

## **1. INTRODUCTION**

This Volume of the Planning Scheme contains Structure Plans for areas identified as requiring more detailed guidance in respect to planning and infrastructure outcomes.

Structure Plans provide a largely self contained planning framework for each Structure Plan Area and to the extent provided for in Section 2.6 (Structure Plans) of Volume 1, prevail over the provisions contained in the other volumes of the planning scheme.

## **2. MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN**

## 2. Maroochydore Principal Activity Centre Structure Plan

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## 2. Maroochydore Principal Activity Centre Structure Plan

### 2.1 Preliminary

#### 2.1.1 Introduction

This part comprises the Maroochydore PAC Structure Plan.

#### 2.1.2 Purpose of Structure Plan

The Maroochydore PAC Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area and includes a master planning framework for the Master Planned Area.

#### 2.1.3 Master Planned Area

The Master Planned Area for the Maroochydore PAC Structure Plan is identified on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)**.

#### 2.1.4 Structure Plan Elements

- (1) The Maroochydore PAC Structure Plan comprises the following elements:-
  - (a) a strategic framework for the Master Planned Area in accordance with Section 141(3)(a) of the *Sustainable Planning Act 2009*;
  - (b) a master planning process for the master plan unit of part of the Master Planned Area being land included in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)** in accordance with Section 141(2)(b)(i) of the *Sustainable Planning Act 2009*;
  - (c) the category of development (referred to as the level of assessment) and codes for development in the Master Planned Area in accordance with Section 141(2)(c) of the *Sustainable Planning Act 2009*;
  - (d) a Maroochydore Structure Plan Area Code in accordance with Section 141(2)(a) of the *Sustainable Planning Act 2009*.
  
- (2) The Maroochydore PAC Structure Plan is supported by the following:-
  - (a) *Maroochy Plan 2000*;
  - (b) the *Planning Scheme Policy for the Maroochydore PAC Structure Plan*;
  - (c) infrastructure arrangements which apply to land in the Master Planned Area.
  
- (3) The structure plan maps specified in **Table 2.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

**Table 2.1.4 Master Planned Area Maps**

Column 1 Map Number	Column 2 Map Title
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### 2.1.5 Relationship to Sustainable Planning Act 2009

The Maroochydore PAC Structure Plan provides a Structure Plan for a declared Master Planned Area pursuant to Chapter 4, Part 2 of the *Sustainable Planning Act 2009* which specifies the following:-

- (a) a strategic framework, including strategic outcomes for the Master Planned Area that:-
  - (i) are applicable to the assessment of a master plan for a master plan unit; and
  - (ii) applies to assessable development requiring impact assessment in the Master Planned Area;
- (b) requirements for the making of a master plan for a master plan unit which may make variations to the following:-
  - (i) the precincts and sub-precincts within a master plan unit;
  - (ii) the level of assessment for development in a precinct or sub-precinct within a master plan unit;
- (c) a Structure Plan Area Code that:-
  - (i) is applicable to the assessment of a master plan for a master plan unit;
  - (ii) applies to self assessable and compliance assessable development in the Master Planned Area.

### 2.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Maroochydore PAC Structure Plan for a master plan:-
  - (a) the master plan does not conflict with the Structure Plan Area Code<sup>1</sup> if it complies with the specific outcomes for the Structure Plan Area Code or the overall outcomes of the Structure Plan Area Code if it does not comply with the specific outcomes;
  - (b) the master plan does not compromise the achievement of the strategic outcomes<sup>2</sup> for the Master Planned Area if:-
    - (i) it complies with the Structure Plan Area Code; or
    - (ii) it is consistent with the strategic outcomes.
- (2) The following rules apply in determining compliance with the Structure Plan Area Code for self assessable development:-
  - (i) the development must comply with the acceptable solutions in the Structure Plan Area Code and any applicable Master Plan Unit Code;
  - (ii) where the development does not comply with the acceptable solutions the development becomes assessable development.
- (3) The following rules apply in determining compliance with the Structure Plan or a master plan for assessable development requiring code assessment:-
  - (a) the development complies with the Maroochydore PAC Structure Plan or a master plan if it complies with the specific outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code or the overall outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code if it does not comply with the specific outcomes; and
  - (b) development which complies with a master plan complies with the Maroochydore PAC Structure Plan.

<sup>1</sup> See Section 181(1)(f) of the *Sustainable Planning Act 2009*.

<sup>2</sup> See Section 182(1)(e) of the *Sustainable Planning Act 2009*.

- (4) The following rules apply in determining compliance with the Maroochydore PAC Structure Plan for assessable development requiring impact assessment:-
- (a) the development complies with the Structure Plan Area Code or a Master Plan Unit Code if it complies with the specific outcomes of the Structure Plan Area Code or applicable Master Plan Unit Code or the overall outcomes of the Structure Plan Area Code or Master Plan Unit Code if it does not comply with the specific outcomes; and
  - (b) the development complies with the strategic outcomes for the Maroochydore PAC Structure Plan if it is consistent with the strategic outcomes of the Maroochydore PAC Structure Plan.

### 2.1.7 Relationship to State Planning Instruments

- (1) The Minister has identified that the SEQ Regional Plan as it applies to the Master Planned Area is appropriately reflected in the Maroochydore PAC Structure Plan.
- (2) The Minister has identified that the following state planning policies are appropriately reflected in the Maroochydore PAC Structure Plan:-
- (a) SPP 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities;
  - (b) SPP 2/02 – Planning and Managing Development Involving Acid Sulfate Soils;
  - (c) SPP 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
  - (d) SPP 1/07 – Housing and Residential Development;
  - (e) SPP 2/10 – South East Queensland Koala Conservation;
  - (f) The State Coastal Management Plan – Queensland’s Coastal Policy.

### 2.1.8 Relationship to Maroochy Plan 2000

- (1) In addition to this Volume, the following provisions of *Maroochy Plan 2000* apply to the Master Planned Area:-
- (a) Volume 1 (Administration and Assessment Requirements) except for:-
    - (i) the administrative definitions in Section 3.2 (Administrative Definitions) for the terms defined in **Section 2.1.4 (Definitions of Terms in Maroochydore PAC Structure Plan)**;
    - (ii) the assessment tables and related provisions contained in Section 4 (Assessment of Material Change of Use in Precinct Classes), Section 5 (Assessment of Other Forms of Development) and Section 6 (Assessment of Development in Special Management Areas);
    - (iii) Section 7 (Particular Requirements for Places Having Cultural Heritage Significance);
  - (b) Volume 2 (Strategic Plan);
  - (c) Volume 4 (Planning Scheme Codes) other than the following:-
    - (i) Section 2.1.1 (Code for Nature Conservation and Biodiversity);
    - (ii) Section 2.1.4 (Code for Development on Steep or Unstable Land);
    - (iii) Section 2.1.5 (Code for Development in Water Resource Catchment Areas);
    - (iv) Section 2.1.6 (Code for Development in Bushfire Prone Areas);
    - (v) Section 2.1.8 (Code for the Protection of Extractive Resources);
    - (vi) Section 3 (Code for Rural Development and Use);
    - (vii) Section 4.5 (Code for the Development and Use of Caravan and Relocatable Home Parks);
    - (viii) Section 4.8 (Code for Bed and Breakfast Accommodation);
    - (ix) Section 5.1 (Code for Town and Village Centres);
    - (x) Section 5.2 (Code for Local Centres and General Stores);
    - (xi) Section 6.1 (Code for Industries in Urban Areas);
    - (xii) Section 6.3 (Code for Extractive Industry);
    - (xiii) Section 7 (Local Area Codes);
  - (d) the Planning Scheme Policies in the Appendices.
- (2) The provisions of the Maroochydore PAC Structure Plan prevail over the other provisions of *Maroochy Plan 2000* to the extent of any inconsistency.



### 2.1.9 Planning Scheme Policy for the Maroochydore PAC Structure Plan

A planning scheme policy for the Maroochydore PAC Structure Plan may provide for the following:-

- (a) information that Council may request for a development application in the Master Planned Area;
- (b) guidance about the achievement of outcomes for the Master Planned Area; and
- (c) standards identified in the Maroochydore Structure Plan Area Code.

### 2.1.10 Infrastructure Arrangements

An infrastructure arrangement is:-

- (a) an infrastructure agreement entered into between the owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document;
- (b) any other infrastructure funding or delivery measure that may be imposed by or agreed to by the State government or any other public sector entity.

### 2.1.11 Maroochydore PAC Structure Plan Definition of Terms

In the Maroochydore PAC Structure Plan:-

**Affordable housing** means housing for which low to moderate income earning households pay no more than 30% of gross household income on rent and no more than 35% for home purchase and that is appropriate to the needs of low-income households in terms of design, location and access to services and facilities.

**Affordable living** means housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:-

- (a) provision of appropriate employment, community infrastructure and open space;
- (b) provision of high quality public transport and bicycle and pedestrian infrastructure networks;
- (c) design for water and energy efficiency.

**Defined flood event** means the modelled 1:100 year Average Recurrence Flood level with a provisional allowance based on the projection by the Intergovernmental Panel on Climate Change (IPCC) for the effects of climate change on rainfall intensity and sea level rise as specified in the *Planning Scheme Policy for the Maroochydore PAC Structure Plan*.

**Green Star Certified Rating** means the rating as that specified by the Green Building Council of Australia.

**Height** means the total height of a building or other structure measured in metres and storeys from the minimum habitable floor level.

**Infrastructure arrangement** see Section 2.1.10(1) (Infrastructure Arrangements).

**Maroochydore PAC Structure Plan** means the Maroochydore Principal Activity Centre Structure Plan.

**Minimum habitable floor level** means the minimum level of a lot to which the floor level of a habitable room must be built to satisfy the flood immunity requirements as specified in the Maroochydore PAC Structure Plan Area Code.

**SEQ Regional Plan** means the *South East Queensland Regional Plan 2009-2031*.

**Storey** means a space within a building which is situated between one floor level and the floor level next above, including a mezzanine level, or if there is no floor level above, the ceiling or roof above, but not a space containing only the following:-

- (a) a lift shaft, stairway or meter room;
- (b) a lift motor, air conditioning or other mechanical or electrical plant at roof top level.

**Master Planned Area** see Section 2.1.3 (Master Planned Area).

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**Substation** means infrastructure used for converting, transforming or controlling electricity as per the *Electricity Act 1994*. This term includes the following:-

- (a) land used for a zone substation (33kV/11kV), direct transformation zone substation (110kV/11kV) or bulk supply substation (110kV/33kV) but does not include 11kV to 415V distribution transformers;
- (b) a future substation site bought for future use as an electricity substation.

**Universal design** means the design of the built environment to be usable by all people without the need for further adaption or specialised design.

**Urban Open Space** for the purposes of calculating urban open space for the Maroochydore Central Precinct (Master Plan Unit) means all publicly accessible open space:-

- (a) including a parkland, pavement, boardwalk, pathway, cycle way, transit way, median strip, garden, plaza, square, courtyard and waterway;
- (b) but excluding the designated carriageway of a road for vehicle use only.

**Map 5.1** Maroochydore PAC Master Planned Area and Master Plan Units



## 2.2 Master Planned Area Strategic Framework

### 2.2.1 Introduction

- (1) This section provides a strategic framework for the Master Planned Area.
- (2) The strategic framework seeks to achieve ecological sustainability as defined by the *Sustainable Planning Act 2009* and is the basis of the outcomes specified in the Maroochydore PAC Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
  - (a) a context and setting statement;
  - (b) the strategic outcomes.

### 2.2.2 Master Planned Area Context and Setting

- (1) This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and does not form part of the Maroochydore PAC Structure Plan and assists in the interpretation of the Maroochydore PAC Structure Plan.
- (2) The context and setting of the Master Planned Area is as follows:-

*Maroochydore is located centrally in the Sunshine Coast sub-region on the banks of the Maroochy River.*

*The Master Planned Area takes in the central part of Maroochydore including the town centre core and adjoining commercial and mixed use areas.*

*This part of Maroochydore comprises the Maroochydore Principal Activity Centre and is intended to be comprehensively developed as the regional centre for the Sunshine Coast sub-region.*

*The Master Planned Area is approximately 205 hectares in area with boundaries generally defined by the following:-*

- (a) *Maroochydore Road, Duporth Avenue and the Maroochy River in the North;*
- (b) *Memorial Avenue, Second Avenue, Kingsford Smith Avenue, Fifth Avenue, Aerodrome Road, Parker Street, Second Avenue and the eastern boundary of Horton Park Golf Course in the East;*
- (c) *the Sunshine Motorway in the south;*
- (d) *Evans Street, Millwell Road, the eastern portion of the Sunshine Cove development and Maroochy Boulevard in the west.*

*The Master Planned Area is characterised by gently undulating topography which reflects its location within the coastal plain. Apart from some narrow corridors along waterways, there is little natural vegetation remaining within the Master Planned Area.*

*The Maroochy River waterfront and Cornmeal Creek provide an attractive waterside setting and are prominent landscape elements. The Cornmeal Creek Promenade takes maximum advantage of this setting and is part of an emerging waterside open space and pedestrian path network that defines the essential character of Maroochydore as an emerging coastal, subtropical city centre. Maud Canal which flows to Cornmeal Creek is an under-utilised and generally overlooked urban drain.*

*The Master Planned Area is primarily urban in nature and accommodates a range of major retail and commercial facilities. There is also a concentration of civic and administration facilities, particularly in the vicinity of Cornmeal Parade and First Avenue. Intensive residential development is generally concentrated along Duporth Avenue where waterfront views are available.*

*Horton Park Golf Course is a major undeveloped part of the Master Planned Area and its development has been identified as critical to establishing a more sustainable land use structure and delivering much needed infrastructure to the Master Planned Area.*

### 2.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-

- (a) intent for Master Planned Area;
  - (b) intent for Maroochydore Central Precinct (Master Plan Unit);
  - (c) intent for preferred dominant land uses;
  - (d) land use structure;
  - (e) environment;
  - (f) economic development and Principal Activity Centre role and function supported by appropriate integrated transport planning;
  - (g) community;
  - (h) character and identity;
  - (i) open space network;
  - (j) integrated transport;
  - (k) infrastructure.
- (2) The following structure plan maps spatially represent elements of the desired environmental outcomes for the Master Planned Area:-
- (a) **Map 5.2 (Maroochydore PAC Master Planned Area Land Use Structure);**
  - (b) **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements).**

### 2.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Maroochydore PAC Master Planned Area is developed as the Principal Activity Centre for the Sunshine Coast sub-region. It is characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, subtropical style. It is the green, vibrant hub of Australia's most sustainable sub-region.
- (2) Development in the Master Planned Area provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal 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.
- (3) Development in the Master Planned Area recognises and reinforces the natural attributes of Maroochydore 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'. All aspects of development are designed to prioritise and reinforce these cultural associations as a point of difference and competitive economic advantage. Subtropical architecture and landscaping creates an urban environment that is textured, green, cool and ecologically sustainable.
- (4) Development in the Master Planned Area provides for the establishment of 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. This community heart provides a central focus for the Principal Activity Centre and is connected to and easily accessible from all parts of the Master Planned Area via the open space network and an extensive landscaped path system.
- (5) Development in the Master Planned Area provides for the establishment of a greater diversity of in-centre housing, thus increasing the activity and vibrancy of Maroochydore and offering high quality living environments that are close to public transport and everything the Principal Activity Centre has to offer.
- (6) Development in the Master Planned Area provides for the establishment of a highly permeable street network that is convenient, attractive and friendly for pedestrians and that allows for effective vehicle movement and circulation.
- (7) Development in the Master Planned Area provides for the establishment of the dedicated transit 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 Principal Activity Centre and connects Maroochydore to the Regional Transit System.
- (8) Development in the Master Planned Area provides for the establishment of strong linkages and connectivity between each of the precincts within the Master Planned Area and in particular, the establishment of a walkable waterfront, public pedestrian promenade and other urban elements that create a connected, permeable Principal Activity Centre.

- (9) Development in the Master Planned Area provides for approximately 4,000 additional dwellings to be accommodated in the Master Planned Area.

### 2.2.5 Strategic Outcome 2 – Intent for Maroochydore Central Precinct (Master Plan Unit)

- (1) The Maroochydore Central Precinct (Master Plan Unit) is developed as the most significant strategic site within the Master Planned Area, providing the critical connections and infrastructure investment necessary to ensure that the Principal Activity Centre can grow sustainably and mature into the future.
- (2) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for all future core retail development and higher order comparison shopping other than that intended for the Sunshine Plaza Precinct (Master Plan Unit).
- (3) Development in the Maroochydore Central Precinct (Master Plan Unit) occurs in accordance with the master planning framework and provides for the progressive development of the whole of the precinct and its seamless integration with surrounding parts of the Master Planned Area.
- (4) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the creation of a well defined and articulated city centre development, focussed on the new transit station and interchange (CAMCOS) and incorporating civic uses, large areas of open space and the highest concentration of future retail development and commercial activity within the Principal Activity Centre.
- (5) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the Mixed Use Retail Core Area to be established as a new focal point for retail development and commercial activity, strengthening and diversifying the existing town centre core area and providing a multi-faceted and rich urban environment.
- (6) Development provides for the Mixed Use Retail Core Area in the Maroochydore Central Precinct (Master Plan Unit) to:-
- (a) be fully integrated with the Mixed Use Retail Core Area of the Sunshine Plaza Precinct (Master Plan Unit);
  - (b) be integrated with the transit station and interchange (CAMCOS);
  - (c) incorporate an open and permeable built environment that facilitates convenient movement of people through the precinct to other parts of the Principal Activity Centre; and
  - (d) have strong visual connections to the new Regional Arts and Cultural Centre and adjoining open space and waterside areas.
- (7) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the establishment of a substantial amount of medium density residential accommodation, supporting the viability and vitality of the Principal Activity Centre and optimising access to community services and public transport. Residential uses are generally accommodated within mixed use buildings and offer a range of housing choices that address changing demographic trends, facilitate social diversity and provide opportunities for affordable living.
- (8) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the precinct to be established as a world class transit oriented development that also provides a benchmark for ecological sustainability and reflects the coastal, subtropical character of the sub-region through local interpretations of subtropical architecture and landscape design.
- (9) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for at least 40% of the precinct (including waterway areas) to be set aside as public open space in a configuration that further extends and links Maroochydore's extensive waterside open space network and provides a visual focus for the development and a retreat from the more intensive elements of the urban landscape. This parkland area is the defining element of the Maroochydore Central Precinct (Master Plan Unit), contributing greatly to a design emphasis on outdoor activity, recreation and liveability.
- (10) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for a high level of pedestrian connectivity to Plaza Parade, Sunshine Plaza and the new transit station and interchange (CAMCOS) and provides for the establishment of an expansive public pedestrian promenade along Cornmeal Creek and Maud Canal linking these key areas and nodes.
- (11) Development in the Maroochydore Central Precinct (Master Plan Unit) provides for the establishment of the infrastructure planned for the precinct and recognises the critical link between infrastructure provision in the Maroochydore Central Precinct (Master Plan Unit) and the future sustainable development of the Maroochydore Principal Activity Centre. Development that does not appropriately recognise the role of Maroochydore Central

Precinct (Master Plan Unit) either in terms of the nature of the development proposed or the infrastructure proposed to be provided is the antithesis of what is intended for the Maroochydore Central Precinct (Master Plan Unit).

- (12) Development in the Maroochydore Central Precinct (Master Plan Unit) complies with the development entitlements specified for the precinct.

### 2.2.6 Strategic Outcome 3 – Intent for Preferred Dominant Land Uses

#### 2.2.6.1 Mixed Use Retail Core Area Intent

Development in the Master Planned Area provides for the Mixed Use Retail Core Area to be developed as a mixed use retail core which is focussed on the town centre heart and contains the highest order retail uses in the Master Planned Area in conjunction with a range of commercial uses and a significant quantity of residential dwellings located above lower level retail and commercial uses. The Mixed Use Retail Core Area is intended to be the most concentrated urban setting in the Master Planned Area and is to provide the greatest range and diversity of uses. The Mixed Use Retail Core Area is to incorporate street fronting main street layouts and utilise urban open spaces and the transit station and interchange (CAMCOS) as structural elements. The Mixed Use Retail Core Area is to be developed to ensure a seamless integration between the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).

#### 2.2.6.2 Commercial Area Intent

Development in the Master Planned Area provides for the Commercial Area to be developed predominantly for a range of medium to high intensity commercial, educational and government uses in buildings that contain either no or only a relatively small proportion of residential uses and only limited retail uses.

#### 2.2.6.3 Mixed Use Area Intent

Development in the Master Planned Area provides for the Mixed Use Area to be developed with a mix of, residential, commercial, entertainment and limited retail uses in a range of configurations where the relative intensity of development, height of the built form and mix of uses reflects the preferred character of the area.

#### 2.2.6.4 Residential Area Intent

Development in the Master Planned Area provides for the Residential Area to be developed for medium intensity residential uses including residential care facilities, short term accommodation and multiple dwelling units in various configurations. The Residential Area is intended to accommodate only a very limited range of small scale retail, commercial and community uses that meet the convenience needs of the population within the Residential Area.

#### 2.2.6.5 Urban Open Space Area Intent

Development in the Master Planned Area provides for the Urban Open Space Area to be developed for a range of public park infrastructure required to service the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The Urban Open Space Area includes land designated for a civic plaza, transit plaza, public amphitheatre, district recreation park, local recreation park, the Cornmeal Creek Plaza, Sunshine Gardens and other urban open spaces as referred to in the Maroochydore PAC Structure Plan.

#### 2.2.6.6 Local Government Community Facilities Intent

Development in the Master Planned Area provides for local government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The Local Government Community Facilities Area includes land for a proposed regional library, local community centre, meeting spaces and administration space as well as land for a proposed regional arts centre. The local government Community Facilities Area also includes land used for some already existing local government community facilities. It is intended that the Local Government Community Facilities Area be reserved and developed for their intended purpose.

#### 2.2.6.7 State Government Community Facilities Intent

Development in the Master Planned Area provides for State government community facilities to be developed to service the needs of the Maroochydore community in the Master Planned Area and the broader community of the sub-region. The State Government Community Facilities Area includes land for already existing public schools and for the proposed regional health facility. It is intended that State Government Community Facilities be reserved and developed for their intended purpose.

### 2.2.7 Strategic Outcome 4 – Land Use Structure

- (1) Development in the Master Planned Area facilitates the following:-
  - (a) a world class, sustainable, transit oriented centre, incorporating a range of land uses including retail, other commercial activities, residential, community facilities and open space, all within a mixed-use environment;
  - (b) a compact and permeable town centre heart created in the Maroochydore Central Precinct (Master Plan Unit), based on the transit station and interchange (CAMCOS), a pedestrian dominated main street and the civic plaza, regional arts centre and other community facilities and the urban open space infrastructure network centred on Maud Canal;
  - (c) a core of high intensity residential and commercial uses within a walkable distance of community facilities and the transit station and interchange (CAMCOS);
  - (d) a movement network which creates a high degree of accessibility and permeability, and which prioritises pedestrians, cyclists and public transport;
  - (e) an extensive and integrated network of urban open space infrastructure, community facilities infrastructure and other public spaces.
- (2) Development in the Master Planned Area complies with the land use structure identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on **Map 5.2 (Maroochydore PAC Master Planned Area Land Use Structure)** that incorporates the following:-
  - (a) the Mixed Use Retail Core Area;
  - (b) the Commercial Area;
  - (c) the Mixed Use Area;
  - (d) the Residential Area;
  - (e) the Urban Open Space Area;
  - (f) Local Government Community Facilities;
  - (g) State Government Community Facilities.
- (3) Development in the Master Planned Area:-
  - (a) is limited to the capacity of existing and planned infrastructure networks as identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)**;
  - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Infrastructure Elements)**; and
  - (c) occurs in a sequenced and orderly manner that provides for the most efficient and effective provision of this infrastructure in the public interest.

### 2.2.8 Strategic Outcome 5 – Environment

- (1) Development in the Master Planned Area minimises its ecological footprint and reflects the principles of ecologically sustainable development, including the following:-
  - (a) minimisation of energy consumption;
  - (b) maximisation of opportunities for renewable energy use;
  - (c) minimisation of water consumption through reuse, use of alternative sources and demand reduction measures;
  - (d) protection of water quality;
  - (e) landscaping to minimise heat sink impacts.
- (2) Development in the Master Planned Area minimises the impacts on biodiversity values having regard to the following:-
  - (a) the nature of the specific biodiversity values of the site and adjacent land, protected marine plants, wetlands and waterways;
  - (b) the intent for the Master Planned Area to be comprehensively developed as a Principal Activity Centre.



- (3) Development in the Master Planned Area provides a built form and open spaces that are designed to optimise the subtropical climate and coastal location.
- (4) Development in the Master Planned Area provides a built form and infrastructure networks that are designed to enhance water quality and riparian health.
- (5) Development in the Master Planned Area enhances environmental values through well planned urban open space that also assists in the management of flood and storm surge risk and increasing community resilience to climate change.
- (6) Development in the Master Planned Area is characterised by a 'green feel' and provides for the use of mature native trees and landscaping.
- (7) Development in the Master Planned Area supports the integration of land uses with major transport facilities and provides for a high level of pedestrian and cyclist accessibility, comfort and safety.

