>located on Council owned or controlled land; and</u> (b) <u>undertaken by or on behalf of the Council.</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>
	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Educational establishment</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Emergency services</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Hospital</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Place of worship</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Community activities code</u> • <u>Prescribed other development codes</u>
<u>Sport and recreation activities</u>		
<u>Club</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>
<u>Indoor sport and recreation</u>	<u>Accepted development</u> if in an existing building.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> • <u>Principal centre zone code</u> • <u>Maroochydore/Kuluin local plan code</u> • <u>Business uses and centre design code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Major sport, recreation and entertainment facility</u>	<u>Code assessment</u> 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
	<u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<u>Park</u>	<u>Accepted development</u>	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<u>Major electricity infrastructure</u>	<u>Accepted development</u> if for underground high voltage sub-transmission powerlines and associated transition structures.	<ul style="list-style-type: none"> No requirements applicable
	<u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<u>Parking station</u>	<u>Code assessment</u>	<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
<u>Telecommunications facility</u>	<u>Code assessment</u> if other than a freestanding tower.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code Prescribed other development codes
	<u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<u>Utility installation</u>	<u>Accepted development</u> if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	<u>Impact assessment</u> if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
<u>All other uses defined in Schedule 1 (Definitions)</u>	<u>Impact assessment</u>	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
<u>Any use not defined in Schedule 1 (Definitions)</u>	<u>Impact assessment</u>	<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		
Nightclub entertainment facility	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Shop	Impact assessment if for a department store.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	Code assessment if not involving a department store.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> • Business uses and centre design code • Prescribed other development codes
Showroom	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m².	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • Business uses and centre design code • Prescribed other development codes
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 3 (MAROOCHY BOULEVARD/DALTON DRIVE)		
Business activities		
Nightclub entertainment facility	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Shop	Impact assessment if for a department store.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	Code assessment if not involving a department store.	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> • Business uses and centre design code • Prescribed other development codes
Showroom	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m².	<ul style="list-style-type: none"> • Principal centre zone code • Maroochydore/Kuluin local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • Business uses and centre design code • Prescribed other development codes
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAK MAR LPP - 2 4 (WHARF STREET)		
Business activities		
Office	Code assessment	<ul style="list-style-type: none"> • High density residential zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAK MAR LPP - 3 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 <u>buildingdwelling house</u> .	<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
<u>OPEN SPACE ZONE (LOT 6 SP239529)</u>		
<u>Other activities</u>		
<u>Major electricity infrastructure</u>	<u>Accepted development</u> if for <u>underground high voltage sub-transmission powerlines and associated transition structures.</u>	<ul style="list-style-type: none"> • <u>No requirements applicable</u>

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; ~~and~~
 - ~~(b) in accordance with the Maroochydore Principal Regional Activity Centre Structure Plan for the Maroochydore Declared Master Planned Area 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 provides for 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 a major community node incorporating cultural and performing arts, learning and public administration facilities in conjunction with civic spaces and public art to create a rich community heart that serves the needs of the communities of Maroochydore and the Sunshine Coast sub-region;~~
 - (d) development provides for the establishment of diverse and high density in-centre residential activities a diversity of in-centre housing, 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 transport access to the Maroochydore Principal Regional Activity Centre and connects Maroochydore to the regional public transport system;
- (g) development provides for the establishment of strong integration, linkages and connectivity ~~between each of the precincts within 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*;
- ~~(h) development provides for approximately 4,000 additional dwellings to be developed in the Maroochydore Principal Regional Activity Centre; and~~
- ~~(i) development in the Maroochydore Declared Master Planned Area is undertaken in accordance with the Maroochydore Principal Regional Activity Centre Structure Plan (see Section 10.2 (Maroochydore Principal Regional Activity Centre Structure Plan)).~~

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

- ~~(h) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;~~
- ~~(i) 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;~~
- ~~(j) 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*;~~
- ~~(k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding and storm tide inundation, where applicable;~~
- ~~(l) 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;~~
- ~~(m) 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*;~~
- ~~(n) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;~~
- ~~(o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;~~
- ~~(p) 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) <u>Caretaker's accommodation</u> (b) <u>Community residence</u> (c) <u>Dual occupancy (where forming part of a mixed use development)</u> (d) <u>Dwelling unit</u> (e) <u>Multiple dwelling</u> (f) <u>Residential care facility</u> (g) <u>Resort complex</u> (h) <u>Retirement facility</u> (i) <u>Rooming accommodation</u> (j) <u>Short-term accommodation</u>	None
Business activities	
(a) <u>Adult store</u> (b) <u>Agricultural supplies store</u> (c) <u>Bar</u> (d) <u>Car wash</u> (e) <u>Food and drink outlet</u> (f) <u>Function facility</u> (g) <u>Funeral parlour</u> (h) <u>Garden centre (where not exceeding a gross leasable floor area of 450m²)</u> (i) <u>Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²)</u> (j) <u>Health care services</u> (k) <u>Home based business (where other than a high impact home based business activity)</u> (l) <u>Hotel</u> (m) <u>Market</u> (n) <u>Nightclub entertainment facility</u> (o) <u>Office</u> (p) <u>Sales office</u> (q) <u>Service station</u> (r) <u>Shop</u> (s) <u>Shopping centre</u> (t) <u>Theatre</u> (u) <u>Veterinary services</u>	(a) <u>Garden centre (where exceeding a gross leasable floor area of 450m²)</u> (b) <u>Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²)</u> (c) <u>Tourist attraction</u>
Industrial activities	
<u>Service industry</u>	(a) <u>Low impact industry</u> (b) <u>Research and technology industry</u>
Community activities	
(a) <u>Child care centre</u> (b) <u>Community care centre</u> (c) <u>Community use</u> (d) <u>Educational establishment</u> (e) <u>Emergency services</u> (f) <u>Hospital</u> (g) <u>Place of worship</u>	None
Sport and recreation activities	
(a) <u>Club</u> (b) <u>Indoor sport and recreation</u> (c) <u>Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre)</u> (d) <u>Park</u>	None
Other activities	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(a) <u>Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)</u> (b) <u>Parking station</u> (c) <u>Telecommunications facility (where other than a freestanding tower)</u> (d) <u>Utility installation (where a local utility)</u>	None

7.2.19 Maroochydore/Kuluin local plan code

7.2.19.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Maroochydore/Kuluin local plan area as shown on Map ZM22 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Maroochydore/Kuluin local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.19.3 (Purpose and overall outcomes)**;
 - ~~(b)~~ **Table 7.2.19.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Maroochydore/Kuluin local plan area generally)**; and
 - ~~(b)~~~~(c)~~ **Table 7.2.19.4.2 (Additional performance and acceptable outcomes for assessable development in the Principal centre zone)**; and
 - ~~(e)~~~~(d)~~ **Figure 7.2.19A (Maroochydore/Kuluin local plan elements)**.

7.2.19.2 Context and setting

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

The Maroochydore/Kuluin local plan area is located centrally in the eastern part of the Sunshine Coast and takes in a land area of approximately ~~4,450~~1,390 hectares.

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

A significant part of the local plan area ~~is taken up with~~takes in the Maroochydore Principal Regional Activity Centre. ~~Part of the Maroochydore City Centre~~ Maroochydore Principal Regional Activity Centre is a priority development area subject to the Economic Development Act 2012 and does not form part of the local plan area. The Maroochydore City Centre Priority Development Area (PDA) is intended to be developed as the new city centre and central business district for the Maroochydore Principal Regional Activity Centre. ~~whilst the remainder of the Maroochydore Principal Regional Activity Centre (outside of the city centre) is a declared master planned area subject to Part 10 (Other Plans). Neither of these areas form part of this local plan code.~~

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

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

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

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

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

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

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

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

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

7.2.19.3 Purpose and overall outcomes

- (1) The purpose of the Maroochy/Kuluin local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochy/Kuluin local plan area.
- (2) The purpose of the Maroochy/Kuluin local plan code will be achieved through the following overall outcomes:-
 - (a) The Maroochy/Kuluin local plan area is a diverse coastal urban area comprising the Maroochy Principal Regional Activity Centre, a number of urban and suburban residential neighbourhoods, high intensity visitor accommodation areas, business and industry areas and major community and sport and recreation facilities.

Editor's note—part of the Maroochy Principal Regional Activity Centre is a priority development area subject to the Economic Development Act 2012.
 - (b) Urban development in the Maroochy/Kuluin local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values.
 - (c) Cotton Tree and areas adjacent to Maroochy Beach are cosmopolitan and vibrant places with visitor accommodation and small scale *shops*, cafés and restaurants at street level that enliven the public realm and enhance the role and image of this area as a tourism focus area.
 - (d) Kuluin and Maroochy Waters are established, predominantly low density residential neighbourhoods that offer a quiet, relaxed lifestyle in locations close to the beach and the services offered by the Maroochy Principal Regional Activity Centre.
 - (e) The Specialised centre zone adjacent to Wisers Road, Sugar Road and Maroochy Road provides for the large floor plate, bulky goods retail activities required to support the core retailing activities accommodated within the Maroochy Principal Regional Activity Centre.
 - (f) Industrial areas at Kuluin and north of Wisers Road provide a range of low to *medium impact industry* uses.
 - (g) Development supports the role and function of Maroochy as the principal regional activity centre for the Sunshine Coast sub-region.
 - (h) Development in the local plan area recognises and reinforces the natural attributes within and adjoining the local plan area by creating buildings, landscapes, a network of open space and pedestrian/cycle linkages that emphasise the outdoor lifestyle and the strong affinity that residents have with 'living on or near the coast'. ~~Development on land adjacent to the Maroochy River foreshore between Cornmeal Creek and Picnic Point Esplanade provides for a continual public pedestrian and cycle link along the foreshore, as an extension of the Coastal~~

Path System, and facilitates the integration of the whole of the Maroochydore Principal Regional Activity Centre.

- (i) Development provides for the following key elements of the urban open space and pedestrian/cycle network:-
 - (i) a public pedestrian promenade, to be available for public access at all times, along Cornmeal Creek and Maud Canal linking Sunshine Plaza to the proposed transit station and interchange (CAMCOS) and residential areas to the south-west;
 - (ii) a continuous high quality walkable waterfront and greenspace link, available for public access at all times, along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal; and
 - (iii) a continuous high quality public pedestrian and cycle link along the Maroochy River and Maroochydore Beach foreshore, integrating and extending the Coastal Path System.
- ~~(j)~~(i) Development contributes to the establishment of landscaped boulevards along major transport routes and attractive gateways to enhance the sense of entry to the local plan area and the Maroochydore Principal Regional Activity Centre.
- ~~(j)~~(k) Development provides appropriate landscape buffering to the Sunshine Motorway in order to visually screen built form elements and maintain the visual amenity of the Motorway.
- (l) Development provides for community infrastructure and services that meet the needs of residents in the Maroochydore Principal Regional Activity Centre and the Sunshine Coast sub-region.
- (m) The Principal centre zone in Precinct MAR LPP-1 (City Core) is developed as a mixed use retail core and contains the highest order retail uses in conjunction with a range of business uses and a significant quantity of residential dwellings. In conjunction with development in the Maroochydore City Centre Priority Development Area, Precinct MAR LPP-1 (City Core) is intended to be the most concentrated urban setting in the Maroochydore Principal Regional Activity Centre and is to provide the greatest range and diversity of uses.
- (n) Development in the Principal centre zone in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides for a range of business uses and entertainment activities including food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities that may operate after hours and include live music which creates a vibrant atmosphere.
- (o) Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) provides for expansion or redevelopment of the shopping centre and adjacent sites to provide for an integrated, high quality design which addresses and activates key street frontages, enhances connectivity through the site, in particular through the provision of the public pedestrian promenade and identified road links, and presents an attractive interface to surrounding areas through outstanding building, streetscape and landscape design.
- (p) Development in the Principal centre zone on Key Site 2 (Big Top) provides for an integrated, high quality mixed use development which contributes to the vibrancy of Ocean Street, Cornmeal Creek and Horton Parade, enhances pedestrian connectivity through and around the site and displays an outstanding level of architectural and landscape design befitting of its prominent location.
- (q) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) occurs in accordance with **Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent and inconsistent uses in the Principal centre zone)** and in particular ensures that any retail business uses do not detract from or compete with the core retailing functions of Precinct MAR LPP-1 (City Core).
- (r) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road):-
 - (i) predominantly comprises medium intensity residential activities and business activities, including smaller scale showroom uses;
 - (ii) recognises the role of Aerodrome Road as a gateway entry to the Maroochydore Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles and high quality building presentation;

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (s) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- ~~(k)(t)~~ Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- ~~(l)(u)~~ With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- ~~(m)(v)~~ Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- ~~(n)(w)~~ Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- ~~(o)~~ Development in the High density residential zone in Precinct MAR LPP 1 (Evans Street), along the western side of Evans Street between Maroochydore Road and Millwell Road, provides land required for the widening of Evans Street to extend the dual carriageway configuration of Maroochy Boulevard to Maroochydore Road.
- ~~(p)(x)~~ Development in the High density residential zone in Precinct MAR LPP-24 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- ~~(q)(y)~~ Development in the Low density residential zone in Precinct MAR LPP-3-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-6 (Maud Street/Sugar Road).
- ~~(r)(z)~~ Development improves local connectivity and access by providing identified public road links including in the Low density residential zone on Lot 2 on SP223022 at 3-7 Fishermans Road, Kuluin, provides for a new public road links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- ~~(s)(aa)~~ Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

~~(b)~~(bb) The existing *tourist park* sites located at Cotton Tree and Maroochydore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochydore's role as a tourism focus area.