### **2.2.9 Strategic Outcome 6 – Economic Development and Principal Activity Centre Role and Function Supported by Appropriate Integrated Transport Planning**

- (1) The Master Planned Area accommodates the highest order and widest range of commercial uses and is the major contributor to the economic self-containment of the Sunshine Coast sub-region, provided that priority is always accorded to the appropriate planning and delivery of efficient and safe integrated transport networks.
- (2) The Master Planned Area provides a diversified, viable and positive commercial environment in which opportunities are maximised for a range of employment and business investment, particularly in innovative, knowledge based businesses, including lifestyle, education and health sectors.
- (3) The Master Planned Area accommodates a significant resident population and is connected to high quality, fast and frequent public transport services from all major residential areas and centres throughout the Sunshine Coast sub-region that provides easy access to a wide employee and customer base that supports economic activity in the Master Planned Area.
- (4) Development in the Master Planned Area, other than in the Aerodrome Road Precinct, Maroochy Boulevard Precinct and Dalton Drive West Precinct, does not comprise showrooms so that it does not delay or compromise the following:-
  - (a) the capacity of the existing and planned road transport infrastructure networks in the Master Planned Area;
  - (b) the employment potential of the Master Planned Area;
  - (c) the intended urban design outcomes for the Master Planned Area;
  - (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport;
  - (e) the development of showrooms in other areas intended for this use by *Maroochy Plan 2000* outside of the Master Planned Area.
- (5) Development for retail uses in the Master Planned Area, in particular the Sunshine Plaza Precinct (Master Plan Unit), Dalton Drive West Precinct, Ocean Street Precinct and Maroochy Boulevard Precinct does not delay or compromise the following:-
  - (a) the development of the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) which is intended to accommodate the highest concentration of future gross floor area for retail uses in the retail core of the Master Planned Area;
  - (b) the capacity of existing and planned infrastructure networks in the Master Planned Area and in particular, the Maroochydore Central Precinct (Master Plan Unit);
  - (c) the achievement of transit oriented development in the Master Planned Area and in particular, the Maroochydore Central Precinct (Master Plan Unit);
  - (d) the provision of the planned integrated transport infrastructure networks, in particular, the dedicated transit corridor (CAMCOS), a pedestrian dominated Main Street, a north-south link and east-west links in the Maroochydore Central Precinct (Master Plan Unit) to provide for the planned function of the Maroochydore Principal Activity Centre;
  - (e) the provision of planned urban open space and community facility infrastructure networks, in particular the central parkland, the civic plaza, district recreation park, local recreation park, public amphitheatre, regional

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- arts and exhibition centre, other local community facilities infrastructure and a transit plaza in the Maroochydore Central Precinct (Master Plan Unit) to provide for the future development of the Maroochydore Principal Activity Centre;
- (f) the achievement of other intended regional outcomes for the Maroochydore Principal Activity Centre as envisaged in the SEQ Regional Plan.
- (6) Development in the Master Planned Area for a full line supermarket, discount department store and similar higher order retail use is limited to the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Core Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) so as not to delay or compromise the following:-
- (a) the development of the retail core of the Maroochydore Principal Activity Centre;
- (b) the capacity of the existing and planned infrastructure networks in the Master Planned Area, in particular the road transport infrastructure network;
- (c) the achievement of transit oriented development in the Master Planned Area and in particular the Maroochydore Central Precinct (Master Plan Unit).
- (7) Development in the Retail Core Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) does not delay or compromise the following:-
- (a) the capacity of the existing and planned infrastructure networks in the Master Planned Area and in particular the Maroochydore Central Precinct (Master Plan Unit);
- (b) the distribution of smaller scale retail uses within other sub-precincts of the Maroochydore Central Precinct (Master Plan Unit).
- (8) Development in the Master Planned Area:-
- (a) provides a benefit to and satisfies both a community and an economic need;
- (b) remedies any negative impacts arising from services or facilities associated with an existing or planned development in the Master Planned Area being put in jeopardy due to an adverse physical or financial impact; and
- (c) improves traffic and transport circulation and capacity within the Master Planned Area.

### 2.2.10 Strategic Outcome 7 – Community

- (1) The Master Planned Area accommodates significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life. These community facilities exhibit exemplar public building design featuring state of the art form and detailing and innovative use of materials. These community facilities are integrated with the bicycle and pedestrian infrastructure network, the public transport infrastructure network and the urban open space infrastructure network and are prominent and highly accessible features of the Principal Activity Centre.
- (2) The Master Planned Area is based on an urban open space infrastructure network which is integrated with the built environment and designed to provide opportunities for a range of recreation facilities and community activities including a civic plaza, a transit plaza, public amphitheatre, district and local recreation parks, Cornmeal Creek Plaza and Sunshine Gardens.
- (3) The Master Planned Area specifically includes provision for a cultural entertainment area to include a regional arts centre, regional library, public amphitheatre, meeting and gathering spaces which are designed to enliven, enrich and celebrate the sub-region's cultural diversity.
- (4) Development in the Master Planned Area for mixed-use buildings provides for the co-location of housing with commercial uses providing employment and services to contribute to the vibrancy of the Maroochydore Principal Activity Centre.
- (5) Development in the Master Planned Area provides for a range of medium and higher intensity residential uses centred in and around the core of the Master Planned Area which are universally designed, diverse in size and include a component of affordable living.
- (6) Development in the Master Planned Area provides a high level of amenity for residential uses through careful building design and relationship to open space, in particular the urban open space infrastructure network, whilst

recognising the vibrant inner-urban environment and high level of accessibility to infrastructure and services afforded by the Maroochydore Principal Activity Centre.

### 2.2.11 Strategic Outcome 8 – Character and Identity

- (1) The Structure Plan provides for an expanded Maroochydore Centre, reconfiguring existing inward focusing shopping centre facilities to be part of a larger integrated Principal Regional Activity Centre.
- (2) Development in the Master Planned Area provides for a built form and open space, in particular the urban open space and community facilities infrastructure networks, which optimise the unique subtropical, coastal and waterfront qualities of the Maroochydore Principal Activity Centre.
- (3) Development in the Master Planned Area provides for the creation of an identifiable heart, which reflects a sense of place and a high quality, active, pedestrian-focussed and safe street environment and public realm.
- (4) Development in the Master Planned Area incorporates a diverse and varied built form which:-
  - (a) reinforces the character and identity of Maroochydore as the Principal Activity Centre for the Sunshine Coast; and
  - (b) ensures appropriate transitioning of built form to areas adjoining the Master Planned Area.
- (5) Development in the Master Planned Area provides for buildings to be of a height and scale sufficient to accommodate the range and extent of functions required for the Maroochydore Principal Activity Centre, whilst maintaining a human scale, appropriately framing and activating streets and open spaces and minimising overshadowing.
- (6) Development in the Master Planned Area provides for the use of the ground storey of a building to be adapted over time.
- (7) Development in the Master Planned Area promotes permeability and is supported by an interconnected system of active, accessible and usable public spaces with high quality, consistent mature and canopied streetscaping and landscaping.
- (8) Development in the Master Planned Area provides for high quality pedestrian and cycle movement which is integrated with the public transport infrastructure network, urban open space infrastructure network and community facilities infrastructure network.

### 2.2.12 Strategic Outcome 9 – Open Space Network

- (1) Development in the Master Planned Area provides for an integrated urban open space infrastructure network which:-
  - (a) consists of a network of land in public ownership including recreational facilities, waterways, public spaces and bicycle and pedestrian components of the road transport infrastructure network;
  - (b) provides for the recreational and social needs of residents and the workforce in the Master Planned Area as well as providing for the recreational and social needs of residents of the Sunshine Coast sub-region;
  - (c) provides for the primary component of the bicycle and pedestrian infrastructure network in the Maroochydore Central Precinct (Master Plan Unit);
  - (d) radiates from the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) and facilitates the integration of the whole of the Master Planned Area;
  - (e) connects with the bicycle and pedestrian infrastructure network and urban open space infrastructure network external to the Master Planned Area;
  - (f) adjoins and interconnects public lands and community facilities;
  - (g) is in close proximity of uses such as cafes, restaurants and retail uses that activate and improve safety in the open space infrastructure network;
  - (h) performs flood mitigation and stormwater management functions that minimise risk from natural hazards;
  - (i) provides a centrepiece for the Master Planned Area which defines its landscape character; and
  - (j) enhances environmental values including riparian health and water quality.

- (2) Development in the Master Planned Area provides for the urban open space infrastructure network specifically identified on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a large expanse of central parkland focused on Maud Canal in the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) including waterway area which represents approximately 40% of the Maroochydore Central Precinct (Master Plan Unit) and provides for a wide range of formal and informal active and passive recreational facilities and gathering spaces;
  - (b) a public pedestrian promenade in public ownership along Cornmeal Creek and Maud Canal linking Sunshine Plaza to the new transit station and interchange;
  - (c) a walkable waterfront in public ownership comprising a continuous high quality bicycle and pedestrian movement corridor along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal;
  - (d) the Dalton Lakes Drainage Reserve which functions as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;
  - (e) a range of civic facilities, plazas and other public and semi-public spaces.

### 2.2.13 Strategic Outcome 10 – Integrated Transport

- (1) Development in the Master Planned Area provides for an integrated transport infrastructure network which:-
- (a) accommodates in order of priority, the following:-
    - (i) pedestrians;
    - (ii) cyclists;
    - (iii) public transport;
    - (iv) freight and service vehicles;
    - (iv) private motor vehicles;
  - (b) comprises an efficient road transport infrastructure network which provides for public transport and bicycle and pedestrian movements to be accommodated on streets that are also attractive, landscaped boulevards;
  - (c) enhances the role of the Maroochydore Principal Activity Centre as the principal hub for public transport infrastructure and services within the Sunshine Coast sub-region;
  - (d) integrates with land uses and facilitates transit oriented development in the Master Planned Area;
  - (e) provides for public parking facilities in consolidated locations that are accessible but do not dominate or detract from the streetscape;
  - (f) avoids traffic and overflow parking being introduced into residential areas surrounding the Master Planned Area; and
  - (g) provides for parking to be managed with the supply of parking facilities aligned with land use and transport options.
- (2) Development in the Master Planned Area provides for the integrated transport infrastructure network identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporates the following:-
- (a) a bicycle and pedestrian infrastructure network comprising the following:-
    - (i) the Cornmeal Creek corridor including the public pedestrian promenade;
    - (ii) the Maud Canal corridor including the public pedestrian promenade;
    - (iii) connections to the district and shire-wide bicycle and pedestrian routes;
    - (iv) local bicycle and pedestrian paths on all streets;
    - (v) bicycle and pedestrian crossings of major roads and waterways to ensure a safe and continuous movement network;
    - (vi) quality pedestrian and cyclist access to bus stops, public transport stations and streets within the walking and cycling catchments;
    - (vii) end of trip facilities to be provided at major public transport locations and as part of new and refurbished developments;
  - (b) a public transport infrastructure network and services comprising the following:-
    - (i) the dedicated transit corridor (CAMCOS);

- (ii) a transit station and interchange (CAMCOS) that is centrally located in the Mixed Use Retail Core Area of the Maroochydore Central Precinct (Master Plan Unit);
  - (iii) regional public transport including a transit interchange on Horton Parade prior to the establishment of the primary central transit station and interchange (CAMCOS);
  - (iv) public transport routes servicing areas internal and external to the Master Planned Area and including provision for local people movers, local buses and feeder services;
  - (v) frequent connections of services to other centres in the Sunshine Coast sub-region;
- (c) road transport infrastructure comprising the following:-
- (i) a pedestrian dominated main street extending from Maroochy Boulevard to Aerodrome Road through the Mixed Use Retail Core Area of the Maroochydore Central Precinct (Master Plan Unit);
  - (ii) a major east-west road and public transport link in the northern part of the Maroochydore Central Precinct (Master Plan Unit) from Plaza Parade through to Maud Street connecting the Main Street and the major north-south road;
  - (iii) an east-west road link connecting Maroochy Boulevard with the main street and the major north-south road through the Maroochydore Central Precinct (Master Plan Unit);
  - (iv) a new road that extends Southern Drive to connect Amaroo Court with Maroochydore Road and an extension of Primary School Court and Pikki Street to link Southern Drive and Evans Street;
  - (v) a road connection across Maroochy Boulevard mid-way between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochydore Central Precinct (Master Plan Unit) and Sunshine Cove;
  - (vi) major public parking facilities particularly additional public parking facilities in the Maroochydore Central Precinct (Master Plan Unit).

### 2.2.14 Strategic Outcome 11 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Map 5.3 (Maroochydore PAC Master Planned Area Major Infrastructure Elements)** that incorporate the following:-
- (a) community facilities infrastructure;
  - (b) urban open space infrastructure;
  - (c) electricity and telecommunications infrastructure;
  - (d) integrated urban water cycle management infrastructure.
- (2) Development in the Master Planned Area provides for community facilities infrastructure which comprises the following:-
- (a) land for a proposed regional arts centre in the Maroochydore Central Precinct (Master Plan Unit);
  - (b) land for a proposed regional library, local community centre, meeting spaces and administration space in the Maroochydore Central Precinct (Master Plan Unit);
  - (c) other community infrastructure and services that meet the needs of the residents of the Master Planned Area and the Sunshine Coast sub-region.
- (3) Development in the Master Planned Area provides for urban open space infrastructure which comprises the following:-
- (a) land for a civic plaza co-located with the community facilities infrastructure in the Maroochydore Central Precinct (Master Plan Unit);
  - (b) land for a transit plaza co-located with the transit station and interchange (CAMCOS) and inter-linked with the civic plaza in the Maroochydore Central Precinct (Master Plan Unit);
  - (c) land for a public amphitheatre located in the northern part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);
  - (d) land for a local recreation park located in the central part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);

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- (e) land for a district recreation park located in the southern part of the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit);
  - (f) other infrastructure and services in the Urban Open Space Area of the Maroochydore Central Precinct (Master Plan Unit) to provide for a range of active and passive informal recreation activities and community gathering spaces.
- (4) Development in the Master Planned Area provides for the establishment of a world class telecommunications infrastructure network.
- (5) Development in the Master Planned Area provides for electricity infrastructure and integrated urban water cycle management infrastructure comprising water supply infrastructure, sewerage infrastructure and stormwater infrastructure that enables the sustainable and innovative management of waste, water, energy and other natural resources.
- (6) Development in the Master Planned Area provides for infrastructure and services which are designed and constructed as follows:-
- (a) to comply with and not otherwise compromise the planned infrastructure networks and hierarchies;
  - (b) to be co-located, where reasonably practicable, with other infrastructure networks;
  - (c) to minimise the overall life cycle costs of the infrastructure and the network;
  - (d) to achieve a high level of environmental performance;
  - (e) to be provided ahead of or in conjunction with the early stages of development.

**Map 5.2** Maroochydore PAC Master Planned Area Land Use Structure

**Map 5.3** Maroochydore PAC Master Planned Area Major Infrastructure Elements



## 2.3 Master Planned Area Master Planning Process

### 2.3.1 Introduction

This section specifies the following:-

- (a) the master plans to be made in respect to the Maroochydore Central Precinct (Master Plan Unit) and the Sunshine Plaza Precinct (Master Plan Unit) in accordance with Section 141(2)(b)(i) of the *Sustainable Planning Act 2009*;
- (b) the requirements, including the requirements for public notification of particular master plans in accordance with Section 141(2)(b)(ii) and (iv) of the *Sustainable Planning Act 2009*;
- (c) the variations to the levels of assessment for development in precincts and sub-precincts which may be made by a master plan in accordance with Section 141(3)(b) of the *Sustainable Planning Act 2009*;
- (d) the development that cannot be carried out until master plans have been made in accordance with Section 141(3)(c) of the *Sustainable Planning Act 2009*;
- (e) the circumstances under which a development application for a preliminary approval to which Section 242 of the *Sustainable Planning Act 2009* applies can be made for development in the Master Planned Area in accordance with Sections 134(1)(b) and 141(3)(d) of the *Sustainable Planning Act 2009*.

### 2.3.2 Master Plans

- (1) Chapter 4, Part 3 of the *Sustainable Planning Act 2009* applies to the following:-
  - (a) Sunshine Plaza Precinct (Master Plan Unit);
  - (b) Maroochydore Central Precinct (Master Plan Unit).
- (2) A master plan specified in column 1 of **Table 2.3.2 (Master Plans)** is required to be made for all or part of the master plan units specified in column 2 of **Table 2.3.2**, the locations of which are identified conceptually on **Map 5.1 (Maroochydore PAC Master Planned Area and Master Plan Units)**.

**Table 2.3.2 Master Plans**

Column 1 Master plans	Column 2 Master planning unit
District Strategy Master Plan	Maroochydore Central Precinct. Sunshine Plaza Precinct.
Local Development Master Plan	Each sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) unless otherwise specified in the District Strategy Master Plan.

### 2.3.3 Master Plan Requirements

#### 2.3.3.1 District Strategy Master Plan

A District Strategy Master Plan is to comply with the requirements specified in **Table 2.3.3A (District Strategy Master Plan Requirements)**.

**Table 2.3.3A District Strategy Master Plan Requirements**

Column 1 Requirements	Column 2 Description of requirements
Object	A District Strategy Master Plan is to specify in further detail the type, scale, location and timing of development in the Master Plan Unit.
Content for the Maroochydore Central Precinct	The Maroochydore Central Precinct District Strategy Master Plan is to include the following:- <ol style="list-style-type: none"> <li>(a) the sub-precincts in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on <b>Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts)</b> and any proposed variations to the sub-precincts;</li> <li>(b) a plan and supporting text that clearly articulates the way in which the Maroochydore Central Precinct (Master Plan Unit) will be integrated with the Sunshine Plaza Precinct (Master Plan Unit) in order for the two precincts to complement one another. In particular, the Master Plan should detail the interface with the Sunshine Plaza Precinct (Master Plan Unit) along Maud Canal and Plaza Parade;</li> <li>(c) the road transport infrastructure network within the District Strategy Master Plan Unit comprising sub-arterial roads, collector streets;</li> </ol>

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Column 1 Requirements	Column 2 Description of requirements
	<ul style="list-style-type: none"> <li>(d) the public transport infrastructure network within the District Strategy Master Plan Unit comprising the dedicated transit corridor (CAMCOS), the transit station and interchange (CAMCOS), dedicated transit lanes and regional, local and shuttle bus routes;</li> <li>(e) the bicycle and pedestrian infrastructure network within the District Strategy Master Plan Unit comprising major bicycle and pedestrian infrastructure and Shire wide, district and local bicycle and pedestrian routes;</li> <li>(f) the urban open space infrastructure network within the District Strategy Master Plan Unit;</li> <li>(g) the community facilities infrastructure network in the District Strategy Master Plan Unit;</li> <li>(h) a statement of the mix of uses and densities to be achieved for each sub-precinct;</li> <li>(i) a District Strategy Master Plan Unit Code that:-               <ul style="list-style-type: none"> <li>(i) states the development entitlements for the Maroochydore Central Precinct (Master Plan Unit);</li> <li>(ii) states the development obligations for the Maroochydore Central Precinct (Master Plan Unit); and</li> <li>(iii) includes district strategy master plan maps that give a spatial dimension to the matters the subject of the code;</li> </ul> </li> <li>(j) the level of assessment for development in each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit) and any proposed variation to a Development Assessment Table in Section 2.4.3 (Development Assessment Tables);</li> <li>(k) other codes applicable to development in the Maroochydore Central Precinct (Master Plan Unit);</li> <li>(l) a statement as to when the development of the Maroochydore Central Precinct (Master Plan Unit) is to be completed;</li> <li>(m) any area for which a Local Development Master Plan is to be made.</li> </ul>
Content for the Sunshine Plaza Precinct	<p>The Sunshine Plaza Precinct District Strategy Master Plan is to include the following:-</p> <ul style="list-style-type: none"> <li>(a) the sub-precincts within the Sunshine Plaza Precinct, where relevant;</li> <li>(b) a plan and supporting text that clearly articulates the manner in which the Sunshine Plaza Precinct (Master Plan Unit) will provide for an expanded Maroochydore Centre, reconfiguring an existing inward focusing shopping centre to be part of a larger integrated Principal Regional Activity Centre, including how the precinct is to be integrated with the Maroochydore Central Precinct (Master Plan Unit) in order for the two precincts to complement one another. In particular, the Master Plan should detail the interface with the Maroochydore Central Precinct (Master Plan Unit) along Maud Canal and Plaza Parade;</li> <li>(c) the master plan's relationship with the external road transport infrastructure within the Maroochydore PAC Master Planned Area comprising sub-arterial roads, trunk collector roads and main streets;</li> <li>(d) the internal road transport infrastructure network within the Sunshine Plaza Precinct (Master Plan Unit), including access locations and car parking;</li> <li>(e) the public transport infrastructure network within the District Strategy Master Plan Unit and linkages to the broader public transport infrastructure network as identified on <b>Map 5.9 Maroochydore PAC Master Planned Area Public Transport Infrastructure Network</b>;</li> <li>(f) the bicycle and pedestrian infrastructure network within the District Strategy Master Plan Unit comprising major bicycle and pedestrian infrastructure and Shire wide, district and local bicycle and pedestrian routes;</li> <li>(g) the urban open space infrastructure network within the District Strategy Master Plan Unit;</li> <li>(h) a statement of the mix of uses and densities to be achieved for any sub-precinct;</li> <li>(i) a District Strategy Master Plan Unit Code that:-               <ul style="list-style-type: none"> <li>(i) states the development entitlements for the Sunshine Plaza Precinct (Master Plan Unit);</li> <li>(ii) states the development obligations for the Sunshine Plaza Precinct (Master Plan Unit); and</li> <li>(iii) includes district strategy master plan maps that give a spatial dimension to the matters the subject of the code;</li> </ul> </li> <li>(j) the level of assessment for development in the Sunshine Plaza Precinct (Master Plan Unit) and any proposed variation to a Development Assessment Table in Section 2.4.3. (Development Assessment Tables);</li> <li>(k) other codes applicable to development in the Sunshine Plaza Precinct (Master Plan Unit);</li> <li>(l) a statement as to when the development of the Sunshine Plaza Precinct (Master Plan Unit) is to be completed;</li> <li>(m) any area for which a Local Development Master Plan is to be made.</li> </ul>
Development and infrastructure elements	<p>The District Strategy Master Plan Unit Code is to include the following:-</p> <ul style="list-style-type: none"> <li>(a) the type, scale, location and timing of development of the Sunshine Plaza Precinct (Master Plan Unit) or each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit);</li> <li>(b) the type, scale, location and timing of the infrastructure networks that exist or are to be provided to service development in the Sunshine Plaza Precinct (Master Plan Unit) or each sub-precinct in the Maroochydore Central Precinct (Master Plan Unit).</li> </ul>
Master plan maps	<p>The District Strategy Master Plan Unit Code is to include maps that:-</p> <ul style="list-style-type: none"> <li>(a) give a spatial representation of the development and infrastructure elements;</li> <li>(b) identify precincts and sub-precincts on a cadastral basis; and</li> <li>(c) are at a scale of approximately 1:5,000.</li> </ul>

2.3.3.2 *Local Development Master Plans*

A Local Development Master Plan is to comply with the requirements specified in **Table 2.3.3B (Local Development Master Plan Requirements)**.

**Table 2.3.3B Local Development Master Plan Requirements**

Column 1 Requirements	Column 2 Description of requirements
Object	A Local Development Master Plan is to specify in further detail the type, scale, location and timing of development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
Content	A Local Development Master Plan is to include the following:- (a) the sub-precincts in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on <b>Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts)</b> and any proposed variations to the sub-precincts; (b) a Local Development Master Plan Unit Code that:- (i) states the development obligations for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan; (ii) states the development entitlements for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan; (iii) states the assessment criteria for the Local Development Master Plan Unit under the District Strategy Master Plan and the Maroochydore PAC Structure Plan which may include site or precinct specific assessment criteria relating to such matters as building layouts, setbacks and elevations, access and car parking, the configuration of private open space, landscape treatments and the like; and (iv) includes Local Development Master Plan Maps that give a spatial representation of the matters the subject of the Code; (c) the level of assessment for development in each precinct and sub-precinct within the Local Development Master Plan Unit and any proposed variation to a Development Assessment Table in <b>Section 12.4.3 (Development Assessment Tables)</b> ; (d) other codes applicable to development in the Local Development Master Plan Unit; (e) a statement as to when the development of the Local Master Plan Unit is to be completed; (f) a plan of subdivision for each precinct in the Local Development Master Plan Unit.
Development and infrastructure elements	The Local Development Master Plan Unit Code is to include the following:- (a) the type, scale, location and timing of development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit); (b) the type, scale, location and timing of the infrastructure networks that exist or are to be supplied to service development in the relevant sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
Master plan maps	The Local Development Master Plan Unit Code is to include maps that:- (a) give a spatial representation of the development and infrastructure elements; (b) identify precincts and sub-precincts on a cadastral basis; and (c) are at a scale of approximately 1:2,500.

**2.3.4 Public Notification of Master Plans**

The master plans specified in Column 1 of **Table 2.3.4 (Public Notification Requirements)** are to be publicly notified in accordance with Column 2 of Table 2.3.5.

**Table 2.3.4 Public Notification Requirements for Master Plans**

Column 1 Master plan	Column 3 Public notification requirements
For the District Strategy Master Plans stated in Table 2.3.2 Master Plans	The consultation period is to be for at least 20 Business Days

**2.3.5 Assessment of Master Plans by the State**

- (1) All master plans must be assessed by the State.
- (2) The coordinating agency for each master plan application is the chief executive of the entity stated in Table 1, Column 1 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009.

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- (3) The coordinating agency's jurisdiction for each master plan application is stated in Table 1, Column 2 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009, but does not include a referral jurisdiction stated in Column 3 of the same table.
- (4) The participating agencies for each master plan application are stated in Table 2, Column 1 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009.
- (5) The participating agencies jurisdiction for each master plan application is stated in Table 2, Column 2 of the Master Planned Area declaration for Maroochydore, gazetted on 18 December 2009, but does not include a referral jurisdiction stated in Column 3 of the same table.
- (6) **Table 2.3.5 (Other Participating Agencies and their Jurisdiction)** identifies other participating agencies and their jurisdiction for the Master Planned Area.

**Table 2.3.5 Other Participating Agencies and their Jurisdiction**

Column 1 Participating agency	Column 2 Jurisdiction of participating agency
Northern SEQ Distributor-Retailer Authority under the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .	Planning for and management of water infrastructure under the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .

### 2.3.6 Variation to Levels of Assessment in Master Plans

A master plan for the Maroochydore Central Precinct (Master Plan Unit), may vary the level of assessment stated in the Table of Development Assessment in Section 2.4.3 (Tables of Development Assessment) as follows:-

- (a) for assessable development requiring impact assessment – vary the level of assessment to self assessable development or assessable development requiring code assessment or development requiring compliance assessment, unless the development is for a use stated in Table 2.3.6 (Impact Assessable Development That May Not Be Varied)<sup>3</sup>;
- (b) for code assessable development – vary the level of assessment to self assessable development or development requiring compliance assessment;
- (c) increase the level of assessment.

**Table 2.3.6 Impact Assessable Development That May Not Be Varied**

Column 1 Impact Assessable Development That May Not Be Varied
<ol style="list-style-type: none"> <li>(a) Detached house;</li> <li>(b) Dual occupancy;</li> <li>(c) Caravan park;</li> <li>(d) Bed and breakfast;</li> <li>(e) Institutional residence;</li> <li>(f) Showroom;</li> <li>(g) Light industry;</li> <li>(h) Car washing station;</li> <li>(i) Service station;</li> <li>(j) Transport station;</li> <li>(k) Cemetery; and</li> <li>(l) Crematorium.</li> </ol>

### 2.3.7 Development Not to Be Carried Out Until Master Plans Have Been Made

Development specified in Column 2 of **Table 2.3.7 (Development Not to be Carried Out Until Master Plans Have Been Made)** cannot be carried out in the Maroochydore Central Precinct (Master Plan Unit) until the master plans required for the area or the part of the area have been made.

<sup>3</sup> **Table 2.3.6 (Impact Assessable Development That May Be Made Self Assessable or Code Assessable)** should be read in conjunction with the Table of Development Assessment for Material Change of Use for the Maroochydore Central Precinct (Master Plan Unit) contained in **Section 2.4.3 (Development Assessment Tables)**.

**Table 2.3.7 Development Not To Be Carried Out Until Master Plans Have Been Made**

Column 1 Development that can be carried out before the master plans have been made	Column 2 Development that cannot be carried out until the master plans have been made
(1) Exempt development under the Maroochydore PAC Structure Plan or a master plan. (2) Development for a lawful use. (3) Development carried out by a public sector entity (e.g. access roads, creek crossings, bicycle and pedestrian corridors, stormwater conduits or similar). (4) Development for a Major utility where for an electricity substation.	Development not specified in Column 1.

**2.3.8 Development Not to Be Carried Out Until Master Plans Have Been Made**

A development application for a preliminary approval to which Section 242 of the *Sustainable Planning Act 2009* applies can be made for development in the Master Planned Area other than the Maroochydore Central Precinct (Master Plan Unit) and the Sunshine Plaza Precinct (Master Plan Unit).

## 2.4 Master Planned Area Precincts and Sub-precincts

### 2.4.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided unless varied by a master plan for the Maroochydore Central Precinct (Master Plan Unit);
- (2) the level of assessment of development in the Master Planned Area unless varied by a master plan for the Maroochydore Central Precinct (Master Plan Unit);
- (3) the assessment criteria for development being the following:-
  - (a) applicable codes for self assessable development and development requiring code assessment in the Master Planned Area;
  - (b) the provisions of *Maroochy Plan 2000* applicable to the Master Planned Area for development requiring impact assessment in the Master Planned Area.

### 2.4.2 Division of Master Planned Area into Precincts and Sub-precincts

The Master Planned Area is divided into the precincts and sub-precincts specified in **Table 2.4.2 (Master Planned Area Precincts and Sub-precincts)** as specified on **Map 5.4 (Maroochydore PAC Master Planned Area Precincts and Sub-precincts)**.

**Table 2.4.2 Master Planned Area Precincts and Sub-precincts**

Column 1 Precincts	Column 2 Sub-precincts
(1) State Government Precinct	Not applicable
(2) Dalton Drive West Precinct	Not applicable
(3) Dalton Drive South Precinct	Not applicable
(4) Aerodrome Road Precinct	Not applicable
(5) Government Precinct	Not applicable
(6) Ocean Street Precinct	Not applicable
(7) Maroochydore North Precinct	Not applicable
(8) Maroochy Boulevard Precinct	Not applicable
(9) Plaza Parade Precinct	Not applicable
(10) Sunshine Plaza Precinct (Master Plan Unit)	Not applicable
(11) Maroochydore Central Precinct (Master Plan Unit)	Parkland Sub-precinct
	(a) Community Facilities Sub-precinct
	(b) Retail Sub-precinct
	(c) Commercial Sub-precinct
	(d) Main Street South Sub-precinct
	(e) Main Street North Sub-precinct
	(f) Residential Sub-precinct

### 2.4.3 Tables of Development Assessment

#### 2.4.3.1 Tables of Development Assessment Generally

- (1) The Tables of Development Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Development Assessment identify whether development is exempt, self assessable, assessable development requiring code assessment or assessable development requiring impact assessment.

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- (3) For development being a material change of use, the Tables of Development Assessment also identify whether a use is:-
- (a) a consistent use being a use that is consistent with the intent for the precinct and intended to occur within the precinct; and
  - (b) an inconsistent use being a use that is inconsistent with the intent for the precinct and not intended to occur within the precinct.
- (4) The Tables of Development Assessment also identify the following:-
- (a) applicable codes for development requiring self assessment and code assessment;
  - (b) the provisions of *Maroochy Plan 2000* applicable to the Master Planned Area for development requiring impact assessment.
- (5) The Tables of Development Assessment are listed in **Table 2.4.2A (Development Type and Development Assessment Tables)**.

**Table 2.4.2A Development Type and Development Assessment Tables**

Column 1 Sub-section	Column 2 Development Type	Column 3 Development Assessment Table
2.4.2A	<i>Precinct and Sub-precinct Development Assessment Tables</i>  <i>Material Change of Use</i>	<i>State Government Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Dalton Drive West Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Dalton Drive South Precinct Development Assessment Table (Table 2.4.3.2 )</i> <i>Aerodrome Road Precinct Development Assessment Table (Table 2.4.3.2 )</i> <i>Government Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Ocean Street Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Maroochydore North Precinct Development Assessment Table (Table 2.4.3.2 )</i> <i>Maroochy Boulevard Precinct Development Assessment Table (Table 2.4.3.2 )</i> <i>Plaza Parade Precinct Development Assessment Table (Table 2.4.3.2)</i> <i>Sunshine Plaza Precinct (Master Plan Unit) Development Assessment Table (Table 2.4.3.2 )</i> <i>Maroochydore Central Precinct Development Assessment Table (Table 2.4.3.2 )</i>
2.4.3.3	<b><i>Other Development Assessment Tables</i></b>  <i>Reconfiguring a Lot</i>  <i>Building Work</i>  <i>Operational Work</i>	<i>Reconfiguring a Lot Development Assessment Table (Table 2.4.3.3)</i>  <i>Building Work (where not associated with a Material Change of Use)Development Assessment Table (Table 2.4.3.3)</i>  <i>Operational Work (whether or not associated with a Material Change of Use) Development Assessment Table (Table 2.4.3.3)</i>

**Map 5.4** Maroochydore PAC Master Planned Area Precincts and Sub-Precincts



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### 2.4.3.2 Table of Development Assessment for Material Change of Use

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>4</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>5</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and</li> </ul>

<sup>4</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>5</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

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1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>4</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>5</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>Wetlands</li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community</i></li> </ul>

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1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
<b>Retirement village</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre</b> where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3, and A2.1)</i></li> </ul>	
<b>Art and craft centre</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management in Commercial and Community Developments</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant</b> where not involving a drive through facility. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store</b> where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> </ul>

<sup>6</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>7</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Restaurant</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Shopping complex</b> where each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
INDUSTRIAL USE CLASS			
<b>All defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
COMMUNITY USES			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Local utility</b> (Consistent use)	Exempt	▪	None Applicable
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	▪	None Applicable
<b>Major utility</b> where for an electricity substation. (Consistent Use)	Code assessable	▪	Maroochydore PAC Structure Plan Area Code  <ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> (Medium Impact)	Code assessable	▪	Maroochydore PAC Structure Plan Area Code ▪ Code for Telecommunications Facilities  <ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	▪	Maroochydore PAC Structure Plan Area Code ▪ Maroochy Plan 2000 as applicable to the Master Planned Area
SPECIAL USES			
<b>Church</b> (Consistent use)	Code assessable	▪	Maroochydore PAC Structure Plan Area Code  <ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community meeting hall</b> (Consistent use)	Code assessable	▪	Maroochydore PAC Structure Plan Area Code  <ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

1. STATE GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Emergency services</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Hospital</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
RECREATIONAL USES			
<b>Indoor recreation</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Indoor recreation</b> where involving a use other than cinemas, theatres, licensed clubs and nightclubs (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>1. STATE GOVERNMENT PRECINCT</b>		
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>6</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>		
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes
		<ul style="list-style-type: none"> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> <i>(Consistent use)</i>	Exempt	<i>None applicable</i>
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>
<b>OTHER USES</b>		
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>
▪ <b>UNDEFINED USES</b>		
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community residence</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Community Residence Code</li> </ul>	
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and</li> </ul>

<sup>6</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>7</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>6</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements.</i></li> </ul>
<b>Retirement village</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
RURAL USE CLASS			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
COMMERCIAL USE CLASS			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>6</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year) (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</li> </ul>	
<b>Market</b> where not otherwise specified	Code assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Restaurant</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (c) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Shopping complex</b> where each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Showroom</b> where:- (a) for a home maker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 and not exceeding	Code Assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>2. DALTON DRIVE WEST PRECINCT</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>6</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
a gross floor area of 15,000m <sup>2</sup> ; or  (b) on a lot other than proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 and not exceeding a gross floor area of 3,000m <sup>2</sup> per tenancy. (Consistent use)			<ul style="list-style-type: none"> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Veterinary clinic</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres</li> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Local utility</b> (Consistent use)	Exempt	None Applicable	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

2. DALTON DRIVE WEST PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>6</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	None Applicable	
<b>Major utility</b> where for an electricity substation.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> (Medium Impact)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
SPECIAL USES			
<b>Church</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community meeting hall</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>2. DALTON DRIVE WEST PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>6</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>7</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Indoor recreation</b> where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Indoor recreation</b> where <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All other defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

3. DALTON DRIVE SOUTH PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>8</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>9</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Caretaker's Residence</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community residence</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Community Residence Code</i></li> </ul>	
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Code</i></li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Home-based Business</i></li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Home-based Business</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>

<sup>8</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>9</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

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Defined Use	Assessment Category <sup>9</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

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Defined Use	Assessment Category <sup>9</sup>	Applicable Codes	
		<ul style="list-style-type: none"> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Shop where a general store.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management in Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Commercial Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All defined uses in the Industrial Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Child care centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Child Care Centres</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management in Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	

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Defined Use	Assessment Category <sup>9</sup>	Applicable Codes	
<i>(Consistent use)</i>			
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for an electricity substation <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management in Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>SPECIAL USES</b>			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Heritage Conservation Code</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community meeting hall</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Educational establishment</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>3. DALTON DRIVE SOUTH PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>8</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>9</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Park</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>10</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>11</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community residence</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Community Residence Code</li> </ul>	
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working /manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> </ul>

<sup>10</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.

<sup>11</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> where located above ground storey. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			

<sup>12</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.

<sup>13</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<p><b>All defined uses in the Rural Use Class</b> (Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<p><b>Art and craft centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<p><b>Art and craft centre</b> where not otherwise specified. (consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Convenience restaurant</b> where not involving a drive through facility. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Fast food store</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<p><b>Fast food store</b> where not otherwise specified. (Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Funeral parlour</b></p>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Outdoor Dining Areas</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<i>accommodate the use (Consistent use)</i>		<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Restaurant</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Shop</b> where:- <i>(a) in premises which require no building work or only minor building work to accommodate the use; and</i> <i>(b) each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>.</i> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Shop</b> where:- <i>(a) in premises which require building work (other than minor building work) to accommodate the use; and</i> <i>(b) each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>.</i> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Shopping complex</b> where each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Showroom</b> where each individual tenancy does not exceed a gross floor area of 3000m <sup>2</sup> . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Veterinary clinic</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use if:- (a) <i>Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m<sup>2</sup>; or</i> (b) <i>Showroom where not part of a mixed use building or where any individual tenancy exceeds a gross floor area of 3000m<sup>2</sup>.</i> )	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Child Care Centres</i></li> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures.(Consistent Use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for an	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<i>electricity substation. (Consistent use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <li><i>Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Telecommunications Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
SPECIAL USES			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community meeting hall</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Heritage Conservation Code</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Educational establishment</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

4. AERODROME ROAD PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>12</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
RECREATIONAL USES			
<b>Indoor recreation</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Indoor recreation</b> where involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Park</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ None applicable</li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
OTHER USES			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
UNDEFINED USES			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>14</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> <i>where located above ground storey.                      (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Caretaker's residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Caretaker's Residence</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Display home</b> <i>where associated with an accommodation building, multiple dwelling units or a retirement village.                      (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Code</i></li> </ul>	
<b>Home-based business</b> <i>where in premises which:-                      (a) require no building work or only minor building work to accommodate the use; and                      (b) does not involve any of the following uses/activities:-</i> <ul style="list-style-type: none"> <li>▪ <i>any form of vehicle repair/services;</i></li> <li>▪ <i>panel beating;</i></li> <li>▪ <i>vehicle detailing;</i></li> <li>▪ <i>spray painting;</i></li> <li>▪ <i>engine reconditioning or repair;</i></li> <li>▪ <i>wood working/manufacture involving the use of power tools;</i></li> <li>▪ <i>furniture manufacture;</i></li> <li>▪ <i>metal working;</i></li> <li>▪ <i>welding;</i></li> <li>▪ <i>dance studio/classes; or</i></li> <li>▪ <i>martial arts coaching.</i></li> </ul> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Home-based Business</i></li> </ul>	
<b>Home-based business</b> <i>where not otherwise specified.</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Home-based Business</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>

<sup>14</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>15</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessed against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>12</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional Residence</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> where located above ground storey.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<i>(Consistent use)</i>		<ul style="list-style-type: none"> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1, and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Hotel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use.	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical Centre</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
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Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
(Consistent use)			<ul style="list-style-type: none"> <li>▪ Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Restaurant</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3, and A2.1)</li> </ul>	
<b>Shop</b> where:-	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and</li> </ul>

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Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<p>(a) <i>in premises which require building work (other than minor building work) to accommodate the use; and</i></p> <p>(b) <i>each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>.</i></p> <p>(Consistent use)</p>		<p><i>Plan Area Code</i></p>	<p><i>Management of Acid Sulfate Soils</i></p> <ul style="list-style-type: none"> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>Shopping complex</b> <i>where each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>.</i></p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>Veterinary clinic</b> <i>where in premises which require no building work or only minor building work to accommodate the use.</i></p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<p><b>Veterinary clinic</b></p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>All other defined uses in the Commercial Use Class</b></p> <p>(Inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<p><b>All defined uses in the Industrial Use Class</b></p> <p>(inconsistent use)</p>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMUNITY USES</b>			
<p><b>Child care centre</b> <i>where in premises which require no building work or only minor building work to accommodate the use.</i></p>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and</i></li> </ul>	

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Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<i>(Consistent use)</i>		A2.1)	
<b>Child care centre</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Local utility</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
SPECIAL USES			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community</li> </ul>

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Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	Uses
			<ul style="list-style-type: none"> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community meeting hall</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
RECREATIONAL USES			
<b>Indoor recreation</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) involving a use other than cinemas, theatres, licensed clubs and nightclubs.	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

5. GOVERNMENT PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>12</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>13</sup>	Applicable Codes	
<i>(Consistent use)</i>			
<b>Indoor recreation</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>Non applicable</i></li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>14</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
RESIDENTIAL USE CLASS			
<b>Accommodation building</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> </ul>

<sup>14</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>15</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> where located above the ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>6. OCEAN STREET PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
<b>Fast food store</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Hotel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Code for Markets</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>	
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Office</b> where in premises which	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2,</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
<i>require no building work or only minor building work to accommodate the use. (Consistent use)</i>		<ul style="list-style-type: none"> <li>▪ S29.1 and S30.1</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Restaurant</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shopping complex</b> where each	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>6. OCEAN STREET PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
<i>individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</i>		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <li><i>Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Veterinary clinic</b> where not otherwise specified. (consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All other defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Child Care Centres</i></li> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

6. OCEAN STREET PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for an electricity substation. (Consistent Use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> (Medium Impact)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
SPECIAL USES			
<b>Church</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Community meeting hall</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>6. OCEAN STREET PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>14</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>15</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Indoor recreation</b> where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Indoor recreation</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>16</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Caretaker's residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Caretaker's Residence</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community Residence</b> <i>(Consistent use)</i>	Self Assessable	<ul style="list-style-type: none"> <li>▪ <i>Community Residence Code</i></li> </ul>	
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Code</i></li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Home-based Business</i></li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Home-based Business</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>

<sup>16</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>17</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*)

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>7. MAROOCHYDORE NORTH PRECINCT</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and</i></li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
		<ul style="list-style-type: none"> <li>Plan Area Code</li> <li>Code for Retirement Villages and Residential Care Facilities</li> </ul>	<ul style="list-style-type: none"> <li>Management of Acid Sulfate Soils</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> <li>Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> <li>Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management for Commercial and Community Uses</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Code for Outdoor Dining Areas</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management for Commercial and Community Uses</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>Code for Outdoor Dining Areas</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Fast food store where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> <li>Code for Integrated Water</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li><i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>	
<b>Medical centre</b> where in a premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use.	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
<i>(Consistent use)</i>			
<b>Office</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Restaurant</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shopping complex</b> where each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li><i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Veterinary clinic</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use if Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m <sup>2</sup> , Garden Centre, Showroom)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Child Care Centres</i></li> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

7. MAROOCHYDORE NORTH PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>16</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>17</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Telecommunications Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Community Uses</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>SPECIAL USES</b>			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community meeting hall</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Educational establishment</b> <i>(Consistent use)</i>	<ul style="list-style-type: none"> <li>▪ Code assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

			<ul style="list-style-type: none"> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Emergency services</b>	<ul style="list-style-type: none"> <li>▪ Code assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Special Uses</b>	<ul style="list-style-type: none"> <li>▪ Impact assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Indoor recreation</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	<ul style="list-style-type: none"> <li>▪ Self assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Indoor recreation</b> involving a use other than cinemas, theatres, licensed clubs and nightclubs. (Consistent use)	<ul style="list-style-type: none"> <li>▪ Code assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Park</b> (Consistent use)	<ul style="list-style-type: none"> <li>▪ Exempt</li> </ul>	<ul style="list-style-type: none"> <li>▪ None applicable</li> </ul>	
<b>All other defined Recreational Uses</b>	<ul style="list-style-type: none"> <li>▪ Impact assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	<ul style="list-style-type: none"> <li>▪ Impact assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> (Inconsistent use)	<ul style="list-style-type: none"> <li>▪ Impact assessable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>8. MAROOCHY BOULEVARD PRECINCT</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>18</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and</li> </ul>

<sup>18</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>19</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

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Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Institutional residence</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Motel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for the Development and Use of Motels</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Multiple dwelling units</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Residential care facility</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Retirement Villages and Residential Care Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Retirement village</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Retirement Villages and Residential Care Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and</li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

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<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>18</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li><i>Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> (Consistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> (Consistent Use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store where not otherwise specified.</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

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Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 – A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> </ul>	
<b>Medical centre</b> where in a premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Office</b> where not otherwise	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and</i></li> </ul>

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Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
<p>specified. (Consistent use)</p>		<p>Plan Area Code</p>	<p><i>Management of Acid Sulfate Soils</i></p> <ul style="list-style-type: none"> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</p>	<p>Self assessable</p>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<p><b>Restaurant</b> where not otherwise specified. (Consistent use)</p>	<p>Code assessable</p>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</p>	<p>Self assessable</p>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<p><b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</p>	<p>Code assessable</p>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<p><b>Shopping complex</b> where each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</p>	<p>Code assessable</p>	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> </ul>

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Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Showroom</b> where each individual tenancy does not exceed a gross floor area of 3000m <sup>2</sup> . (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Veterinary clinic</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use if:- (a) Shop or Shopping complex where any individual tenancy exceeds a gross floor area of 450m <sup>2</sup> ; or (b) Showroom where any individual tenancy exceeds a gross floor area of 3000m <sup>2</sup> ).	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All other defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> where in premises which require no	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2,</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>18</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
<i>building work or only minor building work to accommodate the use. (Consistent use)</i>		<p>S29.1 and S30.1)</p> <ul style="list-style-type: none"> <li>▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres</li> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Local utility</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ None Applicable</li> </ul>	
<b>Major utility</b> where for an electricity substation. (Consistent Use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Telecommunications facility</b> (Medium Impact)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Telecommunications Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
SPECIAL USES			
<b>Church</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> </ul>
<b>Community meeting hall</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

8. MAROOCHY BOULEVARD PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>18</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>19</sup>	Applicable Codes	
(Consistent use)		<i>Plan Area Code</i>	<ul style="list-style-type: none"> <li><i>Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Educational establishment</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
RECREATIONAL USES			
<b>Indoor recreation</b> where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Indoor recreation</b> where <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>8. MAROOCHY BOULEVARD PRECINCT</b>		
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>18</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>		
Defined Use	Assessment Category <sup>19</sup>	Applicable Codes
<b>Park</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>
<b>OTHER USES</b>		
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>
<b>UNDEFINED USES</b>		
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>20</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> where located above ground store and on land east of Maud Street Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water</li> </ul>

<sup>20</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>21</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li><i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> where located above ground storey and on land east of Maud Canal. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> where located above ground storey and on land	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>20</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
<i>east of Maud Canal. (consistent use)</i>		<ul style="list-style-type: none"> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>Soils</li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in premises which require no building work or only minor building work to accommodate the use.</b> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store where not otherwise specified.</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Hotel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>	
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Restaurant</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Restaurant</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Shop</b> where:- (a) in premises which require no building work or only minor building work to accommodate the use; and (b) each individual tenancy does not exceed a gross floor area of 450m <sup>2</sup> . (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Shop</b> where:- (a) in premises which require building work (other than minor building work) to accommodate the use; and	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
(b) <i>each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</i>			<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Shopping complex</b> <i>where each individual tenancy does not exceed a gross floor area of 450m<sup>2</sup>. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Veterinary clinic</b> <i>where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Veterinary clinic</b> <i>where not otherwise specified. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Commercial Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All other defined uses in the Industrial Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMUNITY USES</b>			
<b>Child care centre</b> <i>where in premises which require no building work or only minor building work to accommodate the use. (Inconsistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Child care centre</b> <i>where not otherwise specified. (Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
		<p><i>Management of Acid Sulfate Soils</i></p>	<ul style="list-style-type: none"> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Telecommunications Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
SPECIAL USES			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community meeting hall</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>20</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Educational establishment</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Indoor recreation</b> where:- <i>(a) in premises which require no building work or only minor building work to accommodate the use; and</i> <i>(b) involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Indoor recreation</b> where not otherwise specified. <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>	
<b>All other Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

9. PLAZA PARADE PRECINCT		
<ol style="list-style-type: none"> <li>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>20</sup>.</li> <li>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</li> <li>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</li> </ol>		
Defined Use	Assessment Category <sup>21</sup>	Applicable Codes
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>22</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Accommodation building</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Display home</b> where associated with an accommodation building, multiple dwelling units or a retirement village. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Code</li> </ul>	
<b>Home-based business</b> where in premises which:- (a) require no building work or only minor building work to accommodate the use; and (b) does not involve any of the following uses/activities:- <ul style="list-style-type: none"> <li>▪ any form of vehicle repair/services;</li> <li>▪ panel beating;</li> <li>▪ vehicle detailing;</li> <li>▪ spray painting;</li> <li>▪ engine reconditioning or repair;</li> <li>▪ wood working/manufacture involving the use of power tools;</li> <li>▪ furniture manufacture;</li> <li>▪ metal working;</li> <li>▪ welding;</li> <li>▪ dance studio/classes; or</li> <li>▪ martial arts coaching.</li> </ul> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for Home-based Business</li> </ul>	
<b>Home-based business</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Home-based Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> </ul>

<sup>22</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>23</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>22</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Institutional residence</b> where located above ground storey (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Motel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for the Development and Use of Motels</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Multiple dwelling units</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Residential care facility</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Retirement village</b> where located above ground storey. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Retirement Villages and Residential Care Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)</b>			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>22</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined uses in the Residential Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>Art and craft centre where in premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Art and craft centre where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Convenience restaurant where not involving a drive through facility.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Fast food store where in a premises which require no building work or only minor building work to accommodate the use.</b> <i>(Consistent use)</i>	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Fast food store where not otherwise specified.</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Outdoor Dining Areas</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>22</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
<b>Funeral parlour</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Hotel</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Market</b> where conducted by a not-for-profit organisation on Council or public owned or controlled land (except where conducted more than 4 times a year). (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets (Element 2: A1.1 - A1.9, A2.1 and Element 3)</i></li> </ul>	
<b>Market</b> where not otherwise specified.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Code for Markets</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>	
<b>Medical centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Medical Centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Office</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Office</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>22</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>Management</li> <li>Code for Landscaping Design</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management for Commercial and Community Uses</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Restaurant</b> where in premises which:-</p> <p>(a) require no building work or only minor building work to accommodate the use; or</p> <p>(b) being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 &amp; Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>Code for Outdoor Dining Areas</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<p><b>Restaurant</b> where not otherwise specified.</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Code for Outdoor Dining Areas</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management for Commercial and Community Uses</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Shop</b> where:-</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 2500m<sup>2</sup>.</p> <p>(Consistent use)</p>	Self assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<p><b>Shop</b> where:-</p> <p>(a) in premises which require building work (other than minor building work) to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 2500m<sup>2</sup>.</p> <p>(Consistent use)</p>	Code assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> <li>Code for Integrated Water Management</li> <li>Code for Landscaping Design</li> <li>Code for Transport, Traffic and Parking</li> <li>Code for Waste Management for Commercial and Community Uses</li> <li>Code for Waterways and Wetlands</li> <li>Design Code for Community Safety and Security</li> <li>Operational Works Code</li> <li>Code for the Siting and Design of Advertisements</li> </ul>
<p><b>Shopping complex</b> where:-</p> <p>(a) in premises which require no building work or only minor building work to accommodate the use; and</p> <p>(b) each individual tenancy does not exceed a gross floor area of 2500m<sup>2</sup>; or</p>	Self assessable	<ul style="list-style-type: none"> <li>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
<p>1. For self assessable development, only the acceptable solutions of applicable codes apply<sup>22</sup>.</p> <p>2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision).</p> <p>3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.</p>			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
(c) <i>being on Lot 60 RP 862779, Lot 61 CP 816941, Lot 63 RP 866871 &amp; Lot 8 RP 181890 and in accordance with the Order in Council dated 20 February 1992. (Consistent use)</i>			
<b>Shopping complex</b> where in premises which require building work (other than minor building work) to accommodate the use.	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Outdoor Dining Areas</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Veterinary clinic</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Veterinary clinic</b> where not otherwise stated. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waste Management for Commercial and Community Uses</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined uses in the Commercial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
INDUSTRIAL USE CLASS			
<b>All defined uses in the Industrial Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
COMMUNITY USES			
<b>Child care centre</b> where in premises which require no building work or only minor building work to accommodate the use. (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</li> <li>▪ Code for Child Care Centres (Element 1: A2.1, A2.2, Element 2: A1, A2.2 and A2.3)</li> <li>▪ Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</li> </ul>	
<b>Child care centre</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Child Care Centres Code for Assessment and Management of Acid Sulfate Soils</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>22</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Code for Waste Management for Commercial and Community Uses</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Local utility</b> <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for underground high voltage sub transmission powerlines and associated transition structures. <i>(Consistent use)</i>	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None Applicable</i></li> </ul>	
<b>Major utility</b> where for an electricity substation. <i>(Consistent Use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> </ul>
<b>Telecommunications facility</b> <i>(Medium Impact)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Code for Telecommunications Facilities</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
SPECIAL USES			
<b>Church</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Community meeting hall</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Educational establishment</b> <i>(Consistent use)</i>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water</i></li> </ul>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>10. SUNSHINE PLAZA PRECINCT (MASTER PLAN UNIT)</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>22</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>23</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Emergency services</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Indoor recreation</b> where:- (a) <i>in premises which require no building work or only minor building work to accommodate the use; and</i> (b) <i>involving a use other than cinemas, theatres, licensed clubs and nightclubs.</i> (Consistent use)	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code (Section 2.5.3: S27.1, S27.2, S29.1 and S30.1)</i></li> <li>▪ <i>Code for Transport, Traffic and Parking (Element 7: A1.1, A1.2, A1.3 and A2.1)</i></li> </ul>	
<b>Indoor recreation</b> where not otherwise specified. (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>Park</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ <i>None applicable</i></li> </ul>	
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>11. MAROOCHYDORE CENTRAL PRECINCT (MASTER PLAN UNIT)</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>33</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is to be taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>34</sup>	Applicable Codes	
<b>RESIDENTIAL USE CLASS</b>			
<b>Caretaker's residence</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Caretaker's Residence</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>Display home where an estate sales office</b> (Consistent use)	Code assessable	<ul style="list-style-type: none"> <li>▪ Code for Development of Detached Houses and Display Homes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Operational Works Code</li> </ul>
<b>All other defined uses in the Residential Use Class</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>RURAL USE CLASS</b>			
<b>All defined uses in the Rural Use Class</b> (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMERCIAL USE CLASS</b>			
<b>All defined uses in the Commercial Use Class</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>INDUSTRIAL USE CLASS</b>			
<b>All defined uses in the Industrial Use Class</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>COMMUNITY USES</b>			
<b>Local utility</b>	Exempt	<ul style="list-style-type: none"> <li>▪ None applicable</li> </ul>	
<b>Major utility where for underground high voltage sub transition powerlines and associated transition structures.</b> (Consistent use)	Exempt	<ul style="list-style-type: none"> <li>▪ None applicable</li> </ul>	
<b>Major utility where for an electricity substation.</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Landscaping Design</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Design Code for Community Safety and Security</li> <li>▪ Operational Works Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>
<b>All other defined Community Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>SPECIAL USES</b>			
<b>All defined Special Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>RECREATIONAL USES</b>			
<b>Outdoor recreation (where for golf course purposes).</b>	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Integrated Water</li> </ul>