~~(c)~~(cc) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

7.2.19.4 Performance outcomes and acceptable outcomes

Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development in the Maroochydore/Kuluin local plan area generally¹

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Maroochydore/Kuluin Local Plan Area Generally (All Zones)</i>			
PO1	Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast by accommodating uses that are complementary to, but do not compete with the intended role of, the retail core (Principal centre zone and priority development area) as the primary focus for business and community activities within the principal regional activity centre.	AO1	No acceptable outcome provided.
PO2	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the Maroochydore/Kuluin local plan area.	AO2.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO2.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and existing character <i>vegetation</i> contributing to the setting, character and sense of place of the Maroochydore/Kuluin local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, important views to the Maroochy River, beaches and other areas where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
		AO3.2	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) <i>vegetation</i> adjacent to the Maroochy River foreshore and Maroochydore

¹ Editor's note—Table 7.2.19.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone) of this code provides additional assessment criteria for assessable development located in the Principal centre zone.

Performance Outcomes		Acceptable Outcomes	
			<p>beach foredunes;</p> <p>(b) significant <i>vegetation</i> on the northern side of the Sunshine Motorway at the gateway intersection of Maroochy Boulevard; and</p> <p>(c) other character <i>vegetation</i> identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	<p>Development:-</p> <p>(a) presents an attractive streetfront address to the major road corridors of Maroochydhore Road, Aerodrome Road, Wises Road, Sugar Road/Maud Street and Bradman Avenue; and</p> <p>(b) provides a wide, vegetated buffer to the Sunshine Motorway to visually screen and soften built form elements.</p>	<p>AO4.1</p> <p>Development on a site adjacent to Maroochydhore Road, Aerodrome Road, Wises Road, Sugar Road/Maud Street and Bradman Avenue provides a frontage treatment, including building siting and design, landscaping, fencing and signage, that contributes to a coherent streetscape and enhances the appearance and visual amenity of these major road corridors.</p> <p>AO4.2</p> <p>Development provides a 10 metre wide mounded landscaped buffer along the Sunshine Motorway road frontage of a site where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements).</p>	
PO45	<p>Development:-</p> <p>(a) provides for the establishment of landscaped boulevards along <u>Maroochydhore Road, Maroochy Boulevard, Evans Street, Dalton Drive, Bradman Avenue, Duporth Avenue (part), Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade</u>; and</p> <p>(b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydhore/Kuluin.</p>	<p>AO45.1</p> <p>Development adjacent to a primary streetscape treatment area, <u>boulevard treatment area</u> or gateway/entry point where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements):-</p> <p>(a) incorporates <u>a high standard of urban design and</u> architectural and landscape treatments which enhance the sense of arrival to, and the <u>urban</u> beachside character of, the local plan area and emphasise corner locations; and</p> <p><u>(b) incorporates design elements building materials</u> such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO45.2</p> <p><u>Development on a site having a landscape setback as specified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements):-</u></p> <p><u>(a) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the site frontage boundary; and</u></p> <p><u>(b) has a built form which typically includes courtyard edges and interfaces.</u></p> <p>AO4.3</p> <p>Development provides for streetscape</p>	

Performance Outcomes		Acceptable Outcomes	
			<p>improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO56	Development with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle access and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.	AO56	Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:- (a) provides for no additional vehicle access from these streets; and (b) rationalises existing vehicle access points wherever practicable.
PO6	<u>Development provides a wide, vegetated buffer to the Sunshine Motorway to visually screen and soften built form elements.</u>	AO6	<u>Development provides a 10 metre wide mounded landscaped buffer along the Sunshine Motorway road frontage of a site where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements).</u>
PO7	<u>Development protects and enhances the major open space links offered by the foreshore park and reserve system, Cornmeal Creek, Maud Canal and associated drainage systems.</u>	AO7	<u>Development provides for the retention and enhancement of the greenspace links identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements).</u>
PO87	Development on land adjacent to the Maroochy River foreshore, between Cornmeal Creek and Picnic Point Esplanade, provides for a continuous public pedestrian and cycle link along the Maroochy River foreshore as an extension to the coastal walk.	AO87	No acceptable solution outcome provided.
PO9	<u>Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.</u>	AO9	<u>No acceptable outcome provided.</u>
PO108	Development on land with frontage to Eudlo Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .	AO108	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO11	<u>Development provides public road links where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to improve local connectivity, access and servicing arrangements.</u>	AO11	<u>No acceptable outcome provided.</u>
PO129	Development does not compromise the provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydore; (b) the Sunshine Motorway and any future connection to the Sunshine	AO129	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Motorway in the south eastern part of the local plan area;</p> <p>(c) the CoastConnect Priority Public Transport and Bicycle Corridor along Aerodrome Road and Alexandra Parade; and</p> <p>(d) Maroochydore Road, Maroochy Boulevard, Maud Street/Sugar Road and Bradman Avenue.</p>		
Development in the Local Centre Zone Generally			
PO130	<p>Development in the Local centre zone:-</p> <p>(a) supports the role of the Cotton Tree Local Centre, Maroochy Waters Local Centre, Kuluin Local Centre and other local centres in the local plan area as local (not full service) activity centres; and</p> <p>(b) provides a basic level of convenience goods and services to local residents and visitors.</p>	AO130	No acceptable outcome provided.
Development in the Local Centre Zone (King Street, Cotton Tree)			
PO141	<p>Development in the Local centre zone at Cotton Tree:-</p> <p>(a) is sympathetic to the urban village character of Cotton Tree;</p> <p>(b) contributes to the vitality of King Street;</p> <p>(c) provides continuous weather protection for pedestrians;</p> <p>(d) complements the traditional main street form and <i>streetscape</i> of Cotton Tree; and</p> <p>(e) provides integrated and functional car parking and access arrangements that do not dominate the <i>streetscape</i>.</p>	AO141	<p>Development in the Local centre zone at Cotton Tree:-</p> <p>(a) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements);</p> <p>(b) provides for any residential uses to be effectively integrated with business uses;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes provision for landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for car parking in basements.</p>
Development in the Local Centre Zone (Local Business Area along Maroochydore Road)			
PO152	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <p>(a) maintains, but does not increase, the existing scale of business uses;</p> <p>(b) improves the appearance of the <i>streetscape</i>;</p> <p>(c) minimises impacts on adjoining or nearby residential uses; and</p> <p>(d) does not impact upon the operational efficiency of Maroochydore Road as a major</p>	AO152	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <p>(a) does not involve any expansion to the <i>gross floor area</i> of business uses established on the <i>site</i>;</p> <p>(b) improves the appearance of buildings and landscaping on the <i>site</i>;</p> <p>(c) provides for buildings which have a scale and form that is compatible with nearby residential buildings;</p> <p>(d) does not provide for direct access to Maroochydore Road; and</p>

Performance Outcomes		Acceptable Outcomes	
	transport corridor.		(e) does not provide for the establishment of high traffic generating uses.
Development in the Tourist Accommodation Zone (Cotton Tree Esplanade)			
PO163	Development in the Tourist accommodation zone:- (a) contributes to <u>the</u> vitality of key streets and esplanades; and (b) is sympathetic to the coastal character of Cotton Tree and Maroochydore.	AO163	Development in the Tourist accommodation zone:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; (b) where active <i>frontages</i> are provided, incorporates all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (c) ensures that signage is integrated with the building; and (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the High Density Residential Zone in Precinct MAR LPP-1 (Evans Street)			
PO14	Development in the High density residential zone in Precinct MAR LPP-1 (Evans Street) identified on Local Plan Map LPM22 provides land along the frontage of Evans Street required to extend the dual carriageway configuration of Maroochy Boulevard to Maroochydore Road.	AO14	Development in the High density residential zone in Precinct MAR LPP-1 (Evans Street) provides for:- (a) development to be setback a minimum of 13 metres from the front property boundary; and (b) land to be dedicated to Council, as required to accommodate the upgrading of Evans Street.
Development in the High Density Residential Zone in Precinct MAR LPP-2-4 (Wharf Street)			
PO175	Development for an office in the High density residential zone in Precinct MAR LPP-2-4 (Wharf Street) identified on Local Plan Map LPM22 :- (a) is small scale only and does not detract from the intended role and function of the Maroochydore Principal Regional Activity Centre as the primary location for centre activities; (b) forms part of a <i>mixed use development</i> ; and (c) maintains the amenity of adjacent or nearby residential premises.	AO175	No acceptable outcome provided.
Development in the Low Density Residential Zone (Lot 2 on SP223022 at 3-7 Fishermans Road Kuluin)			
PO16	Development in the Low density residential zone on Lot 2 on SP223022 at 3-7 Fishermans Road, Kuluin, provides for a new public road link between Martins Drive and Fishermans Road as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements).	AO16	No acceptable outcome provided.
Development in the Low Density Residential Zone in Precinct MAR LPP-3-5 (Maud Street/Sugar Road)			
PO1847	Development in the Low density residential zone in Precinct MAR LPP-3	AO1847	Development for an office in the Low density residential zone in Precinct MAR

Performance Outcomes		Acceptable Outcomes	
	<p><u>5</u> (Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for offices to be incorporated within <u>existing dwellings houses and other small scale buildings</u>, provided that such development:-</p> <p>(a) maintains the amenity of adjacent or nearby residential premises; and</p> <p>(b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road;-<u>and</u></p> <p><u>(c) provides for car parking arrangements which are in keeping with a residential appearance and do not dominate the streetscape.</u></p>		<p>LPP 3-5 (Maud Street/Sugar Road):-</p> <p>(a) is limited to existing or new dwelling houses existing prior to the commencement of the planning scheme or another live/work building type with a maximum site cover of 40%;</p> <p>(b) provides for all required car parking to be accommodated on site within, behind or beside the main building;</p> <p>(c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and</p> <p>(d) avoids any material impact on the amenity of adjoining or nearby residential premises through the provision of landscape buffers, screen fencing and appropriate site layout.</p>
Development in the Emerging Community Zone (Sunshine Cove)			
PO1948	<p>Development in the Emerging community zone at Sunshine Cove:-</p> <p>(a) contributes to the establishment of a walkable residential community in a waterside setting, comprising of a number of high quality, attractive, environmentally responsible and sustainable mixed density residential neighbourhoods;</p> <p>(b) provides for a range of lot sizes, dwelling types and live/work buildings, with the highest density of residential development provided in key locations;</p> <p>(c) provides for an interconnected open space network and community facilities that meet the needs of the local community;</p> <p>(d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and</p> <p>(e) protects the function and visual amenity of Maroochy Boulevard and the Sunshine Motorway.</p>	AO1948	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.</p>
Development in the Community Facilities Zone (Tourist Parks)			
PO2049	<p>Development provides for the existing <i>tourist park</i> sites located at Cotton Tree and Maroochydore Beach to be retained or redeveloped as <i>tourist parks</i>.</p>	AO2049	<p>No acceptable outcome provided.</p>