<sup>33</sup> Under section 236 of the *Sustainable Planning Act 2009* self assessable development must comply with applicable codes.  
<sup>34</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

<b>11. MAROOCHYDRE CENTRAL PRECINCT (MASTER PLAN UNIT)</b>			
1. For self assessable development, only the acceptable solutions of applicable codes apply <sup>33</sup> . 2. Subject to Statement 3 immediately below, development identified in a development assessment table as self assessable that does not comply with the acceptable solutions of the applicable codes is to be taken to be code assessable (Note: this does not apply to a building assessment provision). 3. Development identified in a development assessment table as self assessable or code assessable that exceeds the height limit for the site specified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> is impact assessable except where the <i>Sustainable Planning Regulation 2009</i> specifies a different level of assessment.			
Defined Use	Assessment Category <sup>34</sup>	Applicable Codes	
			<ul style="list-style-type: none"> <li>▪ <i>Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All other defined Recreational Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>OTHER USES</b>			
<b>Car Park</b> where for public parking purpose.	Code assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ <i>Code for Assessment and Management of Acid Sulfate Soils</i></li> <li>▪ <i>Code for Integrated Water Management</i></li> <li>▪ <i>Code for Landscaping Design</i></li> <li>▪ <i>Code for Transport, Traffic and Parking</i></li> <li>▪ <i>Code for Waterways and Wetlands</i></li> <li>▪ <i>Design Code for Community Safety and Security</i></li> <li>▪ <i>Operational Works Code</i></li> <li>▪ <i>Code for the Siting and Design of Advertisements</i></li> </ul>
<b>All defined Other Uses</b>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	
<b>UNDEFINED USES</b>			
<b>Any use not defined in Section 3 (Interpretation) of Volume 1 of Maroochy Plan</b> <i>(Inconsistent use)</i>	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>	

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.4.3.3 Tables of Development Assessment for Development Other Than Material Change of Use

RECONFIGURING A LOT			
1. Schedule 18 of the <i>Sustainable Planning Regulation 2009</i> prevails over the assessment categories in this Table to the extent of any inconsistency.			
Development	Assessment Category	Applicable Codes	
<b>Reconfiguring a lot</b> where not otherwise stated.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for Reconfiguring Lots</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Waterways and Wetlands</li> <li>▪ Operational Works Code</li> </ul>

OPERATIONAL WORK (WHETHER OR NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)			
Development	Assessment Category <sup>26 27</sup>	Applicable Codes	
<b>Placing an advertising device<sup>28</sup> on premises</b> where:- (a) identification signs:- - Freestanding signs; - Flush wall signs (other than high rise building signs); - Awning fascia sign; - Under awning sign; - Created awning sign; - Projecting wall signs; or (b) other signs:- - Statutory signs; or - Illuminated signs.	Self assessable	<ul style="list-style-type: none"> <li>▪ Code for the Siting and Design of Advertisements (Element 1: A1.1-A1.5, and A2.1; Element 2: A1.1, A1.5(a, b and c) and A1.6; Element 3: A1.1, A1.2, A2.1-A2.3, A4.1, A4.2, A5.1-A5.5, A11.1-A11.3, A12.1-A12.3 and A13)</li> </ul>	
<b>Placing an advertising device<sup>29</sup> on premises</b> where:- (a) identification signs:- - High rise building sign; - Above awning sign; - Roof signs; or (b) other signs:- - Moving sign; - 3D Replica signs, object or shape; - any other sign not defined.	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Code for the Siting and Design of Advertisements</li> </ul>	
<b>Placing an advertising device<sup>30</sup> on premises</b> where for a third party sign.	Impact assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> <li>▪ Maroochy Plan 2000 as applicable to the Master Planned Area</li> </ul>	
<b>Excavation and Filling</b> where involving less than 50m <sup>3</sup> of material.	Self Assessable	<ul style="list-style-type: none"> <li>▪ Operational Works Code (Element 4: A1.1-1.5 and A3.1-3.3)</li> <li>▪ Erosion and Sediment Control Code (A1.1(b))</li> </ul>	
<b>Excavation and Filling</b> where not otherwise stated.-	Code assessable	<ul style="list-style-type: none"> <li>▪ Maroochydore PAC Structure Plan Area Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Operational Works Code (The Purpose and Elements 4 and 5)</li> <li>▪ Code for Integrated Water Management</li> <li>▪ Code for Transport, Traffic and Parking</li> <li>▪ Code for Assessment and Management of Acid Sulfate Soils</li> <li>▪ Code for Waterways and Wetlands</li> </ul>

<sup>26</sup> Self assessable development that does not comply with the applicable acceptable solutions is to be taken to be code assessable.

<sup>27</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006*.

<sup>28</sup> Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

<sup>29</sup> Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

<sup>30</sup> Sign types are defined in the Code for Siting and Design of Advertisements in Volume 4 of *Maroochy Plan 2000*.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

BUILDING WORK (WHERE NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)		
Development	Assessment Category <sup>31 32</sup>	Applicable Codes
<b>Building work</b> where not exceeding the height limit for the site specified on Map 5.4 (Maroochydore PAC Master Planned Area Height of Buildings and Structures).	Self assessable	<ul style="list-style-type: none"> <li>▪ <i>The Use Code applicable to the use for which the building work is to be undertaken</i></li> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> </ul>
<b>Building work</b> where not otherwise specified.	Impact assessable	<ul style="list-style-type: none"> <li>▪ <i>Maroochydore PAC Structure Plan Area Code</i></li> <li>▪ <i>Maroochy Plan 2000 as applicable to the Master Planned Area</i></li> </ul>

<sup>31</sup> Self assessable development that does not comply with the applicable acceptable solutions is to be taken to be code assessable

<sup>32</sup> Applicants should note that building work may still be assessable under the *Building Code of Australia* and the *Building Regulation 2006* (Note: building work that is a 'building assessment provision' is only assessable against the *Building Regulation 2006*).

## 2.5 Maroochydore Structure Plan Area Code

### 2.5.1 Introduction

- (1) This section provides the Maroochydore Structure Plan Area Code for the Master Planned Area.
- (2) The Maroochydore Structure Plan Area Code contains the following:-
  - (a) overall outcomes which constitute the purpose of the code and specify the desired outcomes for the following:-
    - (i) the whole of the Master Planned Area;
    - (ii) particular precincts and sub-precincts;
    - (iii) infrastructure and services;
  - (b) specific outcomes that contribute to the achievement of the overall outcomes;
  - (c) acceptable solutions for self assessable development and assessable development requiring code assessment.
- (3) The following structure plan maps spatially represent elements of the Structure Plan Area Code:-
  - (a) **Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures);**
  - (b) **Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes);**
  - (c) **Map 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure);**
  - (d) **Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network);**
  - (e) **Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network);**
  - (f) **Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
  - (g) **Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network);**
  - (h) **Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network);**
  - (i) **Map 5.13 (Maroochydore PAC Master Planned Area Stormwater Infrastructure Network);**
  - (j) **Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network);**
  - (k) **Map 5.15 (Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network);**
  - (l) **Map 5.16 (Maroochydore PAC Master Planned Area Electricity Infrastructure Network);**
  - (m) **Map 5.17 (Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network).**
- (4) The Maroochydore Structure Plan Area Code:-
  - (a) is applicable to the assessment of a master plan for the Maroochydore Central Precinct (Master Plan Unit); and
  - (b) applies to self assessable and assessable development in the Master Planned Area.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.5.2 Overall Outcomes for the Whole of the Master Planned Area

- (1) Development in the Master Planned Area contributes to the development of Maroochydore as the Principal Activity Centre for the Sunshine Coast sub-region.
- (2) Development in the Master Planned Area is consistent with the principles of transit oriented development in that the highest intensity of commercial and residential uses are co-located with the transit station and interchange (CAMCOS) and have clear and legible connections to the bicycle and pedestrian infrastructure network and the road transport infrastructure network.
- (3) Development in the Master Planned Area is consistent with the intended land use and infrastructure elements for the relevant precinct and sub-precinct in which the development is proposed to occur as specified on the structure plan maps.
- (4) Development in the Master Planned Area does not involve a use identified as being an inconsistent use for the precinct or sub-precinct in which the development is proposed to occur.
- (5) Development in the Master Planned Area does not involve an additional full line supermarket, discount department store and similar higher order retail premises in precincts and sub-precincts other than the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
- (6) Development in the Master Planned Area complies with the height for buildings and structures specified for the Master Planned Area on the structure plan maps.
- (7) Development in the Maroochydore Central Precinct (Master Plan Unit) is carried out in accordance with the sequence specified on the structure plan maps or alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and universal design.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping that creates attractive subtropical buildings, streets and places.
- (11) Development in the Master Planned Area provides for the infrastructure specified on the structure plan maps.

### 2.5.3 Specific Outcomes for the Whole of the Master Planned Area

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Maroochydore Principal Activity Centre</i>			
<b>O1</b>	Development provides for Maroochydore Principal 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.		<i>No acceptable solution is nominated</i>
<b>O2</b>	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.		<i>No acceptable solution is nominated</i>
<b>O3</b>	Development provides for the Maroochydore Principal Activity Centre to be serviced by a high frequency and priority public transport infrastructure network.	<b>S3.1</b>	Development ensures that public transport infrastructure is provided in accordance with <b>Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network)</b> .
<b>O4</b>	Development provides for the application of transit oriented development principles that ensure safe and convenient access to public transport and support the strong interrelationship between land use planning and the provision of public transport.		<i>No acceptable solution is nominated</i>
<i>Land Use Structure</i>			
<b>O5</b>	Development provides for the following key structural elements in the Maroochydore Principal Activity Centre:- (a) a walkable waterfront extending from Dalton		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>Drive along the Maud Canal through to Cornmeal Creek and beyond to the Maroochy River;</p> <p>(b) a public pedestrian promenade which links the mixed use retail core area in the Sunshine Plaza Precinct (Master Plan Unit) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) to the transit station and interchange (CAMCOS);</p> <p>(c) an extensive open space network including a central parkland area within the Maroochydore Central Precinct (Master Plan Unit) that is connected to the public pedestrian promenade, walkable waterfront and town centre heart;</p> <p>(d) a town centre heart comprising a network of civic facilities, plazas and green spaces which are linked to the transit station and interchange (CAMCOS) and mixed use retail core area;</p> <p>(e) high intensity mixed use development located predominantly within the Maroochydore Central Precinct (Master Plan Unit) and providing for a range of land uses including retail and commercial uses, multi storey residential uses and community facilities to create a compact, transit oriented community;</p> <p>(f) a significant quantum of commercial development located predominantly within the Maroochydore Central Precinct (Master Plan Unit) within walking distance of the transit interchange (CAMCOS);</p> <p>(g) major public transport routes, major road transport routes and a permeable and walkable road network within a hierarchy of roads and streets.</p>		
<i>Permeability and Legibility</i>			
<b>O6</b>	<p>Development provides for patterns of streets, lots, urban spaces, buildings and uses that:-</p> <p>(a) facilitate convenient access;</p> <p>(b) provide clear, safe and convenient connections to existing and/or proposed streets, public transport routes and paths for pedestrians and cyclists; and</p> <p>(c) allow for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces.</p>		<i>No acceptable solution is nominated</i>
<b>O7</b>	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street types and profiles.	<b>S7.1</b>	Development ensures that the road transport infrastructure is provided in accordance with <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> and the cross sections for roads contained in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .
<b>O8</b>	Development provides a high standard of accessibility and connectivity for pedestrians and cyclists.	<b>S8.1</b>	Development contributes to a bicycle and pedestrian infrastructure network that is based on the network of publicly owned streets, lanes, open space links, pedestrian plazas and widened footpaths by providing pedestrian and cycle linkages in accordance with <b>Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b> .
<b>O9</b>	Development provides bicycle and pedestrian paths that are designed and constructed in accordance with CPTED principles.	<b>S9.1</b>	Development complies with the <i>Code for Community Safety and Security</i> .
<b>O10</b>	<p>Development provides for the following:-</p> <p>(a) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Sunshine Gardens to</p>	<b>S10.1</b>	Development provides a public pedestrian promenade along the full length of Maud Canal from Sunshine Gardens to the transit station and interchange (CAMCOS) designed and constructed in accordance

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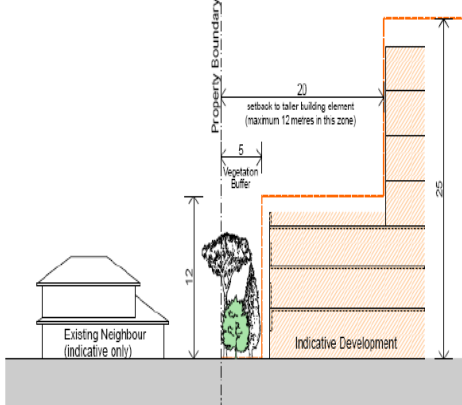
Specific Outcomes		Acceptable Solutions	
	the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.		with the specifications shown on <b>Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)</b> .
<b>O11</b>	Development for a large format commercial use provides mid-block pedestrian connections which complies with the following:- (a) is located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provides a safe alternative to the street based pedestrian and cycle movement network; (c) provides a comfortable pedestrian environment in terms of access, width, shelter, materials and function; (d) is subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.		<i>No acceptable solution is nominated</i>
<b>Built Form</b>			
<b>O12</b>	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; (c) have a high architectural quality.		<i>No acceptable solution is nominated</i>
<b>O13</b>	Development for a building incorporating a tower element is designed to have a slender form and sited and oriented to cause the least environmental impact.		<i>No acceptable solution is nominated</i>
<b>O14</b>	Development for a building incorporating tower and podium elements has a clearly defined base, middle and top.	<b>S14.1</b>	Development ensures that a building which incorporates tower and podium elements provides for the following:- (a) distinctions between base or street levels, mid-levels and top levels; (b) top levels of buildings and roof forms that are shaped to:- (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
<b>Building Address</b>			
<b>O15</b>	Development provides buildings that:- (a) are architecturally treated with facades and elevations that avoid large blank walls; and (b) incorporate openings and setbacks that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Activity Centre streetscape.	<b>S15.1</b>	Development ensures that a building incorporates architectural treatments of facades and elevations such that:- (a) semi-enclosed spaces and colonnades are provided at ground level of buildings abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered; and (b) 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.
<b>O16</b>	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	<b>S16.1</b>	Development ensures that a building is finished with external building materials and colours that:- (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
<b>O17</b>	Development provides buildings that clearly express their primary use and address their principal street frontage.	<b>S17.1</b>	Development ensures that a building:- (a) has its most important facade and main public entrance close to, and directly facing, the principal street frontage; and (b) incorporates a clearly defined entrance.
		<b>S17.2</b>	Where a building is located on a corner site, the main entrance faces the principal street or the corner.
		<b>S17.3</b>	Development for large format retail uses (such as showrooms, discount department stores, department stores and supermarkets) provide a main entrance onto a publicly owned street with any external walls that would otherwise front the street, containing sleeving uses.
<b>O18</b>	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Activity Centre streetscape.	<b>S18.1</b>	Development ensures that building service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or are effectively screened from the street or public open space.
		<b>S18.2</b>	Development ensures that building roof tops allow for the future inclusion of satellite dishes and telecommunications facilities in an unobtrusive manner such that these services are not visible from the street or public open space.
		<b>S18.3</b>	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Principal Activity Centre.
<i>Building Setbacks</i>			
<b>O19</b>	Development provides buildings which create an attractive street front address and coherent streetscape alignment with other buildings in the Master Planned Area.	<b>S19.1</b>	Development on a site having a primary active frontage as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> provides for at least 85% of the frontage of the site to be developed with buildings that are built to the site frontage boundary.
		<b>S19.2</b>	Development on a site having a secondary active frontage as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> provides for a minimum of 70% of the frontage of the site to be developed with buildings having a setback of less than 3 metres from the site frontage boundary.
		<b>S19.3</b>	Development on a site having a landscape setback as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> 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.

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Specific Outcomes		Acceptable Solutions	
<b>O20</b>	Development provides spaces between buildings which:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; and (c) avoid wind tunnelling effects.	<b>S20.1</b>	Development ensures that a building which incorporates a tower element but not a podium element is setback a minimum of 6 metres from the side boundary.
		<b>S20.2</b>	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 maximum height of 4 storeys and be built to the property boundary; (b) the tower element to be 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.
<b>O21</b>	Development adjoining existing low rise residential development is to provide adequate separation between buildings and protect adjoining buildings from overlooking, overshadowing and general loss of amenity.	<b>S21.1</b>	Development adjoining existing low rise residential housing is setback in accordance with the figure below.  
<i>Natural and other Hazards</i>			
<b>O22</b>	Development is designed to minimise the exposure and risk to people (including residents, employees and visitors) and property from fresh water flooding and storm tide inundation, having regard to the appropriate parameters for climate change.	<b>S22.1</b>	Development is carried out in accordance with the standards for minimum floor levels and climate change adaption specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .
<b>O23</b>	Development avoids any adverse impacts on the efficient and safe operation of the Sunshine Coast Airport.	<b>S23.1</b>	Development does not intrude into the Obstacle Limitation Surface (OLS) for the Sunshine Coast Airport as specified on Regulatory <b>Map 1.8 (Sunshine Coast Airport Obstacle Limitation Surface Special Management Area)</b> .
<i>Active Frontages and Gateway Sites</i>			
<b>O24</b>	Development on a site identified as having an active frontage on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> provides a continuous pedestrian friendly façade and incorporates activities located at ground level that promote a vibrant and lively streetscape character.	<b>S24.1</b>	Development ensures that the ground storey level of premises on a site having an active frontage as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> :- (a) incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shopfronts, indoor/outdoor cafes and restaurants; (b) presents a minimum of 65% of building frontage as windows/glazed doors and a maximum of 35% as solid façade; and (c) provides clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors.  Development ensures that the ground storey level of premises on a site having a landscape setback as specified on <b>Map 5.6 (Maroochydore PAC Master</b>

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Specific Outcomes		Acceptable Solutions	
		<b>S24.2</b>	<p><b>Planned Area Active Frontages, Gateways and Activity Nodes):-</b></p> <p>(a) incorporates non-active uses which typically include residential or community uses and the like that provide passive surveillance opportunities; and</p> <p>(b) has a built form which typically includes courtyard edges and interfaces.</p>
<b>O25</b>	<p>Development ensures that the ground floor levels of a building:-</p> <p>(a) is adaptable, allowing for changes in land use over time; and</p> <p>(b) distinguish the commercial and subtropical identity of the Maroochydore Principal Activity Centre.</p>	<b>S25.1</b>	<p>Development provides for commercial and retail uses in premises having a primary active frontage as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> to have a minimum floor to ceiling height of 3.5 metres.</p>
<b>O26</b>	<p>Development emphasizes through thoughtful building siting and design and landscape treatments the importance of the following:-</p> <p>(a) any key entry park or node as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</p> <p>(b) a site with a frontage to urban open space;</p> <p>(c) a building terminating an important vista.</p>	<b>S26.1</b>	<p>Development forming part of either a gateway or activity node as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> is to:-</p> <p>(a) be iconic and act as a visual marker for way finding;</p> <p>(b) incorporate architectural and landscape treatments which emphasise corner locations; and</p> <p>(c) incorporate building elements such as additional parapet height, varied roof forms, changes in materials, and variations of projected and recessed elements and facades.</p>
<i>Amenity - General</i>			
<b>O27</b>	<p>Development for non-residential uses avoids or reduces undesirable visual, noise and odour impacts on public and semi-public urban open space, a residential use or a mixed use building by the following:-</p> <p>(a) careful location of loading and unloading areas and refuse storage and collection facilities;</p> <p>(b) incorporation of noise attenuation features into the building design;</p> <p>(c) locating and designing ventilation and mechanical plant so that prevailing breezes do not direct undesirable noise and odours towards sensitive receivers;</p> <p>(d) building orientation and screening to minimise the likelihood of overlooking.</p>	<b>S27.1</b>	<p>Development provides service vehicle loading and unloading areas and refuse storage and collection facilities:-</p> <p>(a) within a building; or</p> <p>(b) within an enclosed service yard</p>
		<b>S27.2</b>	<p>Development provides for mechanical plant and equipment to be enclosed or shielded with acoustically rated materials and located to ensure that sound pressure levels are no greater than the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<b>O28</b>	<p>Development for non-residential uses avoids or minimises glare conditions or excessive 'light spill' onto public and semi-public urban space, a residential use or a mixed use building.</p>	<b>S28.1</b>	<p>Lighting to be designed and installed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting.</p>
<b>O29</b>	<p>Development provides noise attenuation measures that are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour and are constructed of durable, low maintenance materials.</p>	<b>S29.1</b>	<p>Development ensures that noise attenuation measures are designed and located with regard to the following:-</p> <p>(a) aesthetic quality and compatibility of the local streetscape;</p> <p>(b) physical accessibility;</p> <p>(c) provision for casual surveillance of public space from dwellings;</p> <p>(d) discouraging opportunities for concealment or vandalism.</p>
<b>O30</b>	<p>Development maintains the privacy of residential premises such that the residents' use of indoor and outdoor living areas is not unreasonably diminished.</p>	<b>S30.1</b>	<p>Development of premises adjacent to an existing or proposed building containing a residential use, maintains the reasonable privacy of that use by ensuring the following:-</p> <p>(a) windows and outdoor areas (such as terraces and balconies) are located and designed so that they do not directly overlook or look into residential accommodation in the surrounding premises;</p> <p>(b) a building is sited and orientated to minimise the</p>

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Specific Outcomes		Acceptable Solutions	
			likelihood of overlooking occurring; (c) the inclusion of screening over an opening.
<i>Place Making, Subtropical and Sustainable Design</i>			
<b>O31</b>	Development provides buildings and public spaces that are responsive to the subtropical climate and coastal setting of Maroochydore.	<b>S31.1</b>	<p>Development reflects the following:-</p> <ul style="list-style-type: none"> <li>(a) a strong presence of nature and water through the following:- <ul style="list-style-type: none"> <li>(i) orientation to open spaces and waterways;</li> <li>(ii) retention of significant views to waterways and natural landmarks;</li> <li>(iii) the fostering of tree planting and continuous vegetation;</li> <li>(iv) the incorporation of green walls and rooftop gardens where appropriate;</li> </ul> </li> <li>(b) an open and permeable built environment through the following:- <ul style="list-style-type: none"> <li>(i) ensuring a diversity of useable and sheltered outdoor places in a development;</li> <li>(ii) providing opportunities for informality;</li> <li>(iii) promoting access to urban open space;</li> </ul> </li> <li>(c) a vernacular approach to building design through the following:- <ul style="list-style-type: none"> <li>(i) complementing vernacular character;</li> <li>(ii) optimising opportunities for the northern orientation of habitable rooms.</li> </ul> </li> </ul> <p style="font-size: small; margin-top: 10px;"><i>Note: The publication Subtropical Values and Principles of Subtropical Design for the South East Queensland Region produced by the Office of Urban Management and the Centre for Subtropical Design (QUT), August 2004 provides further guidance on subtropical design.</i></p>
<b>O32</b>	Development 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.	<b>S32.1</b>	<p>Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:-</p> <ul style="list-style-type: none"> <li>(a) a minimum shelter width of:- <ul style="list-style-type: none"> <li>(i) 3.2 metres provided for primary active frontages specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;and</li> <li>(ii) 2.7 metres provided for secondary active frontages specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;and</li> </ul> </li> <li>(b) a shelter type that comprises one or more of the following:- <ul style="list-style-type: none"> <li>(i) verandah;</li> <li>(ii) colonnade;</li> <li>(iii) awning;</li> <li>(iv) covered pergola;</li> <li>(v) arcade.</li> </ul> </li> </ul> <p>Development provides for an outdoor public and semi-public squares or plazas which have a minimum of 50% of their area covered or shaded.</p>
		<b>S32.2</b>	<p>Development for a building with a height of more than either three storeys or 12 metres does not create an unpleasant micro-climatic impact on a nearby pedestrian space, including the following:-</p>
		<b>S32.3</b>	<ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) wind tunnelling;</li> <li>(c) reflective glare.</li> </ul> <p style="font-size: small; margin-top: 10px;"><i>Note: An applicant may be requested by the Assessment Manager to provide evidence demonstrating the achievement of the following:-</i></p>