Table 7.2.19.4.2 Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone

Performance Outcomes	Acceptable Outcomes
<i>Development in the Principal Centre Zone Generally</i>	
<i>Land Use Intent</i>	

Performance Outcomes		Acceptable Outcomes	
PO1	<u>Development in the Principal centre zone provides for the Maroochydore Principal Regional Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.</u>	AO1	<u>No acceptable outcome provided.</u>
PO2	<u>Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Regional Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.</u>	AO2	<u>No acceptable outcome provided.</u>
PO3	<p><u>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:-</u></p> <p><u>(a) a use listed as a consistent use in Column 1 of Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone) to occur in the relevant precinct; and</u></p> <p><u>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.19.4.3 to occur in the relevant precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</u></p> <p><u>Note—a use not listed in Table 7.2.19.4.3 is an inconsistent use and is not intended to occur in the Principal centre zone in Precinct MAR LPP-2 or Precinct MAR LPP-3.</u></p>	AO3	<u>No acceptable outcome provided.</u>
Integration and Connectivity with the Maroochydore City Centre Priority Development Area			
PO4	<u>Development in the Principal centre zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular linkages.</u>	AO4	<u>No acceptable outcome provided.</u>
Accessibility, Permeability and Legibility			
PO5	<u>Development provides for a walkable waterfront and open space network along the full frontages of Cornmeal Creek and Maud Canal providing public access at all times and connectivity through the Principal Regional Activity Centre and beyond to the Maroochy River and foreshore and surrounding residential areas.</u>	AO5	<u>Development ensures that a walkable waterfront and open space network is provided in public ownership in accordance with the greenspace link and key pedestrian/cycle link identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements).</u>
PO6	<u>Development provides for a high amenity and functional pedestrian promenade, available for public access at all times, extending along the full</u>	AO6.1	<u>Development provides a pedestrian promenade in public ownership along the full frontage of the Maud Canal from Cornmeal Creek to the proposed transit</u>

Performance Outcomes		Acceptable Outcomes	
	frontage of Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS) and surrounding residential areas.	AO6.2	station and interchange (CAMCOS), and surrounding residential areas.
		AO6.3	The pedestrian promenade is designed and constructed in accordance with the specifications shown on Figure 7.2.19B (Maroochydore Public Pedestrian Promenade Design) .
			Development provides for shade structures, landscaping and directional signage to be installed within the pedestrian promenade.
PO7	Development provides mid-block pedestrian connections which:- (a) are located to reflect the desired lines of pedestrian movement between major points of attraction and public spaces that are available for public access at all times; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO7.1	Development for a large floor plate use in the Principal centre zone, or on land otherwise identified as accommodating a through block pedestrian linkage on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides publicly accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
		AO7.2	The pedestrian connections are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 days per week public access.
Built Form			
PO8	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the streetscape and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context including views and vistas and the preferred character of the area in which it is located; and (c) have a high architectural quality.	AO8	No acceptable outcome provided.
PO9	Development provides buildings that:- (a) are closely related to streets, public spaces and pedestrian routes; (b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate pedestrian movement and other functions associated with the building; (c) exhibit well-defined podium and tower elements which provide a slender building profile above podium level; and (d) are sited and oriented to cause least environmental impact.	AO9	Development for a building in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for a maximum site cover of 90% for the podium element, and 50% for the tower element, where the following criteria are met:- (a) the site has a principal frontage of at least 20 metres; (b) deep planted landscapes are provided at the principal frontage of the site and are of a sufficient size and dimension to accommodate mature trees; and (c) the development demonstrates outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design.
			OR In all other circumstances, development

Performance Outcomes		Acceptable Outcomes	
			complies with the <i>site cover</i> requirements of the applicable use code.
PO10	Development provides spaces between buildings which:- (a) allow for light and air penetration; (b) provide for an adequate level of <u>privacy and outlook</u> ; (c) avoid wind tunnelling effects; and (d) sensitively respond to adjoining <u>uses</u> .	AO10.1	Development ensures that a building which incorporates a tower element but not a podium element is <u>setback</u> a minimum of 6 metres from the side boundary.
		AO10.2	Development ensures that a building which incorporates a tower element and a podium element provides for the following:- (a) the podium element to have a <u>maximum height of 16 metres and be built to the property boundary unless adjoining a residential use in which case the podium element may only be built to the property boundary up to 4.5 metres in height; and</u> (b) the tower element to be <u>setback 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the same site</u> .
PO11	Development provides buildings that:- (a) are architecturally treated with <u>facades and elevations that avoid large blank walls; and</u> (b) incorporate roof forms, openings and <u>setbacks that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Regional Activity Centre streetscape</u> .	AO11	Development ensures that a building incorporates architectural treatments of facades and elevations such that:- (a) <u>semi-enclosed spaces and colonnades are provided at street level where abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered;</u> (b) <u>blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features; and</u> (c) <u>top levels of buildings and roof forms that are shaped to:-</u> (i) <u>reduce their apparent bulk and provide visually attractive skyline silhouettes;</u> (ii) <u>screen mechanical plant from view; and</u> (iii) <u>provide roof-top terraces to take advantage of views where appropriate.</u>
PO12	Development provides buildings that <u>respect and reflect the distinctive character of their settings and express contemporary architectural practice</u> .	AO12	Development ensures that a building is finished with external building materials and colours that:- (a) <u>are robust and do not require high levels of maintenance;</u> (a) <u>complement their setting and be attractive to neighbouring premises; and</u> (b) <u>are not mirrored or highly reflective.</u>
PO13	Development provides buildings with <u>service structures and mechanical plant that are attractively presented and make a positive contribution to the</u>	AO13.1	Development ensures that building <u>service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or</u>

Performance Outcomes		Acceptable Outcomes	
	Maroochydore Principal Regional Activity Centre <i>streetscape</i> .	AO13.2	are effectively screened from the street or public open space.
		AO13.3	Development ensures that building roof tops allow for the future inclusion of satellite dishes and <i>telecommunications facilities</i> in an unobtrusive manner such that these services are not visible from the street or public open space.
			Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Maroochydore Principal Regional Activity Centre.
Active Streets and Public Spaces			
PO14	Development on a <i>site</i> identified as having an active <i>frontage</i> on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides a continuous pedestrian friendly <i>façade</i> and incorporates activities located at ground level that promote a vibrant and lively <i>streetscape</i> character.	AO14	Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO15	Development involving new or extended large floor plate retail uses is located and designed to contribute to vibrant and active streets and public places.	AO15	Development for a large format retail use (such as a <i>showroom, discount department store, department store or a supermarket</i>) provides a main entrance onto a public street with any external walls that would otherwise front the street, containing sleeping uses.
PO16	Development ensures that the ground floor level of a building:- (a) is adaptable, allowing for changes in land use over time; and (b) distinguish the commercial and sub-tropical identity of the Maroochydore Principal Regional Activity Centre.	AO16	Development provides for business uses in premises having a <i>primary active street frontage</i> as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to have a minimum floor to ceiling height of 3.5 metres at the ground floor level.
PO17	Development provides for footpaths and walkways intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO17	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (ii) 2.7 metres provided for <i>secondary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (b) a shelter type that comprises one or more of the following:- (i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade.
Housing Diversity			

Performance Outcomes		Acceptable Outcomes	
PO18	Development ensures that a range of <i>dwelling</i> types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.	AO18	Development ensures at least 10% of all <i>dwelling</i> s on a <i>site</i> are equal to or less than 100m ² in <i>gross floor area</i> . Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.
Streetscapes, Public Spaces and Landscapes²			
PO19	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydoore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	AO19.1	Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, where such front the street.
		AO19.2	Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height.
		AO19.3	Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation.
		AO19.4	Development provides footpath paving treatments and street furniture that integrate with adjoining development and setback areas and align with public footpaths.
PO20	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space, provides for the following:- (a) a high level of non-discriminatory pedestrian access to maintain an <i>active frontage</i> ; (b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i> .	AO20	No acceptable outcome provided.
PO21	Development provides for art installations to be incorporated where possible, as an essential element to engage users of the urban environment.	AO21	No acceptable outcome provided.
Car Parking			
PO22	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.	AO22	No acceptable outcome provided.
PO23	Development in Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides car parking areas and service areas that are not visually dominant from a street or public open space.	AO23.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the <i>streetscape</i> or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the <i>site</i> , incorporated wholly within a building or below ground level, and shared driveways.
		AO23.2	Development provides vehicular access arrangements that do not ramp along

² These provisions are intended to supplement the *Landscape code*.

Performance Outcomes		Acceptable Outcomes	
			boundary alignments edging the street, laneways, public open space and the like.
PO24	Development in a precinct other than Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides ground level car parking areas and service areas that do not dominate the street frontage.	AO24.1	Development provides for any ground level car parking area to be:- (a) located behind or contained within a building and not visible from the street frontage; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.
		AO24.2	Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be setback a minimum of 5 metres and not be adjacent to or visible from the street.
Development in the Principal Centre Zone in Precinct MAR LPP-1 (City Core)			
PO25	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) identified on Local Plan Map LPM22 comprises a vibrant and high intensity mixed use core where the principal business and administrative functions are complemented by retailing, entertainment, education, community and cultural facilities, tourism and residences.	AO25	No acceptable outcome provided.
PO26	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) does not comprise <i>showrooms</i> so that it does not delay or compromise the following:- (a) the capacity of the existing and planned road transport infrastructure networks in the Maroochydore Principal Regional Activity Centre; (b) the employment potential of the Maroochydore Principal Regional Activity Centre; (c) the intended urban design outcomes for the Maroochydore Principal Regional Activity Centre; (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal Regional Activity Centre.	AO26	No acceptable outcome provided.
Development in the Principal Centre Zone (Key Site 1 – Sunshine Plaza)			
PO27	Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) ensures that significant expansion or redevelopment of the Sunshine Plaza Shopping Centre or adjacent properties:- (a) occurs in an integrated manner in accordance with a master plan or approved plan of development; (b) provides for outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;	AO27	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(c) <u>facilitates a high level of accessibility to the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS);</u></p> <p>(d) <u>provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network and provides for development which reinforces and activates these links;</u></p> <p>(e) <u>does not compromise the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;</u></p> <p>(f) <u>provides strong linkages with surrounding development and, in particular, the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity;</u></p> <p>(g) <u>provides public road links as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to improve local connectivity; and</u></p> <p>(h) <u>minimises visual and amenity impacts associated with car parking and servicing areas.</u></p>		
<u>Development in the Principal Centre Zone (Key Site 2 – Big Top)</u>			
<u>PO28</u>	<p><u>Development in the Principal centre zone on Key Site 2 (Big Top) ensures that redevelopment of the site:-</u></p> <p>(a) <u>provides for the site to be developed as a high quality, integrated, mixed use development incorporating a range of centre activities and residential accommodation;</u></p> <p>(b) <u>provides for outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</u></p> <p>(c) <u>provides an attractive address to all street frontages and to Cornmeal Creek;</u></p> <p>(d) <u>facilitates a high level of accessibility to the Maroochydore Station transit interchange;</u></p> <p>(e) <u>provides for development which reinforces and activates the public pedestrian and urban open space link along Cornmeal Creek;</u></p> <p>(f) <u>provides strong linkages with surrounding development and, in particular, the provision of through block pedestrian links connecting Ocean Street and Duporth Avenue with Cornmeal Creek Esplanade, and other urban design elements and treatments necessary to</u></p>	<u>AO28</u>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	<p>create a high level of integration and connectivity;</p> <p>(g) <u>provides primary active street frontages to Cornmeal Creek, Ocean Street, Duporth Avenue and Horton Parade and the 'urban laneway' through the site connecting Ocean Street with Cornmeal Creek Esplanade;</u></p> <p>(h) <u>maintains existing vehicular access points; and</u></p> <p>(i) <u>provides integrated and functional car parking and access arrangements that do not dominate the street.</u></p>		
Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area)			
PO29	<p><u>Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Hospitality Area) identified on Local Plan Map LPM22 provides for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities that may operate after hours and include live music which creates a vibrant atmosphere.</u></p>	AO29	<u>No acceptable outcome provided.</u>
Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)			
PO30	<p><u>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on Local Plan Map LPM22 complies with the following:-</u></p> <p>(a) <u>development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground storey;</u></p> <p>(b) <u>development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</u></p> <p>(c) <u>development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority;</u></p> <p>(d) <u>development with a frontage to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable;</u></p> <p>(e) <u>development provides for bicycle and pedestrian infrastructure which connects the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.</u></p>	AO30	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
PO31	<u>Development provides for all showrooms to have a maximum gross leasable floor area of 3,000m² per tenancy.</u>	AO31	<u>No acceptable outcome provided.</u>
Development in the Principal Centre Zone in Precinct in MAR LPP-3 (Maroochy Boulevard/Dalton Drive)			
PO32	<u>Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive), identified on Local Plan Map LPM22, complies with the following:- (a) development predominantly comprises medium intensity business and residential activities including offices and smaller scale shops and showrooms; (b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core).</u>	AO32	<u>No acceptable outcome provided.</u>
PO33	<u>Development provides for the following:- (a) all showrooms to have a maximum gross leasable floor area of 3,000m² per tenancy; (b) the total maximum gross leasable floor area of all retail business uses (other than showroom) to not exceed 20,000m² for the precinct.</u>	AO33	<u>No acceptable outcome provided.</u>
PO34	<u>Development provides for Maroochy Boulevard and Dalton Drive to be established as attractive landscaped boulevards incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.</u>	AO34	<u>No acceptable outcome provided.</u>
PO35	<u>Development to the north of the Dalton Drive east-west extension is integrated with the adjoining development in the Priority Development Area, having regard to block size, access arrangements, intended uses, built form and stormwater flow requirements.</u>	AO35	<u>No acceptable outcome provided.</u>
PO36	<u>Development provides for appropriate buffering to the Sunshine Motorway and the Dedicated Transit Corridor (CAMCOS), such that development achieves a high level of amenity and the safety and efficiency of these major transport infrastructure elements is maintained.</u>	AO36	<u>No acceptable outcome provided.</u>
PO37	<u>Development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the edges of the precinct.</u>	AO37	<u>No acceptable outcome provided.</u>
PO38	<u>Development fronting Dalton Drive or Maroochy Boulevard provides for the following:- (a) showroom development that maintains a strong built form along Dalton Drive and Maroochy Boulevard and incorporates land uses that activate these frontages;</u>	AO38	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	(b) <u>car parking that is located behind buildings and does not dominate the street frontage;</u> (c) <u>consolidated access points to Dalton Drive and Maroochy Boulevard.</u>		
PO39	<u>Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochydoore Principal Regional Activity Centre.</u>	AO39	<u>Development fronting Maroochy Boulevard has a minimum height of 8 metres.</u>

Table 7.2.19.4.3 Maroochydoore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)	
Residential activities	
(a) <u>Caretaker's accommodation</u> (b) <u>Community residence</u> (c) <u>Dual occupancy (where forming part of a mixed use development)</u> (d) <u>Dwelling unit</u> (e) <u>Multiple dwelling</u> (f) <u>Residential care facility</u> (g) <u>Resort complex</u> (h) <u>Retirement facility</u> (i) <u>Rooming accommodation</u> (j) <u>Short-term accommodation</u>	None
Business activities	
(a) <u>Adult store</u> (b) <u>Agricultural supplies store</u> (c) <u>Bar</u> (d) <u>Car wash</u> (e) <u>Food and drink outlet</u> (f) <u>Function facility</u> (g) <u>Funeral parlour</u> (h) <u>Garden centre (where not exceeding a gross leasable floor area of 450m²)</u> (i) <u>Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²)</u> (j) <u>Health care services</u> (k) <u>Home based business (where other than a high impact home based business activity)</u> (l) <u>Hotel</u> (m) <u>Market</u> (n) <u>Office</u> (o) <u>Sales office</u> (p) <u>Service station</u> (q) <u>Shop (if not involving a department store)</u> (r) <u>Shopping centre (if not involving a department store)</u> (s) <u>Showroom (where each individual tenancy does not exceed a gross leasable floor area of 3,000m²)</u> (t) <u>Theatre</u> (u) <u>Veterinary services</u>	(a) <u>Garden centre (where exceeding a gross leasable floor area of 450m²)</u> (b) <u>Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²)</u> (c) <u>Showroom (where each individual tenancy exceeds a gross leasable floor area of 3,000m²)</u> (d) <u>Tourist attraction</u>
Industrial activities	
<u>Service industry</u>	(a) <u>Low impact industry</u> (b) <u>Research and technology industry</u>
Community activities	
(a) <u>Child care centre</u> (b) <u>Community care centre</u> (c) <u>Community use</u> (d) <u>Educational establishment</u> (e) <u>Emergency services</u>	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(f) <u>Hospital</u> (g) <u>Place of worship</u>	
<u>Sport and recreation activities</u>	
(a) <u>Club</u> (b) <u>Indoor sport and recreation</u> (c) <u>Park</u>	None
<u>Other activities</u>	
(a) <u>Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)</u> (b) <u>Parking station</u> (c) <u>Telecommunications facility (where other than a freestanding tower)</u> (d) <u>Utility installation (where a local utility)</u>	None

Table 7.2.19.4.4 Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone

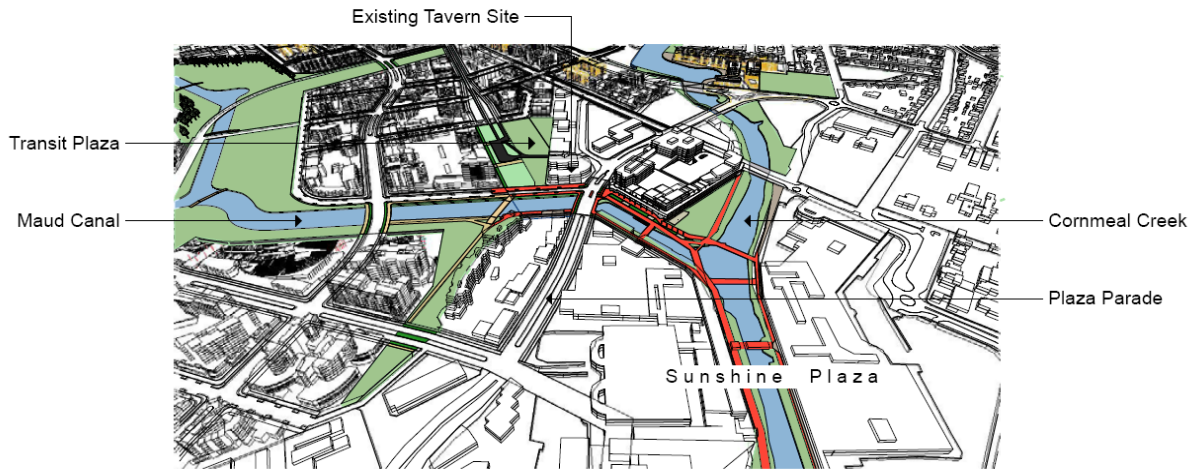
Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones) for Lot 6 SP239529.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<u>Residential activities</u>	
<u>Caretaker's accommodation</u>	None
<u>Business activities</u>	
(a) <u>Food and drink outlet (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same site and having a gross leasable floor area not exceeding 100m²)</u> (b) <u>Market</u>	<u>Food and drink outlet (where other than as specified in column 1)</u>
<u>Community activities</u>	
(a) <u>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</u> (b) <u>Emergency services</u>	None
<u>Sport and recreation activities</u>	
(a) <u>Outdoor sport and recreation (where located on Council owned or controlled land, undertaken by or on behalf of the Council or a not-for-profit organisation and the gross floor area of any building associated with the use does not exceed 150m²)</u> (b) <u>Park</u>	<u>Outdoor sport and recreation (where other than as specified in column 1)</u>
<u>Other activities</u>	
(a) <u>Environment facility (where located on Council owned or controlled land, undertaken by or on behalf of the Council)</u> (b) <u>Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures)</u> (c) <u>Utility installation (where a local utility)</u>	None

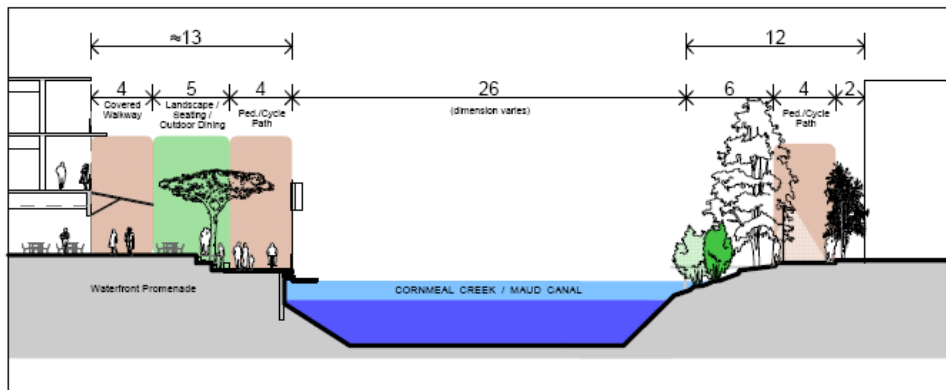
Figure 7.2.19A Maroochydore/Kuluin local plan elements

| **<Figure to be inserted>**

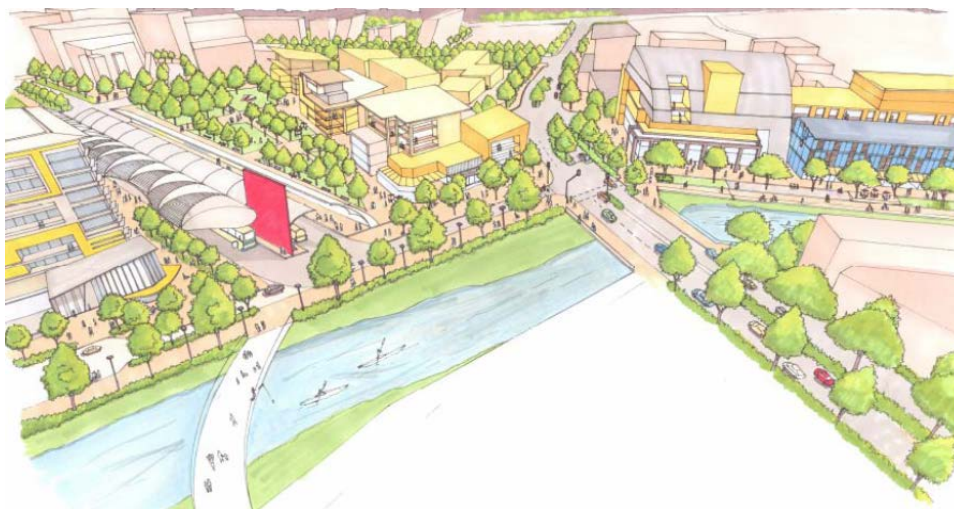
Figure 7.2.19B Maroochydore Public Pedestrian Promenade Design



A. Public Pedestrian Promenade Location



B. Public Pedestrian Promenade Indicative Section



C. Public Pedestrian Promenade Indicative Concept Design

Part 9 (Development codes) - Section 9.3.1 (Business uses and centre design code)

Performance Outcomes		Acceptable Outcomes	
	(b) provides an attractive and direct street front address.	AO2.2	<i>frontage</i> , is built to the street <i>frontage</i> for all or most of its length, so as to create a continuous or mostly continuous edge. Except where otherwise specified in a structure plan or local plan code, a building located other than as specified in Acceptable Outcome AO2.1 (above) is set back at least 6 metres of the street <i>frontage</i> and has its main entrances fronting the street.
PO3	Car parking areas, service areas and driveways are located so as not to dominate the <i>streetscape</i> .	AO3	The development provides for:- (a) shared driveways; (b) rear access lanes; and (c) parking and service areas situated at the rear of the <i>site</i> or in a <i>basement</i> below ground level away from active street frontages.
PO4	The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO4.1 AO4.2 AO4.3 AO4.4	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a site identified as having a <i>primary active street frontage</i> or <i>secondary active street frontage</i> , provides adequate and appropriate shelter in the form of a minimum 2.7 metre wide awning, colonnade, verandah or the like along the full length of the active street <i>frontage</i> . Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare. Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions. Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.
PO5	The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces.	AO5.1 AO5.2 AO5.43	<u>Development ensures that a building:-</u> <u>(a) has its most important facade and main public entrance close to, and directly facing, the principal street frontage; and</u> <u>(b) incorporates a clearly defined entrance.</u> <u>Where a building is located on a corner site, the main entrance faces the principal street or the corner.</u> Development provides for a minimum of 65% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors, <u>and where provided, grille or security screens rather than solid shutters, screens or roller doors.</u>