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Specific Outcomes		Acceptable Solutions	
		<b>S32.4</b>	<p>(a) a shadow analysis for the summer and winter solstice and equinox at the times of 9am, noon and 3pm;</p> <p>(b) a wind affect analysis;</p> <p>(c) a solar incidence and reflection analysis;</p> <p>(d) evidence that hard landscaping and building materials are not highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.</p> <p>Development for a building with a height of more than either three storeys or 12 metres is designed to allow direct sunlight to reach more than 50% of outdoor public spaces for a minimum of 3 hours between 9am and 3pm on 21 June.</p>
<b>O33</b>	<p>Development provides sun shading devices to all fenestrations in order to:-</p> <p>(a) shade buildings;</p> <p>(b) reduce glare;</p> <p>(c) minimise the entry of the sun in summer months and maximise the entry of the sun in winter months;</p> <p>(d) enrich the subtropical character; and</p> <p>(e) provide texture to building facades.</p>	<b>S33.1</b>	<p>Development ensures that all doors and windows are protected by eaves, awnings, slab protrusions, balconies or the like to a minimum distance of 300mm set horizontally from the face of a building.</p>
<b>O34</b>	<p>Queensland is leading the Nation in sustainable building policies through sustainable housing regulations, which include mandatory energy and water efficiency standards, and the use of alternative water sources for commercial buildings.</p>	<b>S34.1</b>	<p>Development is required to be constructed in accordance with the sustainability requirements specified in the building assessment provisions in Section 30 of the Building Act 1975, without limiting the use of emerging and market leading advances in sustainable construction solutions that are not prescribed in the building assessment provisions.</p>
<b>O35</b>	<p>Development promotes the sustainable use of resources through the following:-</p> <p>(a) using construction materials of the lowest embodied energy possible;</p> <p>(b) by using, where reasonably practical, recycled materials, provided the materials have the properties desired of any new materials used for the same purpose;</p> <p>(c) the minimisation of construction and operational waste;</p> <p>(d) using construction materials which emit minimum or zero volatile gases and cause minimum contamination to the natural environment during their useful life and upon disposal or reuse;</p> <p>(e) using materials which are derived from renewable sources;</p> <p>(f) using materials that a high level of capability for recycling.</p>	<p><b>S35.1</b></p> <p><b>S35.2</b></p> <p><b>S35.3</b></p> <p><b>S35.4</b></p>	<p>Development ensures that at least 20% of the volume of construction materials comprise any or all of the following:-</p> <p>(a) reused resources;</p> <p>(b) materials with a high content (&gt;50%) of recycled material;</p> <p>(c) materials with lifecycle energy of at least 30% less than the standard alternative product.</p> <p>Development uses non-toxic and low emission products including paints, floor coverings, sealants, adhesives and non-allergenic materials for furnishings.</p> <p>Development uses materials from local manufacturers and suppliers.</p> <p>Development uses materials which have minimal or recycled packaging.</p>
<b>O36</b>	<p>Development is designed, constructed and operated to minimise the production of greenhouse gas emissions<sup>33</sup> by implementing a range of emission limiting measures including the following:-</p> <p>(a) microclimate and energy conservation measures for all private and public spaces;</p> <p>(b) use of solar power or other non-polluting, renewable energy sources to supply part or</p>		<p><i>No acceptable solution is nominated</i></p>

<sup>33</sup> Council has identified a target of zero net carbon emissions by 2020 for development in the Master Planned Area. The *Planning Scheme Policy for the Maroochydore PAC Structure Plan* provides further standards for and guidance about the achievement of this target through implementation of an Energy Management Plan.

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Specific Outcomes		Acceptable Solutions	
	all of the development's energy needs; (c) use of the most energy efficient infrastructure systems; and (d) use of timing devices, motion sensors and dimming devices.		
<i>Housing and Residential Amenity</i>			
<b>O37</b>	Development provides for medium to high density housing to be provided around activity nodes and key community focal points.		<i>No acceptable solution is nominated</i>
<b>O38</b>	Development for a residential building within a mixed use precinct must allow for a high standard of residential living and amenity, without jeopardising the creation of active street frontages.	<b>S38.1</b>	Development for a residential use, other than in the Residential Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) and the Maroochydore North and Dalton Drive West and South Precincts, occurs above ground storey.
<b>O39</b>	Development ensures that a range of dwelling types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living, in accordance with the relevant precinct intent.	<b>S39.1</b>	Development ensures at least 10% of all dwelling units on a site are equal to or less than 100m <sup>2</sup> in gross floor area.
<b>O40</b>	Development ensures that the existing stock of low rental housing in the Master Planned Area is not depleted. <sup>34</sup>	<b>S40.1</b>	Development ensures that an existing boarding house or hostel is not:- (a) demolished; (b) changed to another use including, in particular, a change of use to a backpackers accommodation or a private dwelling; or (c) subdivided by a community title development.
<b>O41</b>	Development provides private open space for each dwelling unit to suit expected user needs through the following:- (a) being clearly defined for private use; (b) being directly accessible from a main living area; (c) having dimensions capable of accommodating a variety of domestic outdoor recreational activities, and maximum year round use; (d) allowing for reasonable privacy, outlook, security and access to some direct sunlight.	<b>S41.1</b>	Development provides private open space for each dwelling unit in the form of a courtyard, balcony or roof deck that is directly accessible from a main living area of the unit, having a total minimum area of:- (a) 25.0m <sup>2</sup> where at ground storey, with no dimension less than 3 metres; or (b) 10.0m <sup>2</sup> , with no dimension less than 2.5 metres, where not at ground storey.
		<b>S41.2</b>	Development ensures that a building is sited and designed such that there is sunlight to private open space of not less than 4 hours between 9am and 3pm on 21 June.
<b>O42</b>	Development provides at least one part of the on-site open space area as communal open space suitable for recreational activities such as barbeques, swimming, children's play and casual use.	<b>S42.1</b>	Development provides communal open space with at least one continuous area of not less than 60m <sup>2</sup> and having a minimum dimension of 5 metres.
<b>O43</b>	Development ensures that the main habitable areas and private open spaces are designed to be protected from direct overlooking, by building layout, location and design of windows and balconies, screening devices, distance or landscaping.	<b>S43.1</b>	Development provides for windows and balconies that are screened or obscured where they face directly into the following:- (a) the private open space or living area of any other dwelling; (b) the window of a commercial space which is within 9 metres of the window or balcony.
		<b>S43.2</b>	Development ensures windows and balconies of an upper-level dwelling are designed to prevent overlooking of more than 50% of the private open space of any dwelling directly below.
<b>O44</b>	Development provides for all housing to be designed to be flexible and comfortable for people with varying abilities and at different stages in	<b>S44.1</b>	Development provides adaptable housing which is designed in accordance with the provisions of <i>Australian Standard AS 4299 – 1995: Adaptable</i>

<sup>34</sup> Development involving a site that contains existing low-rental residential housing must provide justification of the following:-  
 (a) whether a major reduction in low-cost rental accommodation is proposed;  
 (b) whether it is proposed to retain some form of affordable low income housing as part of the development;  
 (c) the availability of comparable accommodation in the locality;  
 (d) any adverse social and economic effects of the proposal;  
 (e) any arrangements to re-house displaced residents;  
 (f) the cumulative impact of the loss of low-cost rental accommodation;  
 (g) the structural soundness and fire safety of any building involved, and cost of any necessary rectification work.

## MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	their lives, incorporating universal design features that include equitable access into entry and exit areas throughout residential buildings.	<b>S44.2</b>	<p><i>Housing.</i></p> <p>Development provides adaptable housing that incorporates the following universal design principles:-</p> <ul style="list-style-type: none"> <li>(a) equitable use – the design is useful, appealing, and marketable to all potential home occupants with diverse abilities so that it avoids segregating or stigmatising any users;</li> <li>(b) flexibility in use – the design accommodates a wide range of individual preferences and abilities;</li> <li>(c) simple and intuitive use – the design accommodates all home occupants and creates ease of understanding for users, regardless of their experience, knowledge and language;</li> <li>(d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the user’s sensory abilities;</li> <li>(e) safe and sensible to use (tolerance to error) – the design minimises hazards and adverse consequences of accidental or unintended actions;</li> <li>(f) low physical effort – the design and product selection is easy, comfortable and efficient to use with minimal fatigue to accommodate a wide range of individual preferences and abilities;</li> <li>(g) size and space for approach and use – living spaces are designed to ensure sufficient area is provided for the home occupant to easily approach, reach and manipulate the elements within their home environment irrespective of their size, posture and mobility.</li> </ul>
<b>O45</b>	Development provides for buildings to be designed and sited to provide for acoustic privacy to the habitable rooms of residential dwellings.	<b>S45.1</b>	Development for a residential use in a mixed use building and other noise sensitive uses are acoustically treated in accordance with measures identified through the submission of noise impact report to avoid noise nuisance created by traffic, entertainment noise and other commercial operations. Any acoustic assessment is to be in accordance with <i>Planning Scheme Policy No. 7 – Acoustic Environment Assessment</i> .
<b>O46</b>	Development maximises opportunities for the cross ventilation of habitable rooms.		<i>No acceptable solution is nominated</i>
<b>O47</b>	Development provides, where reasonably practicable, residents of a residential use with access to a non-mechanical clothes drying area.		<i>No acceptable solution is nominated</i>
<i>Streetscapes, Public Spaces and Landscaping</i> <sup>35</sup>			
<b>O48</b>	Development provides landscaping that contributes to the character, amenity, utility and safety of the Maroochydore Principal Activity Centre including within public places and open space areas, streetscapes and streetscape interfaces.	<b>S48.1</b>	<p>Development provides a minimum of 10% of the site area as deep root landscaping which is:-</p> <ul style="list-style-type: none"> <li>(a) provided in natural ground;</li> <li>(b) clear of infrastructure other than stormwater infiltration devices which may be co-located with soft landscaping where coordinated with landscape amenity and screening; and</li> <li>(c) exclusive of hard paved areas, such as visitor car parking, refuse and letterbox hardstand areas, paths and the like.</li> </ul> <p>Development provides shade trees located so as to cast shade onto pedestrian pathways, activity areas and open car parking areas.</p>
		<b>S48.2</b>	Development ensures that landscaping contributes to community safety and promotes safe access to buildings.

<sup>35</sup> These provisions are intended to supplement the *Code for Landscaping Design of the Maroochy Plan 2000*.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
		<p><b>S48.3</b></p> <p><b>S48.4</b></p> <p><b>S48.5</b></p> <p><b>S48.6</b></p> <p><b>S48.7</b></p> <p><b>S48.8</b></p> <p><b>S48.9</b></p> <p><b>S48.10</b></p>	<p>Development provides landscaping on top of podium levels and car parks and on balconies and verandas, where such front the street.</p> <p>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.</p> <p>Development provides for ground level car parking, open space areas and buffer areas to be landscaped and maintained so as to complement the character of the local area and any adjoining residential or public open space areas.</p> <p>Development provides landscaping that maximises the use of local native plant species, including any appropriate local genetic stock.</p> <p>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.</p> <p>Development provides landscaping that complements the design of the built form and ensures that an attractive outlook is presented to publicly owned streets and particularly major roads that serve as gateway routes into the Maroochydore Principal Activity Centre.</p> <p>Development provides footpath paving treatments and street furniture that integrate with adjoining development with setback areas and align with public footpaths.</p>
<b>O49</b>	<p>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:-</p> <p>(a) a high level of non-discriminatory pedestrian access to maintain an active frontage;</p> <p>(b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the site.</p>		<i>No acceptable solution is nominated</i>
<b>O50</b>	<p>Development provides street furniture including but not limited to seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting and which achieves the following:-</p> <p>(a) meets the needs of likely users;</p> <p>(b) contributes to the desired character of the locality;</p> <p>(c) meets all required safety standards;</p> <p>(d) is functional, robust and does not require a high level of maintenance;</p> <p>(e) is located to be easily accessed, serviced and maintained.</p>		<i>No acceptable solution nominated</i>
<b>O51</b>	<p>Development provides for public art to be incorporated in the streetscape and the public domain as an essential element of urban</p>		<i>No acceptable solution nominated</i>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions											
	environment that engages users in the urban environment.												
<i>Car parking and access</i> <sup>36</sup>													
<b>O52</b>	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.		<i>No acceptable solution nominated</i>										
<b>O53</b>	Development provides car parking at a rate that provides a reasonable level of access for private vehicles visiting the Maroochydore Principal Activity Centre without encouraging or reinforcing reliance on private vehicles.	<b>S53.1</b>	<p>Development provides car parking at the rate specified in the Table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Use</th> <th style="background-color: black; color: white;">Number of Car Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Business</td> <td>1 space per 40m<sup>2</sup> of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.</td> </tr> <tr> <td>Residential</td> <td>Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:-                             <ul style="list-style-type: none"> <li>- 0.75 spaces per 1 bedroom dwelling unit;</li> <li>- 1 space per 2 bedroom dwelling unit;</li> <li>- 1.25 spaces per 3 bedroom dwelling unit; and</li> <li>- no minimum requirement for visitor spaces.</li> </ul> </td> </tr> <tr> <td>Retail</td> <td>Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:-                             <ul style="list-style-type: none"> <li>- 5 spaces per 100m<sup>2</sup> GFA up to 10,000m<sup>2</sup> GFA;</li> <li>- 4.5 spaces per 100m<sup>2</sup> GFA for 10,001m<sup>2</sup> to 30,000m<sup>2</sup> GFA; and</li> <li>- 4 spaces per 100m<sup>2</sup> GFA for greater than 30,000m<sup>2</sup> GFA.</li> </ul> </td> </tr> <tr> <td>All other uses</td> <td>1 space per 20m<sup>2</sup> where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.</td> </tr> </tbody> </table> <p>Where the car parking rate for a particular use is not specified in the Table above, development provides car parking in accordance with the requirements of Schedule 2 of the <i>Code for Transport, Traffic and Parking</i>.</p> <p style="background-color: #e0e0e0;"><i>Note: The Assessment Manager may consider a reduction in the minimum rate of car parking to be provided in conjunction with a particular development in the following circumstances:-</i></p> <ul style="list-style-type: none"> <li>(a) <i>shared or consolidated car parking is proposed to be provided;</i></li> <li>(b) <i>the peak parking times of the proposed uses occur at different times;</i></li> <li>(c) <i>the parking area is sufficient to meet the</i></li> </ul>	Use	Number of Car Parking Spaces	Business	1 space per 40m <sup>2</sup> of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.	Residential	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> <li>- 0.75 spaces per 1 bedroom dwelling unit;</li> <li>- 1 space per 2 bedroom dwelling unit;</li> <li>- 1.25 spaces per 3 bedroom dwelling unit; and</li> <li>- no minimum requirement for visitor spaces.</li> </ul>	Retail	Where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts:- <ul style="list-style-type: none"> <li>- 5 spaces per 100m<sup>2</sup> GFA up to 10,000m<sup>2</sup> GFA;</li> <li>- 4.5 spaces per 100m<sup>2</sup> GFA for 10,001m<sup>2</sup> to 30,000m<sup>2</sup> GFA; and</li> <li>- 4 spaces per 100m<sup>2</sup> GFA for greater than 30,000m<sup>2</sup> GFA.</li> </ul>	All other uses	1 space per 20m <sup>2</sup> where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.
Use	Number of Car Parking Spaces												
Business	1 space per 40m <sup>2</sup> of GFA where located within the Retail, Commercial, Main Street South, Main Street North and Community Facilities Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Sunshine Plaza, Ocean Street and Government Precincts.												
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All other uses	1 space per 20m <sup>2</sup> where located within the Retail, Commercial, Main Street South, Main Street North Sub-Precincts of the Maroochydore Central Precinct (Master Plan Unit) and the Plaza Parade, Ocean Street and Government Precincts.												
		<b>S53.2</b>											

<sup>36</sup> An applicant should also have regard to the *Code for Transport, Traffic and Parking of the Maroochy Plan 2000*.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
			<p style="text-align: center;"><i>anticipated demands of all uses.</i></p> <p><i>Where a shared or consolidated car parking area is proposed to service uses on two or more separate land holdings, legal documentation or reciprocal easements will be required to ensure continuity of the shared parking arrangements.</i></p>
<b>O54</b>	<p>Development provides car parking which is designed to achieve the following:-</p> <ul style="list-style-type: none"> <li>(a) optimise safety and convenience for pedestrians;</li> <li>(b) provide direct routes for pedestrian access between car parking areas, a building and uses that the car parking serves and the street;</li> <li>(c) provide clearly visible pedestrian entry points.</li> </ul>		<i>No acceptable solution nominated</i>
<b>O55</b>	<p>Development in the Maroochydore Central Precinct (Master Plan Unit), Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct (Master Plan Unit), provides car parking areas and service areas that are not visible from a street or public open space.</p>	<p><b>S55.1</b></p> <p><b>S55.2</b></p>	<p>Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the streetscape or unduly intrude upon pedestrian use of footpaths, through:-</p> <ul style="list-style-type: none"> <li>(a) the use of rear access lanes;</li> <li>(b) parking and service areas situated at the rear of the site, incorporated wholly within a building or below ground level, and shared driveways.</li> </ul> <p>Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.</p>
<b>O56</b>	<p>Development in a precinct other than the Maroochydore Central Precinct (Master Plan Unit), Ocean Street Precinct, Government Precinct, Plaza Parade Precinct and Sunshine Plaza Precinct (Master Plan Unit) provides car parking and service areas that do not dominate the street frontage.</p>	<p><b>S56.1</b></p> <p><b>S56.2</b></p>	<p>Development provides for any ground level car parking area to be:-</p> <ul style="list-style-type: none"> <li>(a) located behind or contained within a building and not visible from the street frontage; or</li> <li>(b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.</li> </ul> <p>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.</p>
<b>O57</b>	<p>Development provides for multi-deck car parking structures that are able to be adapted for future alternative residential, commercial or retailing uses.</p>		<i>No acceptable solution nominated</i>
<b>O58</b>	<p>Development provides for car parking structures that do not result in adverse amenity impacts or nuisance to adjoining residential development.</p>	<b>S58.1</b>	<p>Development provides for car parking structures that achieve the following:-</p> <ul style="list-style-type: none"> <li>(a) minimise reliance on artificial lighting and mechanical ventilation;</li> <li>(b) where reasonably practicable, provide natural ventilation to underground parking structures by means of ventilation grilles and structures that are:- <ul style="list-style-type: none"> <li>(i) integrated into the overall facade and landscape design of the development;</li> <li>(ii) located away from the primary street facade; and</li> <li>(iii) oriented away from a window of a habitable room and private open space area.</li> </ul> </li> </ul>
<b>O59</b>	<p>Development for a mixed use building provides clearly marked, safe and secure car parking for residents which is physically separated from the car parking provided for other building users.</p>		<i>No acceptable solution nominated</i>
<b>O60</b>	<p>Development provides where reasonably practicable, for private vehicles access to:-</p> <ul style="list-style-type: none"> <li>(a) occur from rear service lanes; and</li> <li>(b) be consolidated or shared with adjoining premises.</li> </ul>		<i>No acceptable solution nominated</i>

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Specific Outcomes		Acceptable Solutions	
<b>O61</b>	Development provides for vehicular access to be appropriately located so as to ensure safety, minimise congestion and maintain the integrity of the road transport infrastructure network.	<b>S61.1</b>	Development provides for vehicular access in accordance with <i>Planning Scheme Policy No.6 Transport, Traffic and Parking</i> regarding location and sight distances.
<i>Cultural Heritage</i>			
<b>O62</b>	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.		<i>No acceptable solution is nominated</i>
<i>Design for Safety</i>			
<b>O63</b>	Development provides buildings and public spaces that enhance safety and minimise opportunities for crime.	<b>S63.1</b>	<p>Development ensures that a building which adjoins public open space or a community facility is designed in accordance with the following:-</p> <ul style="list-style-type: none"> <li>(a) residential uses, balconies and living room windows which allow for street level activation and overlooking opportunities;</li> <li>(b) external walls extend for no more than 5 metres, without the provision of features to allow casual surveillance;</li> <li>(c) fences or walls, which adjoin the public open space area or community facility are:- <ul style="list-style-type: none"> <li>(i) transparent; or</li> <li>(ii) of an open design for a minimum of 50% of the fence area; or</li> <li>(iii) less than 1.2 metres in height;</li> </ul> </li> <li>(d) lighting is provided consistent with a style and level of illumination that is appropriate to the setting;</li> <li>(e) clear sightlines are maintained throughout multi level or underground car parks;</li> <li>(f) ceilings and vertical structures within commercial car parks are painted white;</li> <li>(g) commercial car parks are delineated in a grid design to provide adequate visibility throughout the car park.</li> </ul> <p>Development ensures that casual surveillance of public and communal areas, including public transport facilities and pedestrian paths, is optimised through minimising concealed areas and maximising continuous sight lines.</p>
		<b>S63.2</b>	Development ensures that public toilets are located in areas of high activity so that public surveillance is maximised, without being visually intrusive.
		<b>S63.3</b>	
<b>O64</b>	Development ensures that public open space and other public areas (particularly key pedestrian routes) are lit to a consistently high standard to improve the actual and perceived safety of users.	<b>S64.1</b>	Development ensures that all publicly accessible areas designed for night time use are well lit with vandal resistant fixtures.

### 2.5.4 Overall Outcomes for the State Government Precinct

- (1) Development comprises a regional health facility together with a mix of medium-high intensity residential uses, business premises allied with the regional health facility, such as medical, research and technology related activities and a range of convenience retail premises and other uses which are provided to support the local community.
- (2) Development provides that if the health facility does not proceed, the State government land is developed for alternative government facilities appropriate to locate within the Maroochydore Principal Activity Centre.
- (3) Development ensures that any alternative State government facility is compatible with surrounding land uses and does not cause a traffic problem or have adverse impacts on the operation of the road transport network and minimises amenity impacts upon adjacent residential dwellings.
- (4) Development is reflective and responsive to the environmental constraints of the land and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (5) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area with a transitioning of building height, bulk and scale at the edges of the precinct.
- (6) Development encourages public transport accessibility and use, walking and cycling.
- (7) Development has access to development infrastructure and essential services.

### 2.5.5 Overall Outcomes for the Dalton Drive West Precinct

- (1) Development comprises a mix of uses including high quality medium intensity residential uses, commercial uses as well as other uses and infrastructure (i.e. an electricity substation) necessary to service the Maroochydore Principal Activity Centre.
- (2) Development ensures that any commercial uses and in particular, any retail premises established in the precinct support and do not compete with the mixed use retail core area of the Maroochydore Principal Activity Centre.
- (3) Development provides for a major homemaker centre and ancillary showroom uses to be established as an integrated development on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 provided that the proposed development incorporates design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of the development site as a gateway fronting Maroochy Boulevard and Dalton Drive.
- (4) Development 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 development sites.
- (5) Development provides for a range of residential dwelling choices including multiple dwelling units, residential care facilities and appropriate forms of short term accommodation to also be established in the precinct.
- (6) Development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochydore Central Precinct (Master Plan Unit) and to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (7) Development creates permeable street blocks that provide convenient and direct access through the precinct, particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct.
- (8) Development provides a high level of amenity, embraces sustainable practices and contributes to the sub-tropical character of the Maroochydore Principal Activity Centre.
- (9) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (10) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (11) Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.
- (12) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.5.6 Specific Outcomes for the State Government Precinct and the Dalton Drive Precinct

West

Specific Outcomes	Acceptable Solutions
<i>Intent for the State Government Precinct</i>	
<p><b>O1</b></p> <p>Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> <li>(a) development comprises a regional health facility or other government facility appropriate to establish in the Maroochydore Principal Activity Centre if the regional health facility does not proceed;</li> <li>(b) development comprises a mix of medium-high intensity residential uses and commercial uses allied with the regional health facility, such as medical, research and technology related activities and other supporting uses;</li> <li>(c) development provides a high level of accessibility, primarily by public transport infrastructure, with development being permeable and providing for a series of bicycle and pedestrian routes to adjoining precincts;</li> <li>(d) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles;</li> <li>(e) development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the fringes of the precinct.</li> </ul>	<p><i>No acceptable solution is nominated</i></p>
<i>Intent for the Dalton Drive West Precinct</i>	
<p><b>O2</b></p> <p>Development complies with the following intent for the precinct:-</p> <ul style="list-style-type: none"> <li>(a) development comprises:                             <ul style="list-style-type: none"> <li>(i) a homemaker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749;</li> <li>(ii) ancillary showroom development; and</li> <li>(iii) a mix of medium intensity residential and commercial uses;</li> </ul> </li> <li>(b) development provides a transitional area for the mixed use retail core area located predominantly in the Maroochydore Central Precinct (Master Plan Unit);</li> <li>(c) development for medium density residential uses (including any proposed residential care facility and short term accommodation which support the regional health facility) is located in the southern part of the precinct;</li> <li>(d) residential development in the remainder of the precinct is located above ground level in order to facilitate mixed use development and foster active street frontages;</li> <li>(e) development creates permeable street blocks that provide convenient and direct access through the precinct particularly for pedestrians and cyclists and creates public and semi-public spaces as community focal points within the precinct such that a gated community is the antithesis of what is sought for this precinct;</li> <li>(f) development provides for Dalton Drive to be established as a landscaped boulevard incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles;</li> </ul>	<p><i>No acceptable solution is nominated</i></p>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>(g) development provides for Dalton Drive to be extended from Maroochy Boulevard to the major north-south connection road in the Maroochydore Central Precinct (Master Plan Unit) as specifically identified on <b>Map 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequence of Development and Infrastructure)</b>;</p> <p>(h) development to the north of the Dalton Drive east-west extension and west of the Main street is integrated with the adjoining development in the Maroochydore Central Precinct (Master Plan Unit), having regard to block size, access arrangements, intended uses and built form and stormwater flow requirements;</p> <p>(i) 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;</p> <p>(j) development provides for significant urban open space to be created across the northern-eastern part of the precinct to the east of the Main street so as to create a "green gateway" character, accommodate bicycle and pedestrian infrastructure to the Parkland Sub-precinct in the Maroochydore Central Precinct (Master Plan Unit) and accommodate flood conveyance functions;</p> <p>(k) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard;</p> <p>(l) 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.</p>		
<i>Mix of Uses</i>			
<b>O3</b>	Development in the State Government Precinct provides for a maximum of 20% of gross floor area to be developed for residential uses.		<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>			
<b>O4</b>	<p>Development in Dalton Drive West Precinct provides for the following:-</p> <p>(a) the establishment of 1 showroom being a homemaker centre on proposed Lot 1 identified on a plan being part of Lot 3 on SP 204749 having a gross floor area not exceeding 15,000m<sup>2</sup>;</p> <p>(b) all other showrooms to have a maximum gross floor area of 3,000m<sup>2</sup> per tenancy;</p> <p>(c) the total maximum floor area of all other existing and approved commercial uses being convenience restaurant, fast food store, restaurant, shop and shopping complex to not exceed 10,000m<sup>2</sup> for the precinct.</p>		No acceptable solution is nominated.
<i>Built Form</i>			
<b>O5</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O6</b>	<p>Development does not exceed the following plot ratio:-</p> <p>(a) 2.0 where in a 6 storey building height</p>		<i>No acceptable solution is nominated</i>

## MAROOCHDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	area; (b) 1.5 where in a 4 storey building height area.		
<b>O7</b>	Development occurs in a cohesive and integrated manner, and provides for the following:-  (a) buildings oriented towards Dalton Drive; (b) a high level of accessibility by public transport; (c) a permeable layout of streets, paths and public spaces that facilitates public accessibility; (d) a series of pedestrian and bicycle links to adjoining mixed use development and open space; (e) a transitioning of building bulk and scale on the edges of the sub-precinct where smaller scale development adjoins.		<i>No acceptable solution is nominated</i>
<b>O8</b>	Development in the Dalton Drive West Precinct provides for the following:-  (a) showroom development that maintains a strong built form along Dalton Drive and incorporates land uses that activate the Dalton Drive frontage; (b) car parking that is located behind buildings and does not dominate the street frontage; (c) consolidated access points to Dalton Drive; (d) buffering to the Sunshine Motorway and the dedicated transit corridor (CAMCOS).		<i>No acceptable solution is nominated</i>
<b>O9</b>	Development maintains the safety and efficiency of the Dalton Drive extension to Maroochy Boulevard.	<b>S9.1</b>	Development does not provide direct vehicular access from the Dalton Drive Extension to the Maroochy Boulevard Extension.
<b>O10</b>	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	<b>S10.1</b>	Development maintains the Dalton Drive Drainage Reserve in its current form.