Performance Outcomes		Acceptable Outcomes	
			<p>The ground level of any building fronting a main street, other street identified as having a <i>primary active street frontage</i> or <i>secondary active street frontage</i>, or another public or semi-public space, incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as <i>shops</i>, restaurants and the like.</p>
		AO5.24	Development minimises vehicular access across active street <i>frontages</i> .
Building Massing and Composition			
PO6	<p>The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> (a) creates a built form in which buildings are closely related to streets, public spaces and pedestrian routes; (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) provides a slender building profile above podium level; (d) ensures access to attractive views and prevailing cooling breezes; and (e) avoids excessively large building floor plates and building facades. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p>	<p>Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of a building does not exceed:-</p> <ul style="list-style-type: none"> (a) 70% for that part of a building up to 2 <i>storeys</i> in height; and (b) 50% for that part of a building exceeding 2 <i>storeys</i> in height. <p>Except where otherwise specified in a structure plan or local plan code, buildings are set back from street <i>frontages</i>:-</p> <ul style="list-style-type: none"> (a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of a building up to 2 <i>storeys</i> in height; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>If <i>adjoining premises</i> not used for a residential activity or not otherwise included in a <i>residential zone</i>, buildings are set back from other <i>site</i> boundaries as follows:-</p> <ul style="list-style-type: none"> (a) for that part of a building up to 2 <i>storeys</i> in height:- <ul style="list-style-type: none"> (i) 0m if adjoining an existing blank wall or vacant land on an adjoining <i>site</i>; and (ii) at least 3 metres if adjoining an existing wall with openings on an adjoining <i>site</i>; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>OR</p> <p>If <i>adjoining premises</i> used for a residential activity or otherwise included in a <i>residential zone</i>, buildings are set back from other <i>site</i> boundaries as follows:-</p> <ul style="list-style-type: none"> (a) at least 3 metres for that part of a building up to 2 <i>storeys</i> in height; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>All <i>storeys</i> of a building above the third <i>storey</i> have a plan area that does not exceed 1,000m², with no horizontal</p>

Part 10 Other plans

10.1 Preliminary

- (1) Other plans provide the planning framework for declared master planned areas and other major greenfield areas for which a structure plan has been prepared.
- (2) ~~The Palmview Structure Plan for the Palmview declared master planned area. The following are the is a structure plans for the planning scheme:-~~
 - ~~(a) Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan for the Maroochydore declared master planned area;~~
 - ~~(b) Palmview Structure Plan for the Palmview declared master planned area.~~
- (3) Structure plans include the following:-
 - (a) a structure plan area strategic framework;
 - (b) structure plan area precincts and sub-precincts and tables of assessment; and
 - (c) a structure plan area code.

Structure plans operate for the most part as separate planning frameworks with only limited references to and interaction with the balance of the planning scheme. Where there is an interaction between a structure plan and another part of the planning scheme this is clearly set out in the structure plan.

- (4) Structure plan maps are included in **Schedule 2 (Mapping)**.

Schedule 1 (Definitions)

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

Table SC1.2.3 Sunshine Coast activity centre network

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

Schedule 2 (Mapping)

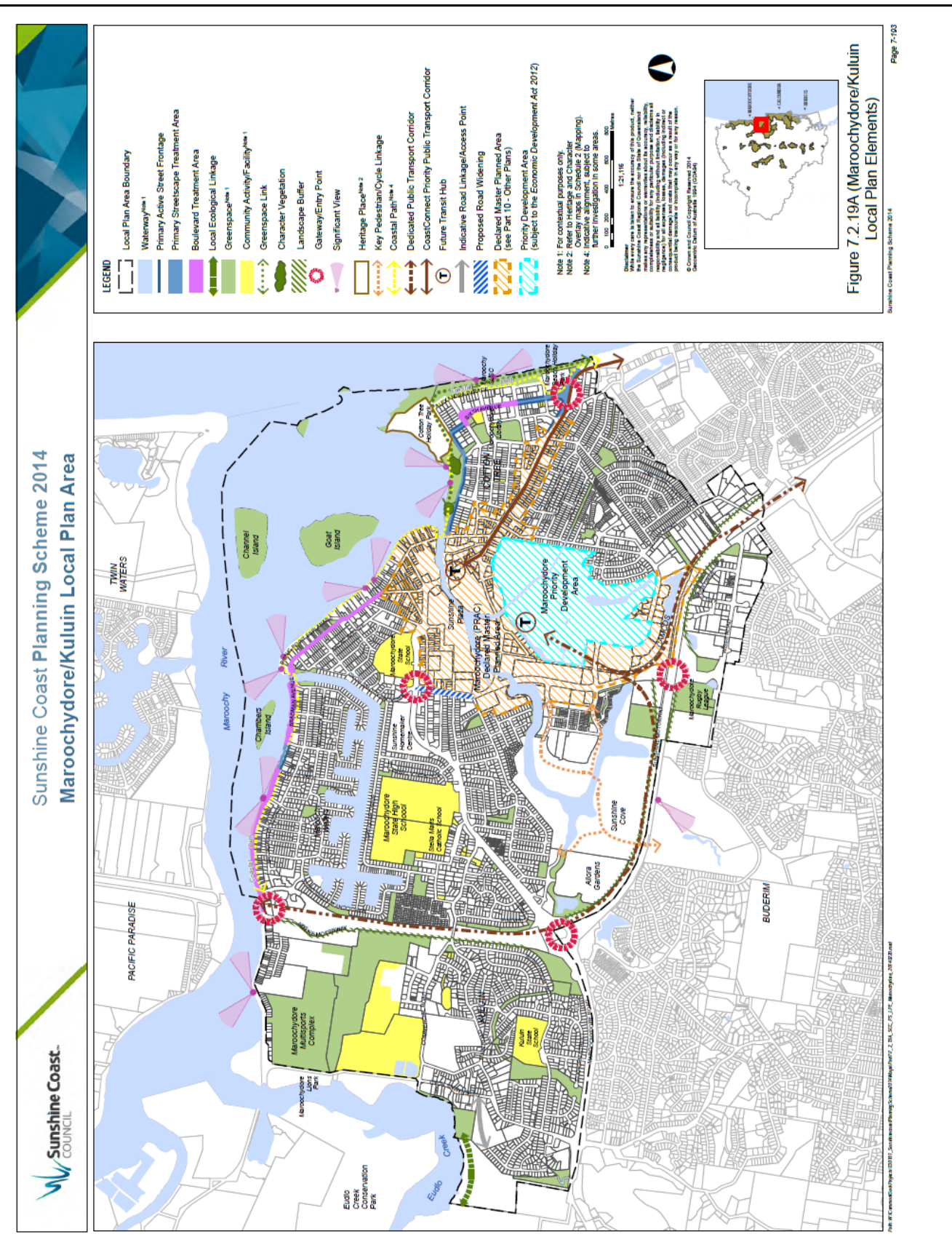
Map number	Map title	Gazettal date
SFM7	Strategic Framework Map 7 Natural Resource Elements	19 March 2018
Zone maps		
ZM1	Zone Map ZM1	24 February 2017
ZM2	Zone Map ZM2	24 February 2017
ZM3	Zone Map ZM3 (Eumundi Local Plan Area)	24 February 2017
ZM4	Zone Map ZM4	24 February 2017
ZM5	Zone Map ZM5	24 February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

Map number	Map title	Gazettal date
ZM55	Zone Map ZM55	24 February 2017
Local plan maps		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	2 May 2014
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	2 May 2014
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	19 March 2018
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	19 March 2018
LPM32	Local Plan Map LPM32 (Buderim Local Plan Precincts)	2 May 2014
LPM33	Local Plan Map LPM33 (Sippy Downs Local Plan Precincts)	2 May 2014
LPM34	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	28 July 2017
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	2 May 2014
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	2 May 2014
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	2 May 2014
Other plans maps		
Maroochydhore PRAC Declared Master Planned Area		
OPM M1	Other Plans Map OPM M1 (Maroochydhore PRAC Master Planned Area and Master Plan Units)	2 May 2014
OPM M2	Other Plans Map OPM M2 (Maroochydhore PRAC Master Planned Area Land Use Structure)	2 May 2014
OPM M3	Other Plans Map OPM M3 (Maroochydhore PRAC Master Planned Area Major Infrastructure Elements)	2 May 2014
OPM M4	Other Plans Map OPM M4 (Maroochydhore PRAC Master Planned Area Precincts and Sub-precincts)	2 May 2014
OPM M5	Other Plans Map OPM M5 (Maroochydhore PRAC Master Planned Area Height of Buildings and Structures)	2 May 2014
OPM M6	Other Plans Map OPM M6 (Maroochydhore PRAC Master Planned Area Active Frontages, Gateway and Activity Nodes)	2 May 2014
OPM M7	Other Plans Map OPM M7 (Maroochydhore PRAC Master Planned Area Road Transport Infrastructure Network)	2 May 2014
OPM M8	Other Plans Map OPM M8 (Maroochydhore PRAC Master Planned Area Public Transport Infrastructure Network)	2 May 2014
OPM M9	Other Plans Map OPM M9 (Maroochydhore PRAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)	2 May 2014
OPM M10	Other Plans Map OPM M10 (Maroochydhore PRAC Master Planned Area Water Supply Infrastructure Network)	2 May 2014
OPM M11	Other Plans Map OPM M11 (Maroochydhore PRAC Master Planned Area Sewer Infrastructure Network)	2 May 2014
OPM M12	Other Plans Map OPM M12 (Maroochydhore PRAC Master Planned Area Stormwater Infrastructure Network)	2 May 2014
OPM M13	Other Plans Map OPM M13 (Maroochydhore PRAC Master Planned Area Urban Open Space Infrastructure Network)	2 May 2014

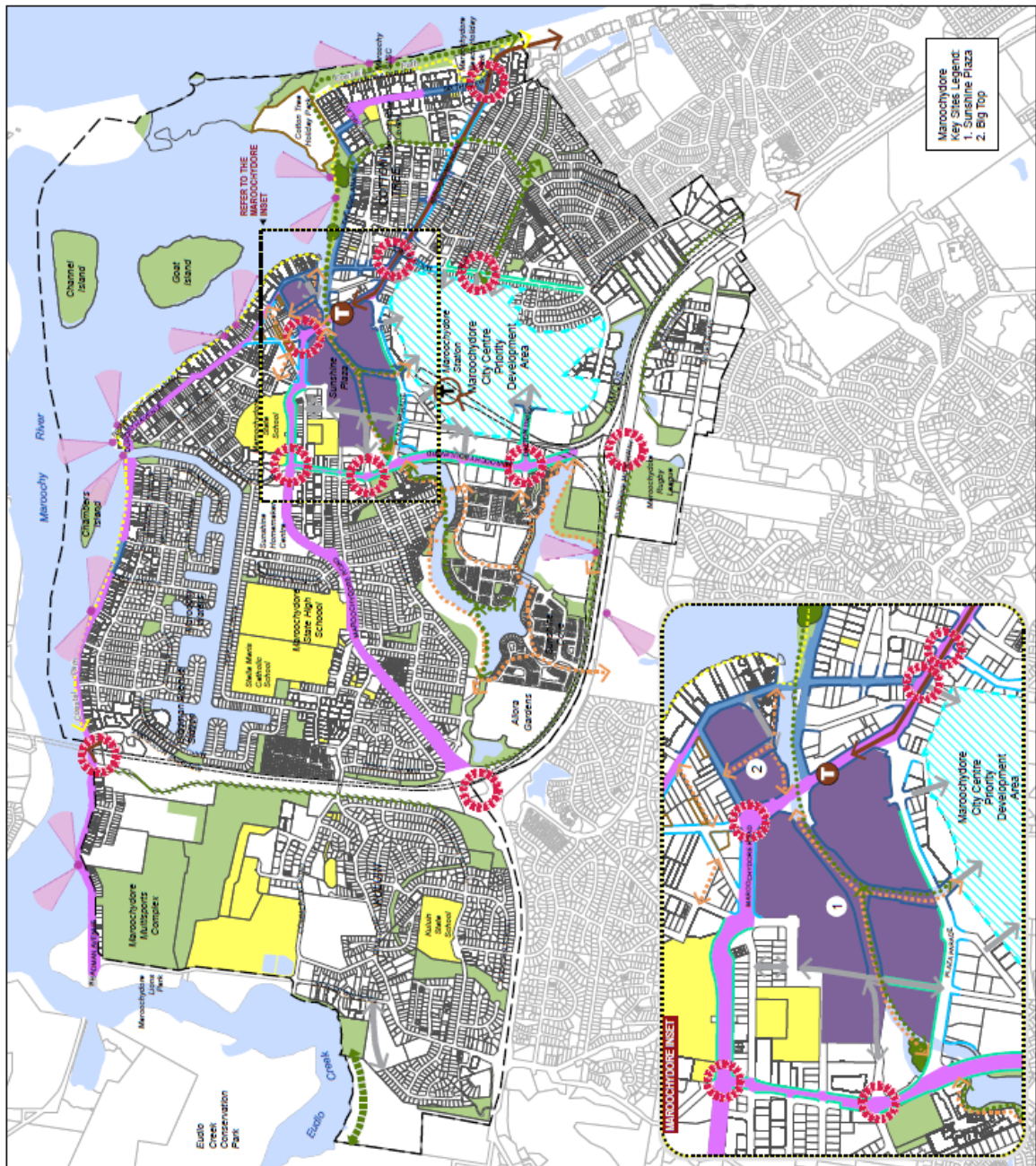
Map number	Map title	Gazettal date
OPM M14	Other Plans Map OPM M14 (Maroochydore PRAC Master Planned Area Community Facilities Infrastructure Network)	2 May 2014
OPM M15	Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area Electricity Infrastructure Network)	2 May 2014
OPM M16	Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area Telecommunications Infrastructure Network)	2 May 2014
Palmview Declared Master Planned Area		
OPM P1	Other Plans Map OPM P1 (Palmview Master Planned Area and regional Context)	1 April 2016
OPM P2(a)	Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	1 April 2016
OPM P2(b)	Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	1 April 2016
OPM P3	Other Plans OPM P3 (Palmview Master Planned Area Land Use Structure)	1 April 2016
OPM P4	Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	1 April 2016
OPM P5	Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	1 April 2016
OPM P6	Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	1 April 2016
OPM P7	Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)	1 April 2016
OPM P8	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	1 April 2016
OPM P9	Other Plans Map OPM P9(Palmview Master Planned Area Public Transport Infrastructure Network)	1 April 2016
OPM P10	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	1 April 2016
OPM P11	Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	1 April 2016
OPM P12	Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	1 April 2016
OPM P13	Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)	1 April 2016
OPM P14	Other Plans Map OPM P14(Palmview Master Planned Area Electricity Infrastructure Network)	1 April 2016
Overlay maps		
Acid sulfate soils overlay maps		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	2 May 2014
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	2 May 2014
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	2 May 2014
OVM10A	Acid Sulfate Soils Overlay Map OVM10A (Peregian South Local Plan Area)	2 May 2014
OVM11A	Acid Sulfate Soils Overlay Map OVM11A (Coolool Local Plan Area)	2 May 2014
OVM12A	Acid Sulfate Soils Overlay Map OVM12A	2 May 2014
OVM13A	Acid Sulfate Soils Overlay Map OVM13A	2 May 2014

Figure 7.2.19A (Maroochydore/Kuluin Local Plan Elements)

Existing



Sunshine Coast Planning Scheme 2014
Maroochydore/Kuluin Local Plan Area



Maroochydore
Key Sites Legend:
1. Sunshine Plaza
2. Big Top

- LEGEND**
- Local Plan Area Boundary
 - Waterway^{Note 1}
 - Primary Active Street Frontage
 - Secondary Active Street Frontage
 - Landscape Setback
 - Primary Streetscape Treatment Area
 - Boulevard Treatment Area
 - Local Ecological Linkage
 - Greenspace^{Note 1}
 - Community Activity Facility^{Note 1}
 - Greenspace Link
 - Character Vegetation
 - Landscape Buffer
 - Gateway/Entry Point
 - Significant View
 - Heritage Place^{Note 2}
 - Key Pedestrian/Cycle Linkage
 - Coastal Path^{Note 4}
 - Dedicated Public Transport Corridor (CAMCOOS)
 - CoastConnect Priority Public Transport Corridor
 - Transit Hub
 - Future Transit Hub
 - Indicative Road Linkage/Access Point
 - Key Site (Refer to Key Sites Legend)
 - Priority Development Area (subject to the Economic Development Act 2012)

Note 1: For contextual purposes only.
Note 2: Refer to Heritage and City Signage.
Note 3: Refer to the Key Sites Legend.
Note 4: Indicative alignment, subject to further investigation in some areas.

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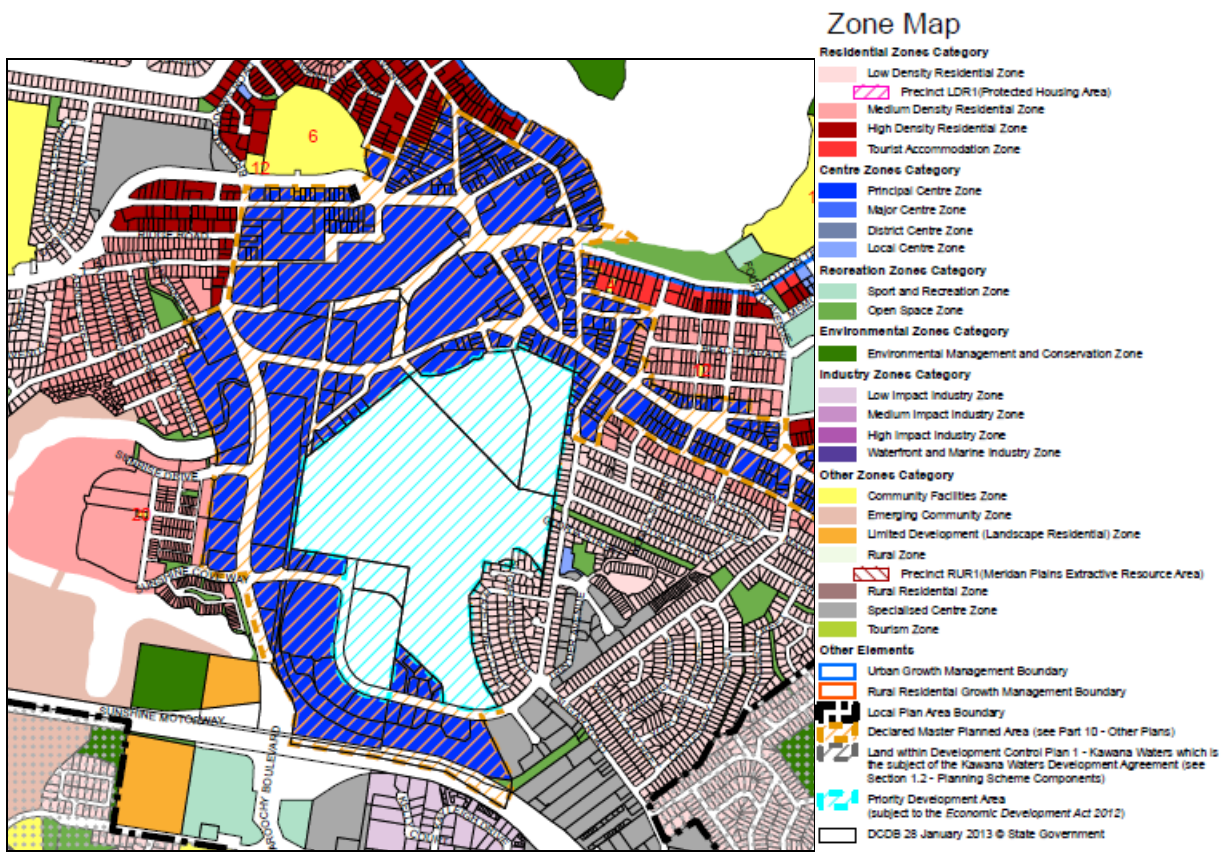
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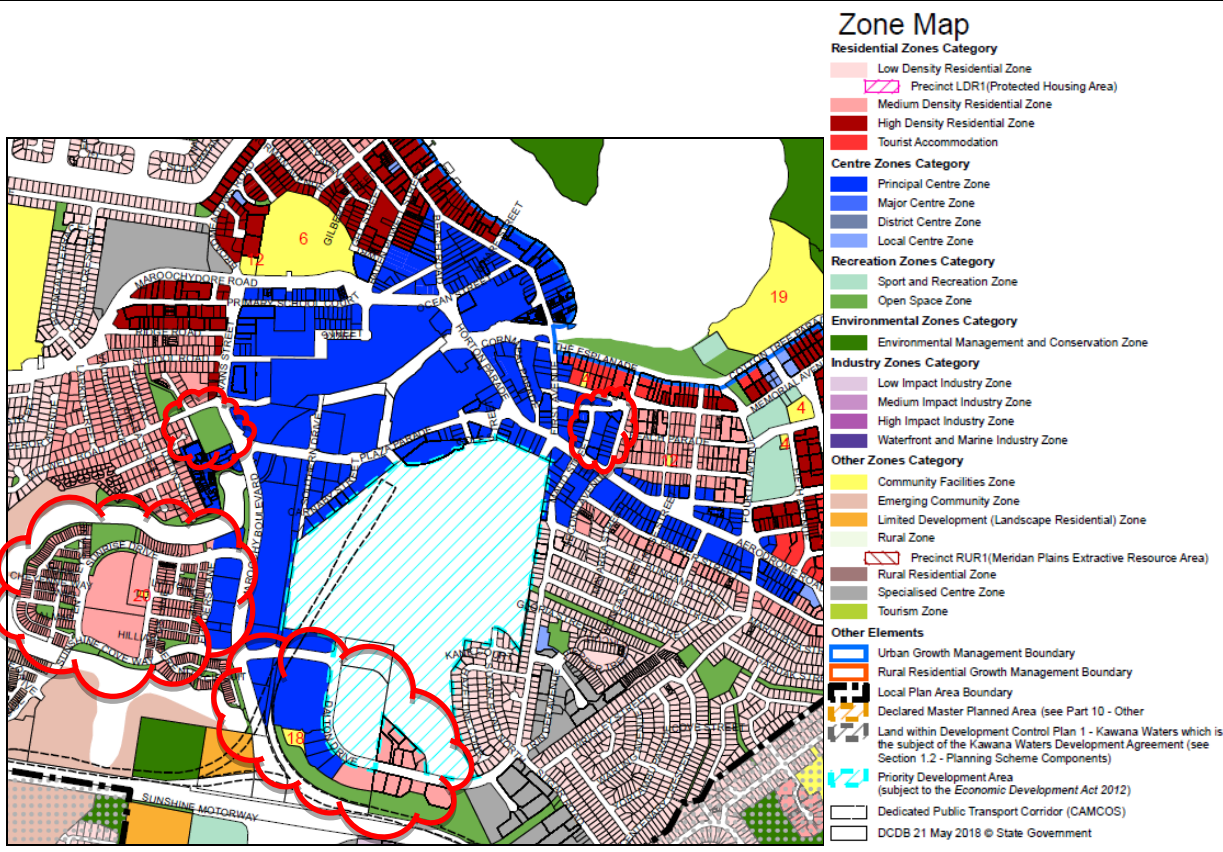
Figure 7.2.19A (Maroochydore/Kuluin Local Plan Elements)

Zone Map ZM22 (Maroochydore/Kuluin Local Plan Area) (extract)