**2.5.7 Overall Outcomes for the Dalton Drive South Precinct**

- (1) Development comprises medium intensity residential uses, including residential care facilities and short term accommodation uses which supports the regional health facility or other government facility proposed to be established in the State Government Precinct.
- (2) Development provides a range of residential dwelling choices including accommodation buildings, multiple dwelling units and the like.
- (3) Development provides for only limited commercial uses and other uses that meet the convenience needs of the residents of the precinct.
- (4) Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area.
- (5) Development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.
- (6) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (7) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to support the needs of the local community.
- (8) Development responds to land constraints, including flooding constraints.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management requirements and ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.

**2.5.8 Specific Outcomes for the Dalton Drive South Precinct**

<b>Specific Outcomes</b>		<b>Acceptable Solutions</b>	
<i>Intent for the Dalton Drive South Precinct</i>			
<b>O1</b>	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses, including residential care facilities and forms of short term accommodation which support the regional health facility or other government facility proposed to be established in the State Government Precinct; (b) development provides for only limited commercial uses and other uses that meet the convenience needs of the residents of the precinct; (c) development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; (d) in the event that a second access road is provided from the Sunshine Motorway connecting to Dalton Drive development incorporates appropriate landscape screening and acoustic treatment to protect residential amenity and provide an attractive appearance to the gateway into the Principal Activity Centre; (e) development provides for the Dalton Lakes Drainage Reserve to continue to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
<b>O2</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore PAC Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O3</b>	Development does not exceed a plot ratio of 1.5.		<i>No acceptable solution is nominated</i>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
<b>O4</b>	Development ensures that the Dalton Lakes Drainage Reserve continues to function as a water management area and buffer to the Sunshine Motorway and Maroochy Boulevard.	<b>S4.1</b>	Development maintains the Dalton Lakes Drainage Reserve in its current form.

**2.5.9 Overall Outcomes for the Aerodrome Road Precinct**

- (1) Development predominantly comprises medium intensity residential uses and commercial uses.
- (2) Development recognises the role of Aerodrome Road as a gateway entry to the Maroochydore Principal 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, high quality building presentation and coordinated advertising and signage.
- (3) Development provides for the establishment of key transit nodes at major intersections along Aerodrome Road.
- (4) Development provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.

**2.5.10 Specific Outcomes for the Aerodrome Road Precinct**

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Aerodrome Road Precinct</i>			
<b>O1</b>	Development complies with the following intent for the precinct:- (a) development predominantly comprises medium intensity residential uses and commercial uses with short term or permanent residential uses occurring generally at floor levels above the ground storey; (b) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority; (c) 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; (d) development provides for bicycle and pedestrian infrastructure which connects the interim transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.		<i>No acceptable solution is nominated</i>
<i>Place making</i>			
<b>O2</b>	Development in a key activity node activates street frontages at the ground storey and incorporates coordinated building design and streetscape treatments in order to create a sense of place.	<b>S2.1</b>	Development in an activity node specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> incorporates the following:- (a) uses such as small scale catering premises (cafe's) and retail premises (shops) at the ground storey; (b) a transit stop for the regional priority bus service; (c) appropriate signage and pavement markings as part of a comprehensive way finding system for the safe and convenient use of cyclists and pedestrians; (d) climber structures and concrete seating blocks which create a vegetated canopy and barrier between pedestrians and vehicles where ramp access is provided to a site; (d) branding elements which define and unify the urban environment such as sculptural markers, banners, custom light poles, sculptural tree surrounds and grates.
<i>Built Form</i>			
<b>O3</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
<b>O4</b>	Development does not exceed the following plot ratio:- (a) 3.0 where in a 6 storey building height area on a lot fronting First Avenue; (b) 2.0 where in a 6 storey building height area elsewhere; (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>
<b>O5</b>	Development supports or facilitates pedestrian linkages to the Cotton Tree waterfront and the eastern surf beaches.		<i>No acceptable solution is nominated</i>

**2.5.11 Overall Outcomes for the Government Precinct**

- (1) Development predominantly comprises high intensity offices and a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Activity Centre.
- (2) Development provides for limited short term or permanent residential uses as part of mixed use buildings.
- (3) Development encourages public transport accessibility and use, walking and cycling.
- (4) Development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development.
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (6) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.

**2.5.12 Specific Outcomes for the Government Precinct**

	Specific Outcomes	Acceptable Solutions
<i>Intent for the Government Precinct</i>		
<b>O1</b>	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> <li>(a) development predominantly comprises high intensity business premises in conjunction with a range of government uses including the Law Courts, police station and other State government uses which function as the administrative hub of the Maroochydore Principal Activity Centre;</li> <li>(b) development provides uses such as catering premises and retail premises which activate the street frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</li> <li>(c) development provides for limited short term or permanent residential uses to occur only at floor levels above the ground storey;</li> <li>(d) development provides for the Cornmeal Creek Plaza to be established and to function as a community meeting space and public square which is connected with the urban open space along Cornmeal Creek and Cotton Tree Park and framed by and integrated with adjoining buildings and development;</li> <li>(e) development with frontage to First Avenue is appropriately setback to allow the creation of wide footpaths, which accommodate high quality streetscaping and enhanced bicycle and pedestrian movement;</li> <li>(f) development incorporates a central public parking facility;</li> <li>(g) development adequately takes into account flood risk and hazards.</li> </ol>	<i>No acceptable solution is nominated</i>
<i>Built Form</i>		
<b>O2</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .	<i>No acceptable solution is nominated</i>

## MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
<b>O3</b>	Development does not exceed a plot ratio of 3.		<i>No acceptable solution is nominated</i>
<b>O4</b>	Development provides a built form that appropriately frames and integrates with the central civic plaza and the Cornmeal Creek Promenade creating a human scale and facilitating active frontages.		<i>No acceptable solution is nominated</i>
<b>O5</b>	Development provides buildings along First Avenue that are setback to create wide footpaths.		<i>No acceptable solution is nominated</i>
<b>O6</b>	Development facilitates and supports connections to the Cornmeal Creek open space corridor and Cotton Tree Park.		<i>No acceptable solution is nominated</i>

**2.5.13 Overall Outcomes for the Ocean Street Precinct**

- (1) Development comprises high intensity mixed-use residential and commercial development incorporating a significant amount of short term or permanent residential uses and some offices and limited retail and catering uses.
- (2) Residential development and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the Maroochydore Principal Activity Centre.
- (3) Development activates the street and waterside frontages and provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct.
- (4) Development fronting the Maroochy River provides for visual and pedestrian links from Duporth Avenue to the Maroochy River waterfront.
- (5) Development encourages public transport accessibility and use, walking and cycling.
- (6) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (7) Development recognises the role of the precinct as the traditional heart of the Maroochydore Principal Activity Centre and reflects this role through urban design and public art treatments that celebrate its history and ongoing importance as a major activity node.
- (8) Development is designed to withstand and appropriately respond to the predicted impacts of river flooding and storm surge.
- (9) Development is not to exceed the development entitlements specified for the precinct so as to avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

**2.5.14 Specific Outcomes for the Ocean Street Precinct**

	Specific Outcomes	Acceptable Solutions
<i>Intent for the Ocean Street Precinct</i>		
<b>O1</b>	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> <li>(a) development predominantly comprises high intensity mixed-use residential/commercial development incorporating a significant amount of short term or permanent residential uses together with some offices at floor levels above the ground storey and small scale retail and catering premises generally at the ground storey;</li> <li>(b) development having a frontage to Horton Parade, Ocean Street, Duporth Avenue south of Ocean Street, Cornmeal Parade and Cornmeal Creek provides uses such as cafes and retail uses that activate the street and waterside frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</li> <li>(c) development provides for mid-block connections which facilitate a high level of pedestrian permeability throughout the precinct;</li> <li>(d) development provides for visual links (direct sight lines) and pedestrian links from Duporth Avenue through to the Maroochy River waterfront;</li> <li>(e) development incorporates a central public parking facility;</li> <li>(f) development adequately takes into account flood risk and hazard.</li> </ol>	<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>		
<b>O2</b>	Development in the Ocean Street Precinct provides	<i>No acceptable solution is nominated</i>

## MAROOCHYDRE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	for the total maximum floor area of a shopping complex to not exceed 15,000m <sup>2</sup> gross floor area.		
<i>Built Form</i>			
<b>O3</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O4</b>	Development does not exceed the following plot ratio:- (a) 3.5 where on a lot west of Duporth Avenue; (b) 3.0 where on a lot east of Duporth Avenue.		<i>No acceptable solution is nominated</i>
<b>O5</b>	Development provides for mid block connections which facilitate a high level of pedestrian permeability throughout the precinct.		<i>No acceptable solution is nominated.</i>

**2.5.15 Overall Outcomes for the Maroochydore North Precinct**

- (1) Development predominantly provides low-medium intensity commercial and residential development including offices, small scale shops, short term and permanent residential uses and certain community uses and special uses such as educational establishments, child care centres, churches and community meeting halls.
- (2) Development provides a range of residential dwelling choices including multiple dwelling units and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network with Southern Drive extended to connect Amaroo Court with Maroochydore Road and Primary School Court and Pikki Street extended to connect with Southern Drive and Evans Street.
- (4) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale at the edges of the precinct.
- (5) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (6) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (7) Development responds to land constraints, including flooding constraints.

**2.5.16 Specific Outcomes for the Maroochydore North Precinct**

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Maroochydore North Precinct</i>			
<b>O1</b>	Development complies with the following intent for the precinct:- (a) development predominantly comprises low-medium intensity commercial/residential development including offices, small scale shops and short term and permanent residential uses, certain community uses and special uses such as educational establishments, child care centres, churches and community meeting halls; (b) development having a frontage to nominated streets activates frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> ; (c) development provides for Southern Drive to be extended to connect Amaroo Court with Maroochydore Road and for Primary School Court and Pikki Street to be extended to connect with Southern Drive and Evans Street; (d) development provides a built form that is sympathetic to established low intensity residential uses to the west and north, with a transitioning of building heights, bulk and scale on the fringes of the precinct.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
<b>O2</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O3</b>	Development does not exceed the following plot ratio:- (a) 2.0 where in a 6 storey building height area; (b) 1.5 where in a 4 storey building height area or a 3 storey building height area.		<i>No acceptable solution is nominated</i>
<b>O4</b>	Development provides the landscape and frontage treatments and other urban design elements for the site specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> .		<i>No acceptable solution is nominated</i>
<b>O5</b>	Development ensures that a building achieves the		<i>No acceptable solution is nominated</i>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	following:- (a) provides an appropriate transition in scale from the higher intensity precincts to the established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		
<b>O6</b>	Development provides for the following:- (a) Southern Drive to be extended to connect with Amaroo Court to Maroochydore Road; (b) Primary School Court and Pikki Street to be extended to link Southern Drive and Evans Street.		<i>No acceptable solution is nominated</i>

**2.5.17 Overall Outcomes for the Maroochy Boulevard Precinct**

- (1) Development predominantly provides medium intensity commercial/residential development including offices and smaller scale shops and showrooms and short term or permanent residential uses.
- (2) Development provides a range of residential dwelling choices including multiple dwelling units and other residential uses with the highest intensity of development located near centres and along major public transport routes.
- (3) Development provides for an efficient road network necessary to support the role of the Maroochydore Principal Activity Centre.
- (4) Development provides for a road connection across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade providing a direct link to the Maroochydore Central Precinct (Master Plan Unit).
- (5) Development provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival into the Maroochydore Principal Activity Centre.
- (6) Development ensures that showrooms incorporate design measures that minimise the apparent bulk and scale of buildings and emphasise the importance of Maroochy Boulevard as a gateway.
- (7) Development 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 development sites.
- (8) Development provides a high level of amenity, embraces sustainable practices, reflects the surrounding character of the area and incorporates a transitioning of building height, bulk and scale on the edges of the precinct.
- (9) Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland by adopting thoughtful approaches to the location, design, operation and management of development.
- (10) Development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road and provides appropriate landscaping along Cornmeal Creek.
- (11) Development is supported by community facilities, open space and recreational areas and appropriate social and physical infrastructure to meet the needs of the local community.
- (12) Development responds to land constraints, including flooding constraints.
- (13) Development is not to exceed the development entitlements specified for the precinct so as to maintain the desired mixed use character of the precinct and avoid any adverse impact on the mixed use retail core area of the Master Planned Area or the efficient provision of infrastructure in particular road transport infrastructure.

**2.5.18 Specific Outcomes for the Maroochydore Boulevard Precinct**

Specific Outcomes		Acceptable Solutions
<i>Intent for the Maroochydore Boulevard Precinct</i>		
<b>O1</b>	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> <li>(a) development predominantly comprises medium intensity commercial/residential development including offices, and smaller scale shops and showrooms with short term or permanent residential uses located at floor levels above the ground storey;</li> <li>(b) development on streets having a nominated active frontage as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> comprises cafes, restaurants, shops and other pedestrian generating uses on the ground floor;</li> <li>(c) development does not detract from or compete with the retail core area of the Master Planned Area;</li> <li>(d) development protects and enhances the significant vegetation in the Trail Nature Reserve on the corner of Maroochy Boulevard and Millwell Road;</li> <li>(e) development provides urban open space, bicycle and pedestrian infrastructure and appropriate landscaping along Cornmeal Creek;</li> <li>(f) development provides for a road connection</li> </ol>	<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	across Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochy Central Precinct (Master Plan Unit), as specifically identified on <b>Map 5.7 (Maroochy PAC Master Planned Area Maroochy Central Precinct Sequence of Development and Infrastructure)</b> .		
<i>Development Entitlements</i>			
<b>O2</b>	Development provides for the following:- (a) any shop and shopping complex development in the precinct to not exceed 10,000m <sup>2</sup> gross floor area; (b) a showroom to have a maximum gross floor area of 3,000m <sup>2</sup> per tenancy with the display of goods contained wholly indoors.		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
<b>O3</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochy Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O4</b>	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochy Principal Activity Centre.	<b>S4.1</b>	Development fronting Maroochy Boulevard has a minimum height of 8 metres.
<b>O5</b>	Development does not exceed a plot ratio of:- (a) 2.5 where in a 6 storey building height area on a lot south of Plaza Parade; (b) 2.0 where in a 6 storey building height area on a lot north of Plaza Parade; or (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>
<b>O6</b>	Development ensures that a building achieves the following:- (a) provides an appropriate transition in scale from the higher intensity precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		<i>No acceptable solution is nominated</i>
<b>O7</b>	Development retains significant vegetation on the corner of Maroochy Boulevard and Millwell Road.		<i>No acceptable solution is nominated</i>
<b>O8</b>	Development provides open space and appropriate landscaping along the Cornmeal Creek corridor, providing pedestrian and cyclist linkages to adjoining precincts.		<i>No acceptable solution is nominated</i>
<b>O9</b>	Development provides a direct linkage between the Maroochy Central precinct (Master Plan Unit) and Sunshine Cove to enhance accessibility within the Maroochy Principal Activity Centre.		<i>No acceptable solution is nominated</i>

**2.5.19 Overall Outcomes for the Plaza Parade Precinct**

- (1) Development provides for the following:-
  - (a) small scale retail and catering premises to be established in the area directly abutting the Maud Canal linking Sunshine Plaza to the retail core area of the Maroochydore Central Precinct (Master Plan Unit);
  - (b) medium and high intensity offices to be established in the area west of the Maud Canal retail link and the transit station and interchange;
  - (c) a mix of uses including commercial uses and residential uses to be established in the area east of the Maud Canal retail link.
- (2) Development provides for the activation of the transit plaza, street and waterside frontages.
- (3) Development facilitates a high level of accessibility between the transit station and interchange (CAMCOS), the Sunshine Plaza and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit).
- (4) Development provides for a public pedestrian promenade to be constructed along the frontages of the Maud Canal that acts as a link connecting Sunshine Plaza to the transit station and interchange (CAMCOS) and extending through to connect with the Main street in the Maroochydore Central Precinct (Master Plan Unit).
- (5) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (6) Development is supported by community facilities, open space and recreational areas and provides for Maud Canal to function as a key element of the urban open space infrastructure network.
- (7) Development responds to land constraints, including flooding constraints.

**2.5.20 Specific Outcomes for the Plaza Parade Precinct**

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Plaza Parade Precinct</i>			
<b>O1</b>	Development complies with the following intent for the precinct:- <ol style="list-style-type: none"> <li>(a) development predominantly comprises medium and high intensity commercial development where:-                             <ol style="list-style-type: none"> <li>(i) development west of the Maud Canal retail link is limited predominantly to offices so as to maintain separation from noise generating activities;</li> <li>(ii) development east of the Maud Canal retail link consists of mixed-use buildings incorporating commercial uses and short term or permanent residential uses located at floor levels above the ground storey;</li> </ol> </li> <li>(b) development having a frontage to the nominated streets and waterways activates frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</li> <li>(c) development facilitates a high level of accessibility between the transit station, the Sunshine Plaza and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit);</li> <li>(d) development provides for Maud Canal to function as a key element of the urban open space infrastructure network that is accessible from adjacent development and the bicycle and pedestrian infrastructure network.</li> </ol>		<i>No acceptable solution is nominated</i>
<i>Built Form</i>			
<b>O2</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O3</b>	Development does not exceed the following plot ratio:-		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	(a) 3.0 where in a 10 storey building height area; (b) 2.5 where in a 6 storey building height area.		
<b>O4</b>	Development ensures that a building achieves the following:-  (a) provides an appropriate transition in scale from the higher intensity precincts to established low intensity residential uses to the west and north; (b) contributes to a cohesive streetscape; (c) provides for a human scale at street level and adjoining public spaces, parkland and pedestrian thoroughfares.		<i>No acceptable solution is nominated</i>
<i>Permeability and Accessibility</i>			
<b>O5</b>	Development facilitates a high level of accessibility to the interim public transit interchange, the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
<b>O6</b>	Development provides for the following:-  (c) a public pedestrian promenade in public ownership extending along the full frontage of the Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS); (d) shade structures, landscaping and directional signage to be installed within the promenade.	<b>S6.1</b>	Development provides a public pedestrian promenade along the full length of Maud Canal from Plaza Parade to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on <b>Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)</b> .

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.5.21 Overall Outcomes for the Sunshine Plaza Precinct (Master Plan Unit)

- (1) Development is consistent with an approved master plan for the precinct.
- (2) Development provides for the precinct to operate as one part only of the mixed use retail core area of the Maroochydore Principal Activity Centre.
- (3) Development provides predominantly for higher order comparison shopping.
- (4) Development does not compromise the existing and planned road transport infrastructure network for the whole of the Maroochydore Principal Activity Centre.
- (5) Development encourages public transport, cycling and walking and establishes an attractive pedestrian environment.
- (6) Development incorporates high quality building design and an active street front address and provides a high level of permeability to surrounding precincts.
- (7) Development provides car parking structures and access to car parking structures that do not dominate the street frontage or create conflict with the achievement of street activation, pedestrian/cycle movement and safety outcomes.
- (8) Development ensures that the shopping centre is integrated with the broader Maroochydore Principal Activity Centre, that there are active frontages along Maroochydore Road, Plaza Parade, Horton Parade and Southern Drive and that there is activation of and public access to the public pedestrian promenade extending along Maud Canal and Cornmeal Creek.
- (9) Development ensures that internalised shopping malls do not take the place of or detract from the provision of active frontages providing opportunities for social interaction and connectivity with the interface of the surrounding precincts in the Maroochydore Principal Activity Centre.
- (10) Development facilitates a high level of accessibility and legibility between the traditional town centre (Ocean Street Precinct) and the new town centre being the Maroochydore Central Precinct (Master Plan Unit).
- (11) Development makes a positive contribution to the streetscape and provides detailed architectural treatments that provide interest along key road frontages and corners.
- (12) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (13) Development is supported by community facilities, open space and recreational areas and provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network.
- (14) Development provides for short term or permanent residential uses to occur above the ground storey of a building as part of a mixed use development.
- (15) Development responds to land constraints, including flooding constraints.
- (16) Development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.
- (17) Development provides for the Sunshine Plaza shopping complex to be integrated with and connected to the transit station and interchange (CAMCOS) and the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) by a public pedestrian promenade constructed along the full length of Cornmeal Creek and the Maud Canal and extending from Sunshine Gardens to the transit station and interchange (CAMCOS).
- (18) Development is not to exceed the development entitlements specified for the precinct so as to avoid delaying or compromising the development of the Maroochydore Central Precinct (Master Plan Unit) or adversely impacting on the efficient provision of infrastructure, in particular the existing and proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Activity Centre.