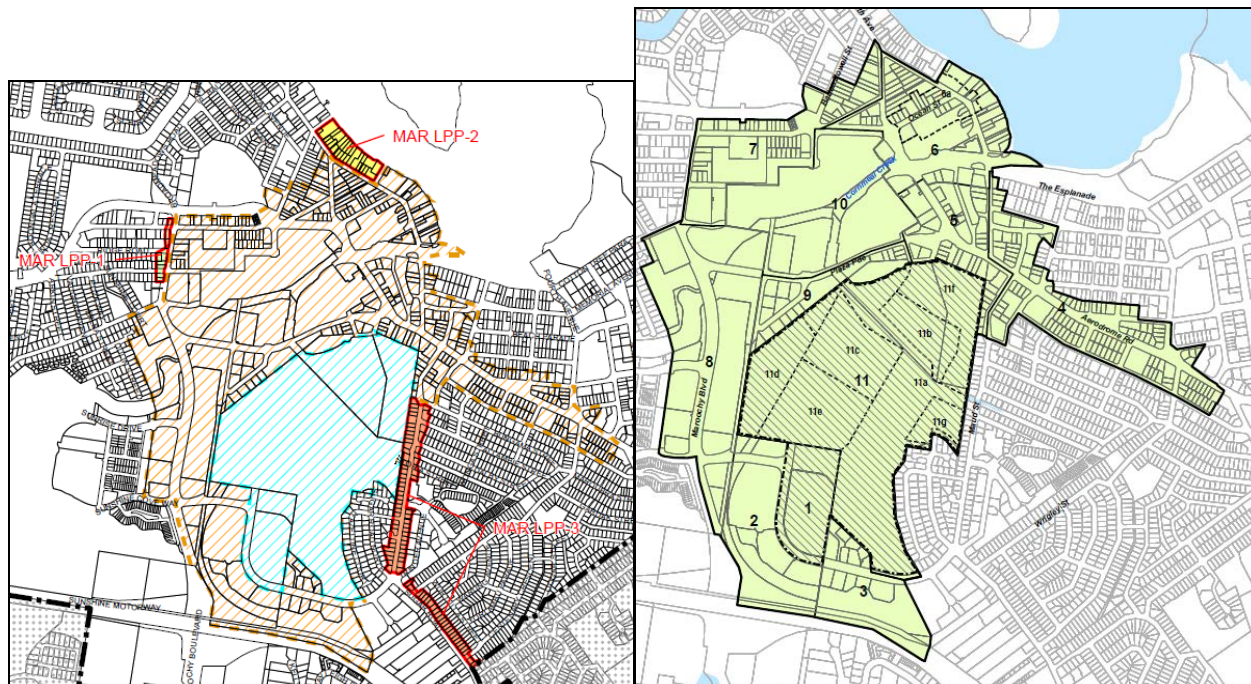
Existing



Amendment



Existing



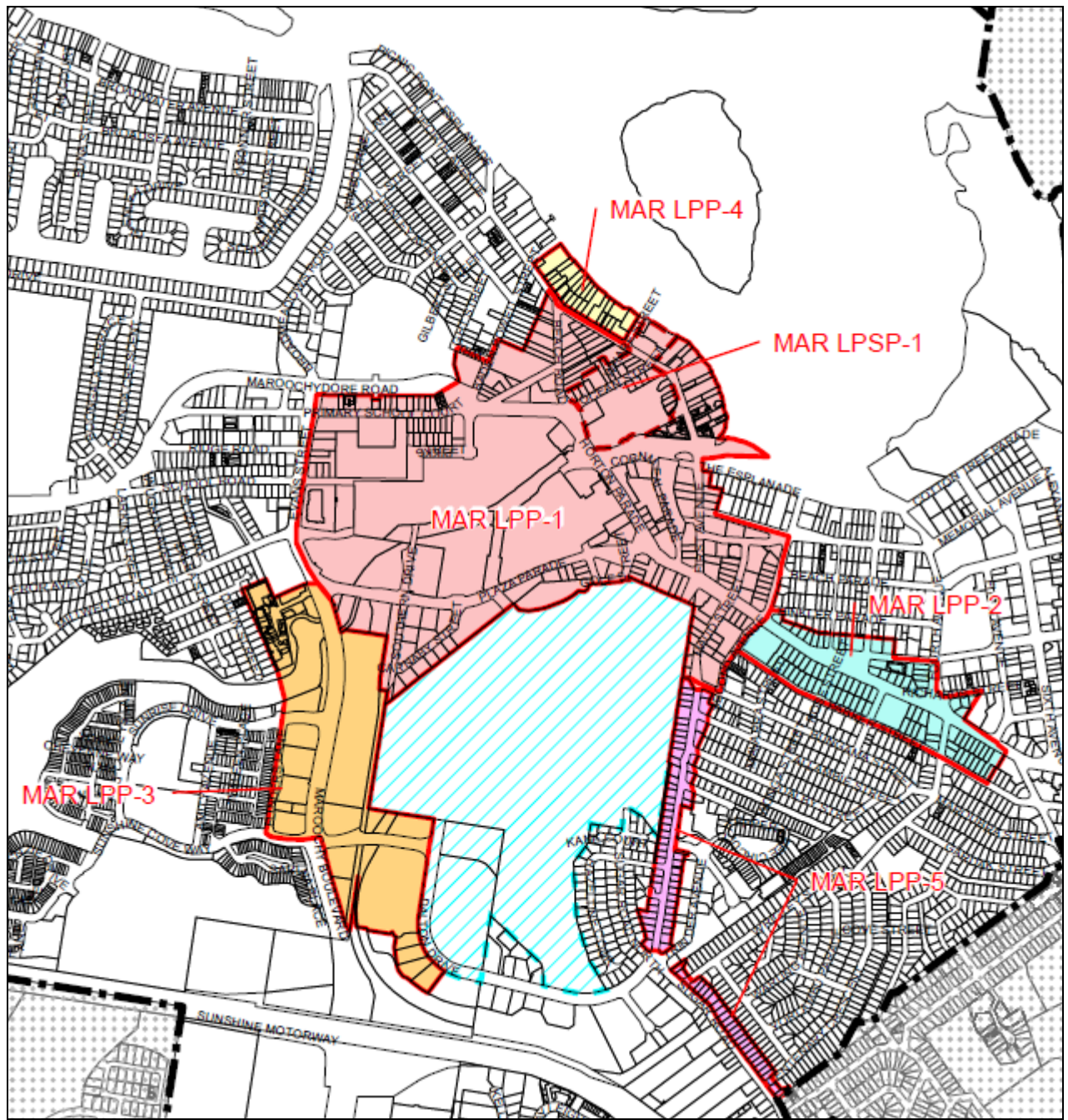
Maroochydore/Kuluin Local Plan Precincts

- MAR LPP-1, Evans Street
- MAR LPP-2, Wharf Street
- MAR LPP-3, Maud Street/Sugar Road







Precincts and Sub-precincts

1. State Government Precinct
2. Dalton Drive West Precinct
3. Dalton Drive South Precinct
4. Aerodrome Road Precinct
5. Government Precinct
6. Ocean Street Precinct
- 6a. Ocean Street – Hospitality Area Sub-Precinct
7. Maroochydore North Precinct
8. Maroochy Boulevard Precinct
9. Plaza Parade Precinct
10. Sunshine Plaza Precinct (Master Plan Unit)
11. Maroochydore Central Precinct (Master Plan Unit)
 - 11a. Maroochydore Central - Parkland Sub-Precinct
 - 11b. Maroochydore Central - Community Facilities Sub-Precinct
 - 11c. Maroochydore Central - Retail Sub-Precinct
 - 11d. Maroochydore Central - Commercial Sub-Precinct
 - 11e. Maroochydore Central - Main Street South Sub-Precinct
 - 11f. Maroochydore Central - Main Street North Sub-Precinct
 - 11g. Maroochydore Central - Residential Sub-Precinct





Amendment



Maroochydore/Kuluin
Local Plan Precincts

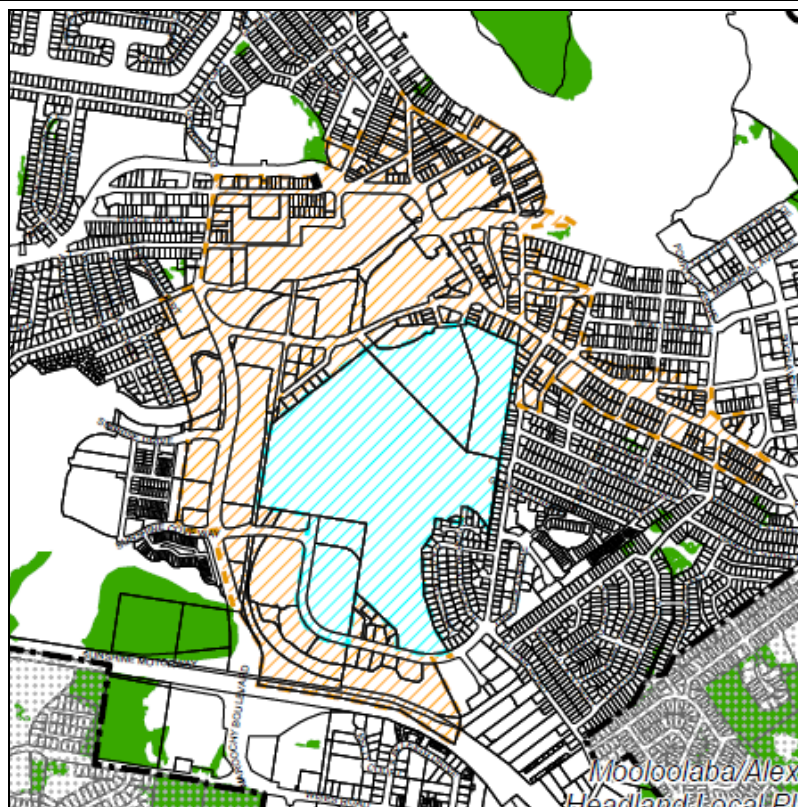
-  MAR LPP-1, City Core
-  MAR LPSP-1, Ocean Street Hospitality Area
-  MAR LPP-2, Aerodrome Road
-  MAR LPP-3, Maroochy Boulevard/Dalton Drive
-  MAR LPP-4, Wharf Street
-  MAR LPP-5, Maud Street/Sugar Road

Other Elements

-  Local Plan Area Boundary
-  Declared Master Planned Area (see Part 10 - Other Plans)
-  Priority Development Area (subject to the *Economic Development Act 2012*)
-  DCDB 21 May 2018 © State Government

Overlay Map OVM22C(i) (Maroochydore/Kuluin Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) (extract)

Existing

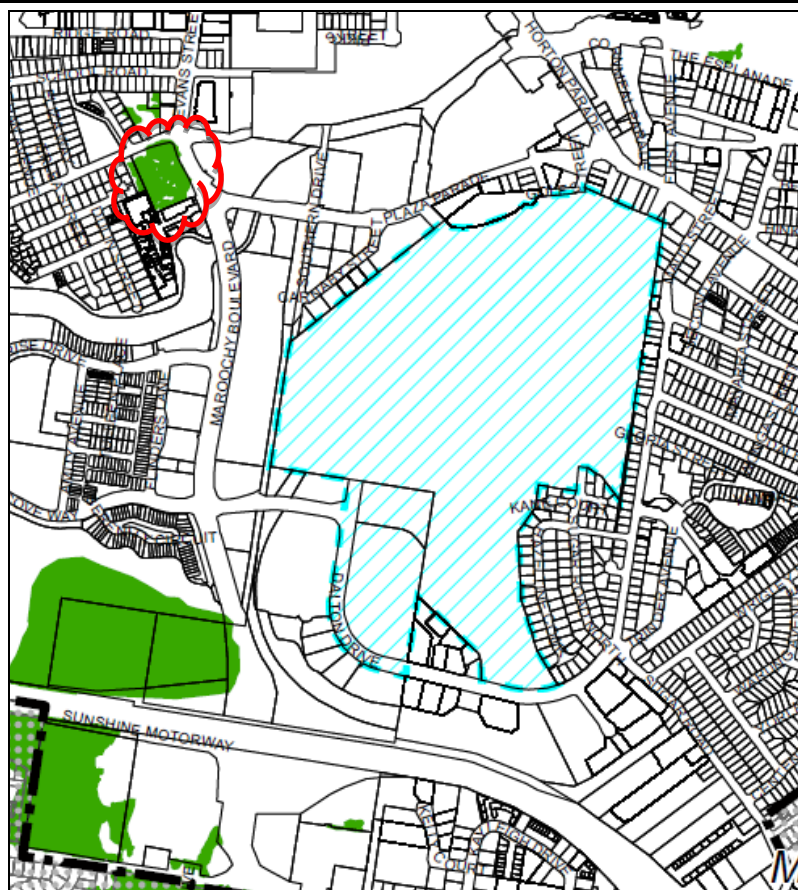


Biodiversity, Waterways and Wetlands Overlay Map (i)

Land Subject to Biodiversity, Waterways and Wetlands Overlay







-  Native Vegetation Area
- Other Elements**
-  Local Plan Area Boundary
-  Declared Master Planned Area (see Part 10 - Other Plans)
-  Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
-  Priority Development Area (subject to the *Economic Development Act 2012*)
-  DCDB 28 January 2013 © State Government

Amendment



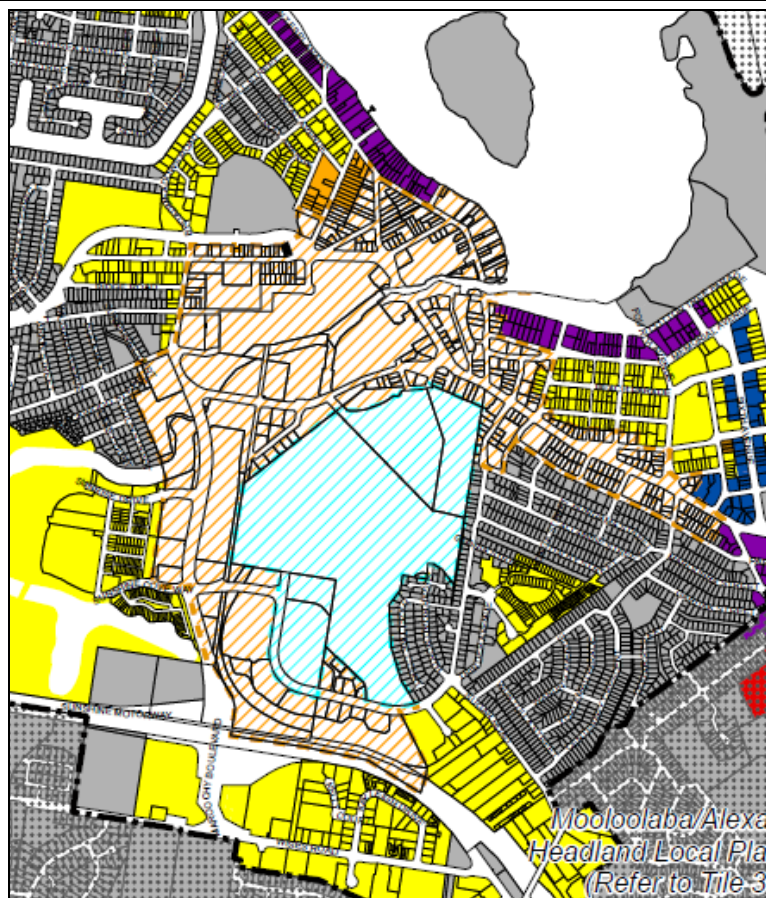
Biodiversity, Waterways and Wetlands Overlay Map (i)

Land Subject to Biodiversity, Waterways and Wetlands Overlay

-  Native Vegetation Area
- Other Elements**
-  Local Plan Area Boundary
-  Declared Master Planned Area (see Part 10 - Other Plans)
-  Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
-  Priority Development Area (subject to the *Economic Development Act 2012*)
-  DCDB 21 May 2018 © State Government

Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area Height of Buildings and Structures Overlay Map) (extract)

Existing



Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the Economic Development Act 2012)
- DCDB 28 January 2013 © State Government

Mooloolaba/Alexa Headland Local Plan (Refer to Title 3)

Maroochydore PRAC Master Planned Area Height of Buildings and Structures

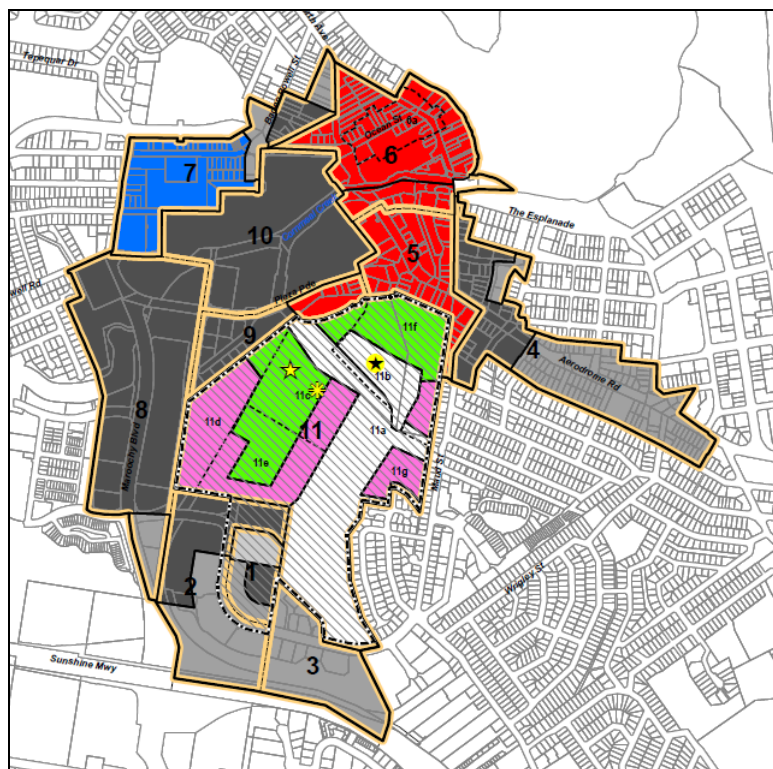
Legend

Boundary

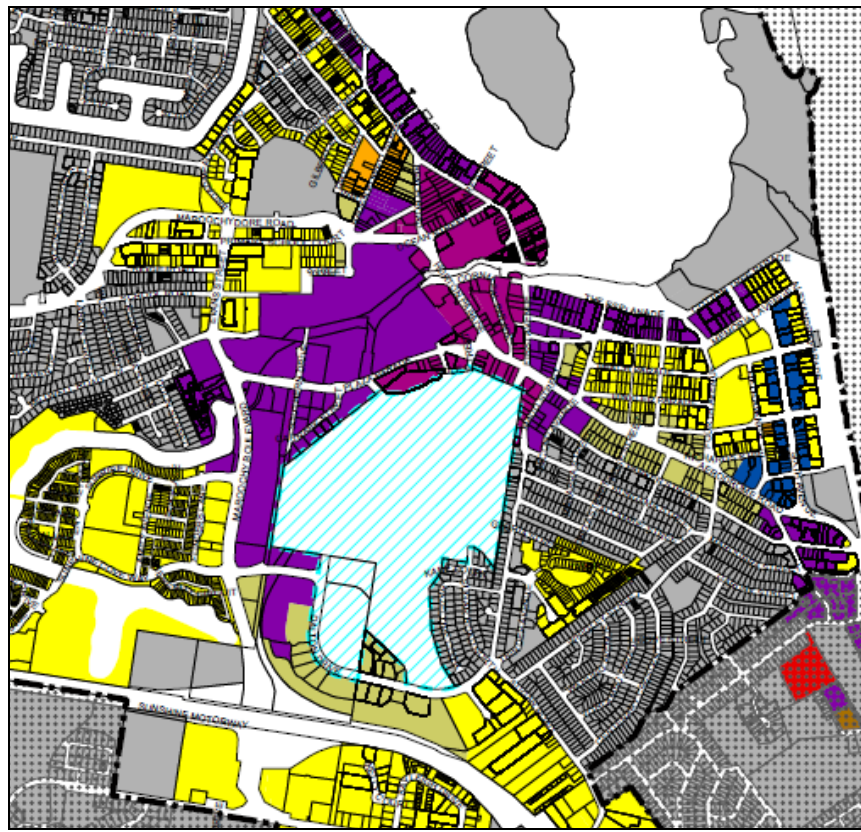
- Maroochydore PRAC Master Planned Area Boundary
- Precincts for Maroochydore Master Planned Area
- Maroochydore City Centre Priority Development Area
- Sub precincts for Maroochydore Central Precinct
- DCDB 28 January 2013 © State Government

Maximum Building Height

- 50m
- 40m
- 25m
- 25m
- 30m (State Government Precinct)
- 16m
- 12m
- 66m (Refer to Maroochydore City Centre Priority Development Area).
- 83.5m being a single iconic landmark building (Refer to Maroochydore City Centre Priority Development Area).
- Height as specified in the Maroochydore City Centre Priority Development Area.



Amendment



Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

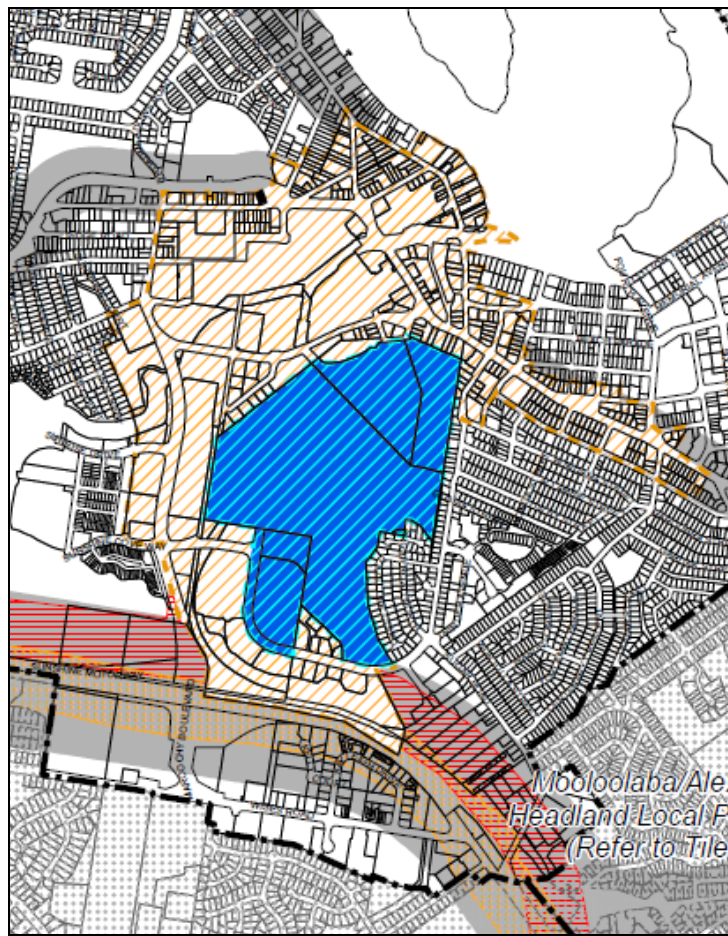
6 metres	16 metres
8 metres	18 metres
8.5 metres	20 metres
9 metres	21 metres
10 metres	25 metres
11 metres	30 metres
12 metres	37.5 metres
13 metres	40 metres
14 metres	45 metres
15 metres	

Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the Economic Development Act 2012)
- DCDB 21 May 2018 © State Government









Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area Regional Infrastructure Overlay Map) (extract)

Existing



Regional Infrastructure Overlay Map

Land Subject to Regional Infrastructure Overlay

-  Gas Pipeline Corridor and Buffer
-  High Voltage Electricity Line and Buffer (Electricity - Distribution)
-  High Voltage Electricity Line and Buffer (Electricity - Transmission)
-  Water Supply Pipeline and Buffer
-  Wastewater Treatment Plant and Buffer
-  Major Road Corridor and Buffer (Note 1)
-  Railway Corridor and Buffer
-  Dedicated Transit Corridor and Buffer (Note 2)









*Mooloolaba/Alex Headland Local P
(Refer to Tile)*

Amendment



Regional Infrastructure Overlay Map

Land Subject to Regional Infrastructure Overlay

-  Gas Pipeline Corridor and Buffer
-  High Voltage Electricity Line and Buffer (Electricity - Distribution)
-  High Voltage Electricity Line and Buffer (Electricity - Transmission)
-  Water Supply Pipeline and Buffer
-  Wastewater Treatment Plant and Buffer
-  Major Road Corridor and Buffer (Note 1)
-  Railway Corridor and Buffer
-  Dedicated Transit Corridor and Buffer