### 2.5.22 Specific Outcomes for the Sunshine Plaza Precinct (Master Plan Unit)

Specific Outcomes		Acceptable Solutions
<i>Intent for the Sunshine Plaza Precinct (Master Plan Unit)</i>		
<b>O1</b>	Development complies with the following intent for the precinct:-	<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions
<p>(a) development predominantly comprises a medium intensity mixed-use retail core:-</p> <p>(i) which accommodates a significant quantity of the existing retail uses established in the Master Planned Area; and</p> <p>(ii) where further expansion of retail premises including the additional 28,000m<sup>2</sup> gross floor area, in addition to the area approved at 1 January 2000 or part thereof, including a second department store or further higher order comparison shopping:-</p> <p>(A) is dependent upon the provision of the transport infrastructure necessary to service the existing and further development of the Sunshine Plaza Precinct (Master Plan Unit); and</p> <p>(B) does not jeopardize the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Activity Centre;</p> <p>(b) where development may provide for short term or permanent residential uses located on a floor level above the ground storey to occur as part of mixed use development;</p> <p>(c) development having a frontage to nominated streets and waterways activates frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</p> <p>(d) development having a frontage to Plaza Parade contributes to the establishment of an attractive pedestrian environment;</p> <p>(e) development facilitates a high level of accessibility to the interim transit interchange, the transit station and interchange (CAMCOS) and the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(f) development provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network that are accessible from adjacent development and bicycle and pedestrian infrastructure networks;</p> <p>(g) development provides for Southern Drive to be extended to connect Amaroo Court to Maroochydore Road.</p>		
<i>Development Entitlements</i>		
<p><b>O2</b></p> <p>Development provides for the following:-</p> <p>(a) the total maximum floor area of all retail premises in the precinct to not exceed 28,000m<sup>2</sup> gross floor area in addition to the area approved at 1 January 2000;</p> <p>(b) the take up of the development entitlements for the Sunshine Plaza Precinct (Master Plan Unit) or any part thereof to be dependent upon the following:-</p> <p>(i) the provision of transport infrastructure necessary to service the existing and any further development of the Sunshine Plaza Precinct (Master Plan Unit) taking account of the planned development of the Maroochydore Principal Activity Centre, including the provision of the road infrastructure network through the Maroochydore Central Precinct (Master Plan Unit);</p>		<p><i>No acceptable solution is nominated.</i></p>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>(ii) the establishment of strong linkages with other precincts within the Maroochydore Principal Activity Centre 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 between the mixed use retail core area in the precinct and the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(iii) the provision of urban open space infrastructure and community facilities necessary to service the existing and any further development of the Sunshine Plaza Precinct (Master Plan Unit) which are planned to be provided within the Maroochydore Central Precinct (Master Plan Unit);</p> <p>(iv) the creation of an attractive and high quality town centre development that contributes to the development of the Maroochydore Principal Activity Centre as a subtropical coastal city centre with streets and public spaces that are highly permeable, activated and comfortable for pedestrians.</p>		
<b>Built Form</b>			
<b>O3</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> .		<i>No acceptable solution is nominated</i>
<b>O4</b>	<p>Development provides for parking areas and access to be designed and located:-</p> <p>(a) so that they do not dominate the street frontage or conflict with street activation, pedestrian and cycle movement and safety;</p> <p>(b) so that they do not undermine the character and visual attraction of the Maroochydore Principal Activity Centre;</p> <p>(c) to ensure that no parking area is a dominant visual element of the Maroochydore Principal Activity Centre, the site on which it is developed or the streetscape; and</p> <p>(d) to provide sufficient universally accessible car parks, which are seamlessly connected to pedestrian pathways.</p>	<p><b>S4.1</b></p> <p><b>S4.2</b></p> <p><b>S4.3</b></p> <p><b>S4.4</b></p>	<p>Development provides for parking to be located to the rear, within or underneath buildings.</p> <p>Development ensures that the façade of above ground parking structures avoids expressing sloping ramps or features with an excessive vertical or horizontal emphasis by sleeving with active retail and commercial uses.</p> <p>Development ensures that the openings in parking structure facades are screened to hide the parking operation as much as possible.</p> <p>Development provides universally accessible car parks which are connected to accessible pedestrian pathways without any lip or step.</p>
<b>O5</b>	Development does not exceed a plot ratio of 2.0.		<i>No acceptable solution is nominated</i>
<b>Permeability and Accessibility</b>			
<b>O6</b>	Development facilitates a high level of accessibility to the interim transit interchange and the transit station and interchange (CAMCOS) and other parts of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
<b>O7</b>	<p>Development provides for the following:-</p> <p>(a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS);</p> <p>(b) shade structures, landscaping and directional signage to be installed within the promenade.</p>	<b>S7.1</b>	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on <b>Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)</b> .
<b>O8</b>	Development extends Southern Drive to connect Amaroo Court to Maroochydore Road.		<i>No acceptable solution is nominated</i>
<b>O9</b>	Development is carried out in accordance with the master plans specified in Section 2.3 (Master Planned Area Master Planning Process).		<i>No acceptable solution is nominated.</i>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
<b>O10</b>	Development ensures that Cornmeal Creek and Maud Canal function as primary open space links that are accessible from adjoining development sites and major movement networks within the Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.5.23 Overall Outcomes for the Maroochydore Central Precinct (Master Plan Unit)

- (1) Development is consistent with an approved master plan for the precinct.
- (2) Development provides the widest range and highest order of future retail, commercial, administrative, community, cultural, and entertainment activities and incorporates civic, government, recreation and cultural functions of regional significance.
- (3) Development provides for a combination and intensity of uses that establish the precinct as the pre-eminent central business district for the Sunshine Coast sub-region and creates a true city centre/heart for the Maroochydore Principal Activity Centre.
- (4) Development provides for the highest concentration of future core retailing that together with the Sunshine Plaza Precinct (Master Plan Unit) forms the retail core area of the Maroochydore Principal Activity Centre.
- (5) Development provides for the city centre to be supported by and co-located with a high frequency public transport infrastructure network including the transit station and interchange (CAMCOS) and the civic plaza.
- (6) Development provides for residential and tourist accommodation to be provided at an appropriate scale that supports the viability of the Maroochydore Principal Activity Centre and integrates with and enhances the fabric of the Maroochydore Principal Activity Centre.
- (7) Development provides a range of dwelling types and sizes to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.
- (8) Development provides a high level of amenity, embraces sustainable practices and contributes to the subtropical character of the Maroochydore Principal Activity Centre.
- (9) Development provides significant public open space areas including malls, plazas, parks and gardens.
- (10) Development maximises public transport accessibility and use and encourages walking and cycling.
- (11) Development is integrated with development and infrastructure within the other developed precincts of the Maroochydore Principal Activity Centre.
- (12) Development responds to land constraints, including flooding constraints.
- (13) Development provides for a large expanse of central parkland focused on the Maud Canal including the waterway area and provides for a wide range of informal active and passive recreation facilities and gathering spaces.
- (14) Development is not to exceed the development entitlements specified for the precinct so as to avoid adversely impacting upon the efficient provision of infrastructure in particular transport infrastructure.
- (15) Development provides for the establishment of the infrastructure planned for the precinct as specified on the structure plan maps and recognises the critical link between infrastructure provision and in the Maroochydore Central Precinct (Master Plan Unit) and the future sustainable development of the Maroochydore Principal Activity Centre.

### 2.5.24 Specific Outcomes for the Maroochydore Central Precinct (Master Plan Unit)

Specific Outcomes		Acceptable Solutions	
<i>Intent for the Parkland Sub-Precinct</i>			
<b>O1</b>	Development complies with the following intent for the Parkland Sub-precinct:- (a) development comprises urban open space that provides the green spine and open space centerpiece for the Maroochydore Principal Activity Centre and accommodates a civic plaza, district recreation park, local recreation park and gathering spaces; (b) development ensures that the Maud Canal provides a key landscape and recreational feature and an appropriate level of flood immunity for the balance of the Maroochydore Central Precinct (Master Plan Unit); (c) development ensures that the Maud Canal promotes interconnectivity to the following:- (i) sub-precincts within the Maroochydore Central Precinct (Master Plan Unit) by providing connections between the Retail Sub-precinct and the Community Facilities Sub-precinct;		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<ul style="list-style-type: none"> <li>(ii) precincts external to the Maroochydore Central Precinct (Master Plan Unit), in particular, the Plaza Parade Precinct and the Sunshine Plaza Precinct (Master Plan Unit);</li> <li>(iii) areas external to the Master Planned Area by providing connections between the Retail Sub-precinct and the areas to the east of the Master Planned Area;</li> <li>(d) development provides for the civic plaza and the transit plaza to be established and to function as community meeting spaces and public squares which are connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development;</li> <li>(e) development visually, functionally and physically integrates with the Community Facilities Sub-precinct.</li> </ul>		
<i>Intent for the Community Facilities Sub-precinct</i>			
<b>O2</b>	<p>Development complies with the following intent for the Community Facilities Sub-precinct:-</p> <ul style="list-style-type: none"> <li>(a) development comprises community facilities infrastructure consisting of a proposed regional library, local community centre, meeting spaces, administration space and a regional arts centre and urban open space infrastructure including a public amphitheatre;</li> <li>(b) development ensures that the precinct functions as the community heart for the Maroochydore Principal Activity Centre which is connected to the pedestrian dominated Main Street, the civic plaza, public amphitheatre and other elements of the urban open space in the Parkland Sub-precinct, as well as the transit station and interchange (CAMCOS) and transit plaza on the other side of the Maud Canal and the interim transit interchange;</li> <li>(c) development provides a built form which frames and activates the civic plaza and the other elements of the adjoining urban open space in the Parkland Sub-precinct to create a human scale and pedestrian friendly environment.</li> </ul>		<i>No acceptable solution is nominated</i>
<i>Intent for the Retail Sub-precinct</i>			
<b>O3</b>	<p>Development complies with the following intent for the Retail Sub-precinct:-</p> <ul style="list-style-type: none"> <li>(a) development predominantly comprises a high intensity mixed-use retail core that accommodates the highest concentration of future retail floor space in the mixed use retail core area of the Master Planned Area and may provide for short term or permanent residential accommodation or office uses to occur as part of mixed-use buildings located on floor levels above the ground storey;</li> <li>(b) development provides for the establishment of the transit station and interchange (CAMCOS) as an essential component of the sub-precinct, delivering multi-modal local and regional public transport services to the heart of the Maroochydore Principal Activity Centre;</li> <li>(c) development is integrated with the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the transit plaza, civic plaza, public amphitheatre and other urban open space infrastructure, the community facilities infrastructure in the Community Facilities Sub-precinct and the medium intensity mixed-use retail core area in the Sunshine Plaza Precinct (Master Plan Unit)</li> </ul>		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes	Acceptable Solutions
<p>and interim transit interchange;</p> <p>(d) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</p> <p>(e) development provides for public spaces and streets that have a high level of accessibility and are quality pedestrian and bicycle environments.</p>	
<i>Intent for the Commercial Sub-precinct</i>	
<p><b>O4</b> Development complies with the following intent for the Commercial Sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity commercial development consisting of office based commercial uses and entertainment uses that provide a key employment and entertainment hub for the Maroochydore Principal Activity Centre;</p> <p>(b) development does not provide for residential uses in order to maintain appropriate separation from noise generating activity associated with commercial uses, entertainment uses and the operation of the transit station and interchange (CAMCOS);</p> <p>(c) development is integrated with the interim transit interchange, transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure and the mixed use retail core area in the Retail Sub-precinct and the Sunshine Plaza Precinct (Master Plan Unit) and the Plaza Parade Precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for a road connection across the Maroochy Boulevard Precinct to Maroochy Boulevard midway between the Dalton Drive extension and Plaza Parade to provide a direct linkage between the Maroochy Boulevard Precinct and the Maroochydore Central Precinct (Master Plan Unit).</p>	<i>No acceptable solution is nominated</i>
<i>Intent for the Main Street South Sub-precinct</i>	
<p><b>O5</b> Development complies with the following intent for the Main Street South Sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity mixed-use residential/commercial development incorporating a significant amount of permanent residential uses and some offices at floor levels above the ground storey;</p> <p>(b) development having a frontage to the nominated streets and waterways activates the frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct.</p>	<i>No acceptable solution is nominated</i>
<i>Intent for the Main Street North Sub-precinct</i>	
<p><b>O6</b> Development complies with the following intent for the Main Street North Sub-precinct:-</p> <p>(a) development predominantly comprises high</p>	<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p>intensity residential uses with some capacity for commercial uses at ground and podium level;</p> <p>(b) development provides uses such as cafes and retail uses which activate the street and waterside frontages at the ground storey as specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b>;</p> <p>(c) development is integrated with the transit plaza and the transit station and interchange (CAMCOS), the pedestrian dominated Main Street and other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Parkland Sub-precinct and the Retail Sub-precinct and Commercial Sub-precinct;</p> <p>(d) development incorporates a central public parking facility;</p> <p>(e) development provides for the civic plaza and other elements of urban open space infrastructure in the Parkland Sub-precinct to be established and to function as a community meeting space and public square which is connected with the urban open space along the Maud Canal and framed by and integrated with adjoining buildings and development in the Main Street North Sub-precinct.</p>		
<i>Intent for the Residential Sub-precinct</i>			
<b>O7</b>	<p>Development complies with the following intent for the sub-precinct:-</p> <p>(a) development predominantly comprises medium intensity residential uses with some limited ground storey convenience retail and café activities;</p> <p>(b) development accommodates generous urban open space linkages between Maud Street and the Parkland Sub-precinct and facilitates bicycle and pedestrian permeability.</p>		<i>No acceptable solution is nominated</i>
<i>Development Entitlements</i>			
<b>O8</b>	<p>Development complies with the following development entitlements:-</p> <p>(a) a minimum of 2,000 dwellings to be established in the precinct;</p> <p>(b) a maximum of 65,000m<sup>2</sup> gross floor area of retail premises to be established in the precinct; which is limited to the following:-</p> <p>(i) 50,000m<sup>2</sup> gross floor area in the Retail Sub-precinct;</p> <p>(ii) 15,000m<sup>2</sup> gross floor area in the whole of the Commercial Sub-precinct, Main Street South Sub-precinct and Main Street North Sub-precinct combined;</p> <p>(c) a maximum of 150,000m<sup>2</sup> gross floor area of commercial uses (other than retail premises) to be established in the precinct.</p>		<i>No acceptable solution is nominated</i>
<i>Street Network</i>			
<b>O9</b>	<p>Development is designed to ensure a high level of permeability and incorporates a street network that is interconnected and highly legible whereby:-</p> <p>(a) development is oriented to respect the local climatic opportunities with streets oriented to maximize access to prevailing breezes; and</p> <p>(b) development provides high levels of access to a public open space or civic plaza that serves as a community focal point and gathering places.</p>	<b>S9.1</b>	<p>Development ensures that street blocks are based on a grid pattern with a block dimension of not more than 170m and a length to width ratio of not more than 1:4.</p> <p><i>Note: The specific arrangement of streets within the Maroochydore Central Precinct (Master Plan Unit) and their design which is to provide a safe, legible and cohesive movement network will be addressed as part of the master planning process.</i></p>
<b>O10</b>	Development is designed so that the size and orientation of a lot ensures optimum solar access.	<b>S10.1</b>	Development is designed so that the majority of streets are aligned to 20 degrees of north.
<b>O11</b>	Development provides for streets that are responsive to the urban context and which provide opportunities for a range of local street profiles including	<b>S11.1</b>	Development is designed to ensure lots provide for a diversity of lot sizes and cross streets and lanes to provide finer grain streetscapes.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions									
	laneways, rear lanes and main streets.										
<b>012</b>	Development provides for the following: (a) larger consolidated floor plates for commercial development; (b) longer narrower sites which enable cross ventilation for residential development.	<b>S12.1</b>	Development provides for a residential building to face north onto streets where possible.								
		<b>S12.2</b>	Development provides a commercial building to face south where possible.								
<i>Mix of Uses</i>											
<b>013</b>	Development provides for the mix of residential and non-residential uses stated in the Table below:-  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Retail and Main Street North Sub-precincts</th> <th style="text-align: center;">Commercial Sub-precincts</th> <th style="text-align: center;">Main Street South Sub-precincts</th> <th style="text-align: center;">Residential Sub-precinct</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">Maximum 40% of the gross floor area for residential uses.</td> <td style="text-align: center; vertical-align: top;">100% of the gross floor area for non-residential uses.</td> <td style="text-align: center; vertical-align: top;">Maximum 70% of the gross floor area for residential uses.  Maximum 60% of the gross floor area for non-residential uses.</td> <td style="text-align: center; vertical-align: top;">Minimum 90% of the gross floor area for residential uses.</td> </tr> </tbody> </table>	Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct	Maximum 40% of the gross floor area for residential uses.	100% of the gross floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses.  Maximum 60% of the gross floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.		<i>No acceptable solution is nominated</i>
Retail and Main Street North Sub-precincts	Commercial Sub-precincts	Main Street South Sub-precincts	Residential Sub-precinct								
Maximum 40% of the gross floor area for residential uses.	100% of the gross floor area for non-residential uses.	Maximum 70% of the gross floor area for residential uses.  Maximum 60% of the gross floor area for non-residential uses.	Minimum 90% of the gross floor area for residential uses.								
<i>Built Form</i>											
<b>014</b>	Development does not exceed the maximum building height specifically identified on <b>Map 5.5 (Maroochydore Master Planned Area Height of Buildings and Structures)</b> with the exception of the following:-  (a) development provides for buildings of a maximum height of (56 metres and not more than 16 storeys) within the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) where it can be demonstrated that the buildings achieve excellence in environmentally sustainable building design; (b) development provides for one landmark building to a maximum height of 70 metres but not more than 18 storeys within the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) where it can be demonstrated that the building: (i) achieves excellence in environmentally sustainable building design; and (ii) is iconic in nature and of the highest architectural design excellence.	<b>S14.1</b>  <b>S14.2</b>	Development for a building stated in Specific Outcome 014(a) achieves a certified minimum 4 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level.  Development for a building stated in Specific Outcome 014(b): (a) achieves a certified minimum 5 star rating in accordance with the Green Star Office Rating System or otherwise meets or exceeds contemporary best practice measured at a national level; and (b) is endorsed by the Council's Urban Design Advisory Board.								
<b>015</b>	Development does not exceed, unless stated in a master plan, the following plot ratio:- (a) 3.0 where in a 10 storey building height area; (b) 2.0 where in a 6 storey building height area; (c) 1.5 where in a 4 storey building height area.		<i>No acceptable solution is nominated</i>								
<b>016</b>	Development provides the landscape and frontage treatments and other urban design elements for the site specified on <b>Map 5.6 (Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes)</b> .		<i>No acceptable solution is nominated</i>								
<b>017</b>	Development provides that a building in the Retail Sub-precinct, Main Street North Sub-precinct and Community Facilities Sub-precincts has a clearly defined podium and slender tower form to achieve the following:- (a) allow for light and air penetration; (b) provide for an adequate level of privacy and outlook; (c) avoid excessively wide facades; (d) ensure a human scale of development at street level; (e) avoid wind tunnelling effects.		<i>No acceptable solution is nominated</i>								
<b>018</b>	Development ensures that a building achieves the		<i>No acceptable solution is nominated</i>								

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Specific Outcomes		Acceptable Solutions	
	following:- (a) contributes to a cohesive streetscape; (b) provides for a human scale at street level and adjoining urban open space, bicycle and pedestrian thoroughfares.		
<b>O19</b>	Development ensures that the civic plaza is well connected to parts of the Parkland Sub-precinct.		<i>No acceptable solution is nominated</i>
<b>O20</b>	Development provides a transit station and interchange (CAMCOS) as an essential component of the Retail Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit), delivering multi modal local and regional public transport services to the heart of the Maroochydore Principal Activity Centre, which is integrated with surrounding public spaces and built form.		<i>No acceptable solution is nominated</i>
<b>O21</b>	Development provides for 40% of land within the precinct as urban open space (including waterway area), which achieves the following:- (a) is integrated with the external open space network; (b) is capable of accommodating elements of the sub-regional level parkland network; (c) facilitates opportunities for passive and active recreation and community event and gathering places; (d) can accommodate formal gardens, community gardens and natural vegetation; (e) is integrated with and provides for the establishment of an expansive public pedestrian promenade in public ownership along the full length of the Maud Canal in accordance with the specifications shown in <b>Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)</b>		<i>No acceptable solution is nominated</i>
<b>O22</b>	Development provides for the following:- (a) the finished ground surface levels of new lots following building work to be above the defined flood event to protect the development from the risk of flooding; (b) undeveloped lots which will be subject to subsequent building work that is likely to involve basement excavation may temporarily have lower ground surface levels which may be raised to above the defined flood event at the time of building work utilising fill material from basement excavation works; (c) all lots are to be free draining, avoid pondage of stormwater and are not to cause any adverse amenity impact or other nuisance.		<i>No acceptable solution is nominated</i>
<b>Permeability and Accessibility</b>			
<b>O23</b>	Development provides for the following:- (a) a public pedestrian promenade in public ownership extending along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS); (b) shade structures, landscaping and directional signage to be installed within the promenade.	<b>S23.1</b>	Development provides a public pedestrian promenade along the full frontage of Cornmeal Creek and the Maud Canal to the transit station and interchange (CAMCOS) designed and constructed in accordance with the specifications shown on <b>Figure 5.1 (Maroochydore Public Pedestrian Promenade Location and Design)</b> .
<b>O24</b>	Development treats Maud Canal as a key landscape feature which supports, rather than prevents, interconnectivity within the Maroochydore Central Precinct (Master Plan Unit) and to other precincts in the Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>
<b>O25</b>	Development designs the Parkland Sub-precinct and in particular the Maud Canal waterway to provide for flood immunity for the balance of the Maroochydore Central Precinct (Master Plan Unit) for the defined flood event.		<i>No acceptable solution is nominated</i>
<b>O26</b>	Development designs the Maud Canal channel to ensure it remains tidal, with permanent water capable		<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	of maintaining an acceptable level of water quality, amenity and usability for recreational purposes.		
<i>Natural Hazards</i>			
<b>O27</b>	Development provides an efficient drainage network which:- (a) provides capacity for stormwater discharge; (b) minimises flood risk from major rainfall events; and (c) does not result in adverse impacts upstream or downstream.	<b>S27.1</b>	Development provides development and storm water drainage infrastructure in accordance with a flood and drainage study submitted to and approved by the Council.
<i>Sequencing and Planning of Development</i>			
<b>O28</b>	Development is carried out in accordance with the master plans specified in <b>Section 2.3 (Master Planned Area Master Planning Process)</b> .		<i>No acceptable solution is nominated</i>



## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

### 2.5.25 Overall Outcomes for the Development of Infrastructure and Services

- (1) Development in the Master Planned Area is consistent with the development entitlements and other assumptions upon which infrastructure has been planned or provided by the local government or other infrastructure provider.
- (2) Development in the Master Planned Area provides for safe, efficient, well located and legible infrastructure and services networks in accordance with the following:-
  - (a) the Maroochydore PAC Structure Plan, in particular the structure plan maps and *Maroochy Plan 2000* other than to the extent that an infrastructure arrangement applicable to the land the subject of the development specifically states that the infrastructure arrangement is to prevail over the Maroochydore PAC Structure Plan and *Maroochy Plan 2000* to the extent of an inconsistency;
  - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development are provided ahead of or in conjunction with the development.
- (4) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (5) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (6) Development in the Master Planned Area ensures that infrastructure corridors and areas are identified, planned and designed to minimise land use conflict, allow effective integration within the design of the development and allow for flexibility to accommodate future needs.
- (7) Development in the Master Planned Area ensures that infrastructure is co-located to achieve cost efficiencies and reduce the potential environmental and social impacts generated by the construction, operation and maintenance of multiple infrastructure corridors.
- (8) Development in the Master Planned Area ensures that infrastructure is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

### 2.5.26 Specific Outcomes for the Development of Infrastructure and Services

Specific Outcomes		Acceptable Solutions
<i>Infrastructure Generally</i>		
<b>O1</b>	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Maroochydore PAC Structure Plan; (b) the other parts of the <i>Maroochy Plan 2000</i> ; (c) for the Maroochydore Central Precinct (Master Plan Unit), the sequencing of development and infrastructure identified conceptually on <b>Map. 5.7 (Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit) Sequencing of Development and Infrastructure)</b> and <b>Table 2.5.26 Sequencing of Development and Infrastructure for the Maroochydore Central Precinct (Master Plan Unit)</b> .	<i>No acceptable solution is nominated</i>
<b>O2</b>	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure specified in the structure plan maps; (b) other infrastructure not specified in the structure plan maps; (c) services in the Master Planned Area.	<i>No acceptable solution is nominated</i>
<b>O3</b>	Development is carried out in accordance with the infrastructure networks specified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	<i>No acceptable solution is nominated.</i>
<b>O4</b>	Development is consistent with the development entitlements upon which the infrastructure and	<i>No acceptable solution is nominated</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	other development obligations have been provided and planned by the local government or other infrastructure providers.		
<b>O5</b>	Development does not adversely impact on or compromise existing or planned infrastructure and services networks.		<i>No acceptable solution is nominated.</i>
<b>O6</b>	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.		<i>No acceptable solution is nominated.</i>
<b>O7</b>	Development provides infrastructure to service the development where:- (a) the existing infrastructure provided by an infrastructure provider that is necessary to service the development is not adequate; or (b) the infrastructure to be provided by an infrastructure provider to service the development is necessary, but is not yet available; or (c) the development is not consistent with the development entitlements and assumptions upon which infrastructure has been provided or is planned to be provided by an infrastructure provider.		<i>No acceptable solution is nominated</i>
<b>O8</b>	Development provides infrastructure and services which achieves the following:- (a) meets the standards at the least whole of life cycle cost, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.		<i>No acceptable solution is nominated</i>
<b>Road Transport Infrastructure Network</b>			
<b>O9</b>	Development is carried out in accordance with:- (a) the road transport infrastructure network identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> ; and (b) the road transport infrastructure network complies with the standards specified in the <i>Planning Scheme Policy</i> for the <i>Maroochydore PAC Structure Plan</i> .		<i>No acceptable solution is nominated.</i>
<b>O10</b>	Development provides road transport infrastructure which achieves the following:- (a) services the development; (b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network; (c) protects and enhances the function of roads in the road hierarchy; (d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development;		<i>No acceptable solution is nominated.</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<ul style="list-style-type: none"> <li>(e) where required, provides dedicated public transport lanes and bus priority at major intersections and is otherwise capable of accommodating prioritised public transport circulation;</li> <li>(f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape;</li> <li>(g) is safe, efficient and legible in meeting the requirements of the intended use;</li> <li>(h) where required for evacuation purposes is established above the defined flood event;</li> <li>(i) appropriate access and egress for emergency services vehicles.</li> </ul>		
<b>O11</b>	<p>Development provides a road transport infrastructure network which:-</p> <ul style="list-style-type: none"> <li>(a) is highly permeable;</li> <li>(b) based on a grid or modified grid pattern layout; and</li> <li>(c) ensures the priority of pedestrians, cyclists and public transport users over private vehicles.</li> </ul>		<i>No acceptable solution is nominated</i>
<b>Public Transport Infrastructure Network</b>			
<b>O12</b>	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> <li>(a) the public transport infrastructure network identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.9 (Maroochydore PAC Master Planned Area Public Transport Infrastructure Network)</b>; and</li> <li>(b) the public transport infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i>.</li> </ul>		<i>No acceptable solution is nominated</i>
<b>O13</b>	<p>Development ensures that the dedicated transit corridor (CAMCOS), transit station and interchange (CAMCOS), interim transit interchange and public transport stops are:</p> <ul style="list-style-type: none"> <li>(a) designed to ensure priority for pedestrians, cyclists and public transport users over private vehicles;</li> <li>(b) effectively connected with the sub-regional public transport network outside of the Master Planned Area; and</li> <li>(c) designed, constructed and operated to provide users with the following:- <ul style="list-style-type: none"> <li>(i) efficient connections to key destinations within and outside of the Master Planned Area;</li> <li>(ii) service frequency and reliability;</li> <li>(iii) reduced travel times;</li> <li>(iv) a high quality travel experience.</li> </ul> </li> </ul>		<i>No acceptable solution is nominated</i>
<b>O14</b>	<p>Development provides public transport infrastructure which achieves the following:-</p> <ul style="list-style-type: none"> <li>(a) services the development;</li> <li>(b) integrates with the existing and planned public transport infrastructure network;</li> <li>(c) protects and enhances the function of public transport infrastructure;</li> <li>(d) is safe, efficient and legible in meeting the requirements of the intended use.</li> </ul>		<i>No acceptable solution is nominated.</i>
<b>Public Parking Facilities Infrastructure Network</b>			
<b>O15</b>	<p>Development in the Maroochydore Central Precinct (Master Plan Unit) provides land for public parking facilities in consolidated locations as identified conceptually on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> unless specified in an approved master plan.</p>		<i>No acceptable solution is nominated.</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions
<b>O16</b>	Development provides public parking facilities infrastructure which complies with the <i>Code for Transport, Traffic and Parking</i> .	<i>No acceptable solution is nominated.</i>
<b>Bicycle and Pedestrian Infrastructure Network</b>		
<b>O17</b>	Development is carried out in accordance with:- (a) the bicycle and pedestrian infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b> ; and (b) the bicycle and pedestrian infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .	<i>No acceptable solution is nominated</i>
<b>O18</b>	Development provides a bicycle and pedestrian infrastructure network that ensures the priority of pedestrians, cyclists and public transport users over private vehicles.	<i>No acceptable solution is nominated</i>
<b>O19</b>	Development provides bicycle and pedestrian infrastructure which incorporates:- (a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:- (i) seats; (ii) standby areas; (iii) secure bicycle parking; (iv) picnic facilities; (v) drinking fountains; (vi) shade; (vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations including commercial buildings.	<i>No acceptable solution is nominated</i>
<b>O20</b>	Development provides bicycle and pedestrian infrastructure which:- (a) services the development; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area. (c) accesses the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network and facilities and services within and external to the Master Planned Area; (d) protects and enhances the function of bicycle and pedestrian infrastructure; and (e) is safe, efficient and legible in meeting the requirements of the intended use.	<i>No acceptable solution is nominated</i>
<b>O21</b>	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	<i>No acceptable solution is nominated</i>
<b>Water Supply Infrastructure Network</b>		
<b>O22</b>	Development is carried out in accordance with the water supply infrastructure network identified conceptually on <b>Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network)</b> .	<i>No acceptable solution is nominated.</i>
<b>O23</b>	Development provides water supply infrastructure which complies with the requirements for water supply specified in the following:- (a) the standards for the construction of water supply in the applicable local planning	<i>No acceptable solution is nominated.</i>

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	instrument; (b) the specifications of the relevant distributor - retailer.		
<b>O24</b>	Development provides water supply infrastructure which:- (a) services the development; (b) integrates with the existing and planned water supply infrastructure network; (c) protects and enhances the function of the water supply infrastructure; and (d) meets the requirements of the intended use.		<i>No acceptable solution is nominated.</i>
<b>O25</b>	Development near or over water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	<b>S25.1</b>	Development near or over the water infrastructure complies with <i>Planning Scheme Policy No. 5 - Operational Works – Section 3.1.2.2 Clearance from Structures.</i>
<b>O26</b>	Development minimises demand for reticulated drinking water by the following:- (a) providing an independent water supply system supplying water for the irrigation of landscape and open space areas by the following:- (i) harvested stormwater; (ii) collected rainwater unless otherwise required for non-potable use in a building; (iii) recycled water; (b) providing water for external fire fighting from a water supply appropriately sized, treated and approved by Queensland Fire and Rescue.		<i>No acceptable solution is nominated<sup>37</sup></i>
<b>Sewer Infrastructure Network</b>			
<b>O27</b>	Development is carried out in accordance with the sewer infrastructure network as identified conceptually on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewage Infrastructure Network).</b>		<i>No acceptable solution is nominated</i>
<b>O28</b>	Development provides sewer infrastructure which complies with the requirements for sewer specified in the following:- (a) the standards for the construction of sewer in the applicable local planning instrument; (b) the specifications of the relevant water entity.		<i>No acceptable solution is nominated</i>
<b>O29</b>	Development provides sewer infrastructure which:- (a) services the development; (b) integrates with the existing and planned sewer infrastructure; (c) protects and enhances the function of sewer infrastructure; (d) meets the requirements of the intended use; and (e) is designed and constructed to protect the amenity and character of the locality.		<i>No acceptable solution is nominated</i>
<b>O30</b>	Development near or over sewer infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	<b>S30.1</b>	Development near or over the sewer infrastructure complies with <i>Planning Scheme Policy No. 5 - Operational Works- Section 3.2.3 Design and Construction of Reticulated Sewerage.</i>
<b>O31</b>	Development maximises the opportunities for the use of recycled water.		<i>No acceptable solution is nominated</i>
<b>O32</b>	Development minimises stormwater inflow and infiltration to the sewer infrastructure network.		<i>No acceptable solution is nominated</i>
<b>Stormwater Infrastructure Network</b>			
<b>O33</b>	Development is carried out in accordance with:- (a) the stormwater infrastructure network identified conceptually on <b>Map 5.13 (Maroochydore PAC Master Planned Area Stormwater Infrastructure Network);</b> and (b) the stormwater infrastructure network complies with the standards specified in the		<i>No acceptable solution is nominated</i>

<sup>37</sup> The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides further guidance about how this specific outcome can be achieved.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions	
	<p><i>Planning Scheme Policy for the Maroochydore PAC Structure Plan for the following:-</i></p> <ul style="list-style-type: none"> <li>(i) rainwater capture and harvesting;</li> <li>(ii) garden and landscape irrigation;</li> <li>(iii) stormwater capture, storage and reuse;</li> <li>(iv) stormwater pollutant management.</li> </ul>		
<b>O34</b>	<p>Development provides stormwater infrastructure which:-</p> <ul style="list-style-type: none"> <li>(a) services the development;</li> <li>(b) integrates with the existing and planned stormwater infrastructure network;</li> <li>(c) protects and enhances the function of stormwater infrastructure; and</li> <li>(d) meets the requirements of the intended use.</li> </ul>		<i>No acceptable solution is nominated</i>
<b>O35</b>	<p>Development provides stormwater infrastructure for the drainage of the premises prevents the following:-</p> <ul style="list-style-type: none"> <li>(a) the ponding of stormwater on site;</li> <li>(b) a hazard to personal health and safety or property.</li> </ul>		<i>No acceptable solution is nominated</i>
<b>O36</b>	<p>Development provides that the natural flow of surface water from the premises or adjoining premises is not altered so as to concentrate surface water onto other premises so as to cause a risk to personal health and safety or property.</p>		<i>No acceptable solution is nominated</i>
<b>O37</b>	<p>Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.</p> <p><i>The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides further guidance regarding contemporary best practice standards for water sensitive urban design.</i></p>		<i>No acceptable solution is nominated</i>
<b>O38</b>	<p>Development provides road transport infrastructure, including footpaths, that accommodate the management of stormwater runoff through a combination of water sensitive urban design techniques:-</p> <ul style="list-style-type: none"> <li>(a) such as the following:- <ul style="list-style-type: none"> <li>(i) porous pavements;</li> <li>(ii) swales;</li> <li>(iii) vegetated buffers;</li> <li>(iv) vegetated infiltration;</li> <li>(v) extended detention areas; and</li> </ul> </li> <li>(b) that are integrated with the built form and streetscapes, and are positioned as close as practical to the source of the run off.</li> </ul>		<i>No acceptable solution is nominated</i>
<b>O39</b>	<p>Development provides for the management of stormwater to incorporate appropriate parameters for climate change<sup>38</sup> which are consistent with the anticipated functional lifespan of the stormwater infrastructure.</p>		<i>No acceptable solution is nominated</i>
<b>O40</b>	<p>Development maximises stormwater treatment by the following:-</p> <ul style="list-style-type: none"> <li>(a) limiting the extent of impervious surfaces;</li> <li>(b) using porous paving in low traffic areas;</li> <li>(c) draining hard surfaces towards permeable surfaces including turf and garden beds.</li> </ul>	<b>S40.1</b>	<p>Development provides for all impervious surfaces not to be connected to the stormwater infrastructure network or receiving waters by directing flow through appropriately sized and positioned vegetated swales and bio-retention areas incorporated into streetscapes, public spaces and landscaping.</p>
<b>O41</b>	<p>Development is designed to capture, store and reuse on site surface stormwater such that:-</p> <ul style="list-style-type: none"> <li>(a) site surface stormwater drainage is directed to a stormwater storage which:- <ul style="list-style-type: none"> <li>(i) is provided on the site;</li> <li>(ii) is separate from rainwater storages;</li> <li>(iii) is screened to exclude leaf litter and insects;</li> </ul> </li> </ul>		<i>No acceptable solution is nominated.</i>

<sup>38</sup> The Planning Scheme Policy for the Maroochydore PAC Structure Plan provides guidance on provision that should be made in drainage design for the consequences of climate change.

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Specific Outcomes		Acceptable Solutions
	<ul style="list-style-type: none"> <li>(iv) is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and</li> <li>(v) is integrated into the design of building or site landscaping;</li> <li>(b) collected stormwater is pumped throughout the site for garden and landscape irrigation only;</li> <li>(c) the stormwater storage is sized to sustain the irrigation of landscape and open space areas without connection to the reticulated water supply system;</li> <li>(d) the stormwater supply is appropriately treated to remove pollutants in accordance with the intended use of the stormwater; and</li> <li>(e) the stormwater harvesting meets on-site 'fit for purpose' usage with an overall 80% annual reliability.</li> </ul>	
<b>O42</b>	<p>Development provides buildings that are designed to capture, store and reuse rainwater such that:</p> <ul style="list-style-type: none"> <li>(a) all building roof drainage is directed to rainwater storage which:                             <ul style="list-style-type: none"> <li>(i) is provided on the site;</li> <li>(ii) is screened to exclude leaf litter and insects;</li> <li>(iii) includes a first flush device;</li> <li>(iv) is appropriately treated to remove pollutants in accordance with the intended use of the water; and</li> <li>(v) is integrated into the design of building or site landscaping;</li> </ul> </li> <li>(b) collected water is pumped throughout the building for use in toilet flushing and cold water laundry with 85% source reliability; and</li> <li>(c) rainwater storages are connected to the reticulated water supply system for top up when available supply is equal to 10%.</li> </ul>	<i>No acceptable solution is nominated.</i>
<i>Urban Open Space Infrastructure Network</i>		
<b>O43</b>	<p>Development is carried out in accordance with:-</p> <ul style="list-style-type: none"> <li>(a) the urban open space infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network)</b>; and</li> <li>(b) the urban open space infrastructure network complies with the standards specified in the Planning Scheme Policy for the Maroochydore PAC Structure Plan for:                             <ul style="list-style-type: none"> <li>(i) urban open space infrastructure generally;</li> <li>(ii) the design and development of the Civic Plaza;</li> <li>(iii) the design and development of the Transit Plaza,</li> <li>(iv) the design and development of the Public Amphitheatre;</li> <li>(v) the design and development of the District Recreational Park;</li> <li>(vi) the design and development of the Local Recreational Park;</li> <li>(vii) the design and development of the Cornmeal Creek Plaza.</li> </ul> </li> </ul>	<i>No acceptable solution is nominated</i>
<b>O44</b>	<p>Development provides urban open space infrastructure which:-</p> <ul style="list-style-type: none"> <li>(a) services the development;</li> <li>(b) integrates with the existing and planned urban open space infrastructure network;</li> <li>(c) protects and enhances the function of urban</li> </ul>	<i>No acceptable solution is nominated</i>

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Specific Outcomes		Acceptable Solutions	
	open space infrastructure network; and (d) is safe, efficient and legible in meeting the requirements of the intended use.		
<b>O45</b>	Development provides for the urban open space infrastructure network to be provided as an interconnected system that radiates from the Parkland Sub-precinct of the Maroochydore Central Precinct (Master Plan Unit) and provides linkages in and external to Maroochydore Principal Activity Centre.		<i>No acceptable solution is nominated</i>
<b>O46</b>	Development provides for the urban open space infrastructure network to accommodate a wide range of formal and informal active and passive recreation activities in conjunction with formal gardens, community gardens and natural vegetation.		<i>No acceptable solution is nominated</i>
<b>O47</b>	Development provides an urban open space infrastructure network that ensures priority of pedestrians, cyclists and public transport users over private motor vehicles.		<i>No acceptable solution is nominated</i>
<b>O48</b>	Development provides in the urban open space for a continuous, safe and convenient bicycle and pedestrian infrastructure network on Map 5.10 ( <b>Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network</b> ) which is: (a) identified conceptually for the Maroochydore Central Precinct (Master Plan Unit); and (b) identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit).		<i>No acceptable solution is nominated</i>
<b>O49</b>	Development provides for the urban open space infrastructure network to accommodate environmental and flood mitigation functions with appropriate consideration for the impacts of climate change <sup>39</sup> .		<i>No acceptable solution is nominated</i>
<b>O50</b>	Development which provides infrastructure in the urban open space infrastructure network is to ensure that it is located and designed to be resilient to the likely frequency of inundation taking account of the impacts of climate change.		<i>No acceptable solution is nominated</i>
<b>O51</b>	Development creates an appropriate interface with the urban open space infrastructure network by providing for the transitioning of building height, casual surveillance and accessibility to bicycle and pedestrian infrastructure networks.		<i>No acceptable solution is nominated</i>
<b>O52</b>	Development provides for safe and non-discriminatory access to urban open space.		<i>No acceptable solution is nominated</i>
<i>Community Facilities Infrastructure Network</i>			
<b>O53</b>	Development is carried out in accordance with:- (a) the community facilities infrastructure network which is identified conceptually for the Maroochydore Central Precinct (Master Plan Unit) and identified specifically outside of the Maroochydore Central Precinct (Master Plan Unit) on Map 5.15 ( <b>Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network</b> ); and (b) the community facilities infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i> .		<i>No acceptable solution is nominated</i>
<b>O54</b>	Development provides for community facilities infrastructure which:- (a) services the development; (b) is co-located with other community facilities infrastructure and urban space infrastructure		<i>No acceptable solution is nominated</i>

<sup>39</sup> The *Planning Scheme Policy for the Maroochydore PAC Structure Plan* provides guidance on provision to be made in drainage design for the consequences of climate change. Applicants should also have regard to the *Code for Waterways and Wetlands* and the *Code for Integrated Water Management in Maroochy Plan 2000*



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Specific Outcomes		Acceptable Solutions	
	<p>where appropriate;</p> <p>(c) incorporates principles of universal design;</p> <p>(d) is high quality in design and contributes to the creation of a sense of place and community identity;</p> <p>(e) is multifunctional where appropriate;</p> <p>(f) protects and enhances the function of community facilities infrastructure; and</p> <p>(g) is safe, efficient and legible in meeting the requirements of the intended use.</p>		
<b>O55</b>	Development provides non-discriminatory access to the community facilities infrastructure network.		<i>No acceptable solution is nominated.</i>
<b>O56</b>	Development provides a community facilities infrastructure network that ensures priority of pedestrians, cyclists and public transport users over private vehicles.		<i>No acceptable solution is nominated</i>
<b>Electricity Infrastructure Network</b>			
<b>O57</b>	Development is carried out in accordance with the electricity infrastructure network as specified on <b>Map 5.16 (Maroochydore PAC Master Planned Area Electricity Infrastructure Network)</b> .		<i>No acceptable solution is nominated</i>
<b>O58</b>	<p>Electricity infrastructure development:-</p> <p>(a) is of a high quality design and construction;</p> <p>(b) is visually integrated with the surrounding area so as not to be visually dominant or intrusive;</p> <p>(c) does not have an adverse impact on the amenity of the locality;</p> <p>(d) ensures that substation buildings (excluding lightning rods and power poles) are below the level of the predominant tree canopy or the level of surrounding buildings and structures; and</p> <p>(e) is camouflaged through the use of colours and materials which blend into the landscape;</p> <p>(f) is treated to eliminate glare and reflectivity;</p> <p>(g) is landscaped; and</p> <p>(h) is otherwise consistent with the amenity and character of the precinct or sub-precinct in which it is located.</p>		<i>No acceptable solution is nominated.</i>
<b>O59</b>	<p>Electricity infrastructure substations are designed so that:-</p> <p>(a) transformers and other equipment are enclosed within buildings or other structures;</p> <p>(b) to the degree practicable, buildings and other structures blend in with the locality; and</p> <p>(c) landscaping is provided along the lot boundaries to provide a visual screen for the facility, whilst allowing for some breaks in the landscaping allowing overhead and underground power line access to the substation.</p>		<i>No acceptable solution is nominated.</i>
<b>Telecommunications Infrastructure Network</b>			
<b>O60</b>	<p>Development is carried out in accordance with:-</p> <p>(a) the telecommunications infrastructure network identified conceptually on <b>Map 5.17 (Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network)</b>; and</p> <p>(b) the telecommunications infrastructure network complies with the standards specified in the <i>Planning Scheme Policy for the Maroochydore PAC Structure Plan</i>.</p>		<i>No acceptable solution is nominated.</i>
<b>O61</b>	<p>Development provides for the following telecommunications infrastructure to service the development:-</p> <p>(a) conduits and pits to enable the provision of fibre optic cabling;</p> <p>(b) fibre optic cable to service each lot with lead in from the property boundary;</p> <p>(c) a dedicated or shared network management centre with active equipment installed to meet Australian Standards;</p>	<p><b>S61.1</b></p> <p><b>S61.2</b></p>	<p>Development provides an underground access connection pit and lead-in duct in the footpath, plus a conduit from the property boundary to the following:-</p> <p>(a) a designed entry point in each building;</p> <p>(b) each lot in a community title scheme;</p> <p>Development provides the following underground access at a size and capacity that is capable of accommodating the ultimate development scenario for the site and the Master Planned Area:-</p>

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Specific Outcomes		Acceptable Solutions	
	(d) redundant backbone connectivity; (e) open access services to be available to all customer connections; (f) the ability to provide multiple telecommunications services and providers in buildings.	<p><b>S61.3</b></p> <p><b>S61.4</b></p> <p><b>S61.5</b></p> <p><b>S61.6</b></p>	<p>(a) pits and conduits throughout a subdivision including fibre optic distribution hubs as necessary;</p> <p>(b) a central aggregation point to establish connection to a region wide network.</p> <p>Development provides optic fibre as follows:</p> <p>(a) in commercial areas, point to point network design with dedicated optic fibres;</p> <p>(b) in residential areas, network design with passive optic network using splitters.</p> <p>Development provides a dedicated or shared network management centre with head-end active equipment capable of delivering data, video, telephony, free to air TV and pay TV to Australian Standards.</p> <p>Development is to identify a wholesale only carrier to own, operate and maintain the built network as an open access network with multiple competing service providers.</p> <p>Development provides conduits for telecommunications infrastructure, including fibre optic cable which are:-</p> <p>(a) laid in common service trenches that incorporate electricity and gas services;</p> <p>(b) provided on alignment of 2.1 to 3.0 metres from the boundary of each lot created; and</p> <p>(c) constructed of 100mm diameter white PVC communications pipe.</p>
<i>Other Services</i>			
<b>062</b>	Development provides for other services required to meet the reasonable needs of the users of the development.		<i>No acceptable solution is nominated</i>
<b>063</b>	Development provides for a reticulated gas service.	<p><b>S63.1</b></p> <p><b>S63.2</b></p> <p><b>S63.3</b></p>	<p>Development provides for the reticulated gas network to be laid in common service trenches to service individual properties.</p> <p>Development provides for the bulk supply of gas to the reticulated gas network to utilise the most efficient supply method available in accordance with the applicable gas service entity's requirements.</p> <p>Development provides for the location of any required central storage facility forming part of a LPG Reticulated Gas Area Scheme to be located on a separate freehold parcel of land with appropriate security in accordance with the requirements of the applicable gas service entity.</p>

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**Table 2.5.26 Sequencing of Development and Infrastructure for the Maroochydore Central Precinct (Master Plan Unit)**

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
<b>1. ROAD TRANSPORT INFRASTRUCTURE</b>			
<b>1.1 Road transport infrastructure for Sector A of the Maroochydore Central Precinct (Master Plan Unit)</b>			
1.1.1	Road transport infrastructure from Point 7 to Point 7A to Point 29 to Point 23 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector, Sub-Arterial Main Street and Arterial Main Street including signalised and other intersection and bridge works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Planned Unit).
<b>1.2 Road transport infrastructure for Sector B of the Maroochydore Central Precinct (Master Plan Unit)</b>			
1.2.1	Road transport infrastructure from Point 6 to Point 6A to Point 30 and from Point 32 to Point 33 and from Point 33 to Point 6A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and a Rail Corridor Collector including signalised and other intersections.	Before the commencement of a use for development, in Sub-sector B1 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.2.2	Road transport infrastructure for a Main Street Collector from Point 30 to Point 31 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> and an Access Street/Dedicated Pedestrian and Cycle Corridor from Point 31 to Point 32 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> and <b>Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and an Access Street/Dedicated Pedestrian and Cycle Corridor including signalised and other intersections.	Before the commencement of a use for development, in Sub-sector B2 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
<b>1.3 Road transport infrastructure for Sector C of the Maroochydore Central Precinct (Master Plan Unit)</b>			
1.3.1	Road transport infrastructure from Point 9 to Point 9A to Point 29 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Sub-Arterial Main Street including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors C1 to C4 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.2	Road transport infrastructure for from Point 27 to Point 27A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for an Access Street including intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors C1 or C2 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.3	Road transport infrastructure from Point 27 to Point 13A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for an Access Street including intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C3 or C4 of

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	Infrastructure Network).		the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.4	Road transport infrastructure from Point 28 to Point 13A to Point 12 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C4 or C5 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.5	Road transport infrastructure from Point 28 to Point 29 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b>	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C4 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.6	Road transport infrastructure from Point 26 to Point 28 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C5 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.3.7	Road transport infrastructure from Point 16 to Point 16A to Point 15 to Point 26 to Point 28 to Point 29 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a District Collector and a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit) after the annual average week day traffic exceeds 18,000 vehicles per day on any section of the Main Street Collector and Sub-Arterial Main Street between Point 7 to Point 7A to Point 29 to Point 23 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .
<b>1.4</b>	<b><i>Road transport infrastructure for Sector D of the Maroochydore Central Precinct (Master Plan Unit)</i></b>		
1.4.1	Road transport infrastructure from Point 33 to Point 42 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land for a Rail Corridor Collector including signalised and other intersection works.	Before the earlier of the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector D1, D3 or D6 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.4.2	Road transport infrastructure adjoining a Sub-sector of Sector D	Infrastructure contribution comprising the provision of land and work for a	Before the earlier of, the approval of a plan of subdivision or the

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing and Development of Infrastructure)</b> .	Main Street Collector including signalised and other intersection works.	commencement of a use for development, in the relevant Sub-sector of Sector D of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> , to be serviced by the road transport infrastructure to which the infrastructure contribution relates.
<i>1.5 Road transport infrastructure for Sector E of the Maroochydore Central Precinct (Master Plan Unit)</i>			
1.5.1	Road transport infrastructure from Point 15 to Point 16 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a District Collector including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector E1 or E2 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.5.2	Road transport infrastructure from Point 15 to Point 26 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector E1 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.5.3	Road transport infrastructure from Point 15 to Point 25 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sector D or E2 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
<i>1.6 Road transport infrastructure for Sector F of the Maroochydore Central Precinct (Master Plan Unit)</i>			
1.6.1	Road transport infrastructure adjoining a Sub-sector of Sector F of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector including signalised and other intersection works.	Before the commencement of a use for development, in the relevant Sub-sector of Sector F of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> , to be serviced by the road transport infrastructure to which the infrastructure contribution relates.
1.6.2	Road transport infrastructure from Point 3A to Point 5A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector and District Collector including signalised and other intersection works.	Before the commencement of a use for development, in Sub-sectors F1, F2 or F3 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
1.6.3	Road transport infrastructure from Point 3 to Point 3A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector including signalised and other intersection works.	Before the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.6.4	Road transport infrastructure from Point 44 to Point 45 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Main Street Collector (under investigation) including signalised and other intersection works.	Before the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> , if the infrastructure contribution from Point 3 to Point 3A on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> is unable to be reasonably provided.
<i>1.7 Road transport infrastructure for Sector G of the Maroochydore Central Precinct (Master Plan Unit)</i>			
1.7.1	Road transport infrastructure from Point 23 to Point 29 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit) after the annual average week day traffic exceeds 18,000 vehicles per day on: <ul style="list-style-type: none"> <li>(a) any section of Maud Street; and</li> <li>(b) any section of the Distributor Road between Point 22 and Point 23 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b>.</li> </ul>
1.7.2	Road transport infrastructure from Point 15 to Point 25 to Point 37 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work for a District Collector and a Distributor Road including signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sectors D2, D4 or D5 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> , where the Distributor Road and District Collector from Point 29 to Point 16 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> has been provided.
<i>1.8 Widening Dalton Drive</i>			
1.8.1	Road transport infrastructure from Point 18 to Point 21 to Point 22 to Point 23 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for a Controlled Distributor Road and a Distributor Road including the widening of the existing road to 4 lanes and signalised and other intersection works.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit), where the annual average week day traffic exceeds 18,000 vehicles

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
			per day on any section of Dalton Drive from Point 18 to Point 23 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .
<b>1.9</b> <i>Public parking facilities</i>			
1.9.1	Road transport infrastructure being the public parking facility in Sub-sector C1 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of 0.5 hectares of land and work for an at grade sealed public parking facility.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sub-sector C3 or C4 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
1.9.2	Road transport infrastructure for a public parking facility in Sub-sector F3 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of 0.5 hectares of land and work for an at grade sealed public parking facility.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in Sector F of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development and Infrastructure)</b> .
<b>2.</b> <i>BICYCLE AND PEDESTRIAN INFRASTRUCTURE</i>			
<b>2.1</b> <i>Bicycle and pedestrian infrastructure within the road transport infrastructure</i>			
2.1.1	Bicycle and pedestrian infrastructure within the road transport infrastructure to be provided.	Infrastructure contribution comprising the provision of work for pedestrian paths and on road bicycle lanes within the road transport infrastructure.	Before the time for the provision of the road transport infrastructure within which the part of the bicycle and pedestrian infrastructure network is to be provided.
<b>2.2</b> <i>Bicycle and pedestrian infrastructure within the urban open space infrastructure</i>			
2.2.1	Bicycle and pedestrian infrastructure within the urban open space infrastructure to be provided.	Infrastructure contribution comprising the provision of work for shared bicycle and pedestrian paths within the urban open space infrastructure.	Before the time for the provision of the urban open space infrastructure within which the part of the bicycle and pedestrian infrastructure network is to be provided.
<b>2.3</b> <i>Bicycle and pedestrian bridges, underpasses and overpasses</i>			
2.3.1	Bicycle and pedestrian infrastructure being bicycle and pedestrian bridges, underpasses, overpasses in the Maroochydore Central Precinct (Master Plan Unit) as indicatively identified on <b>Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for bicycle and pedestrian bridges, underpasses and overpasses in the Maroochydore Central Precinct (Master Plan Unit).	For that part of the bicycle and pedestrian infrastructure network within:-  (a) the road transport infrastructure, the same time as the provision of the road transport infrastructure; or  (b) the urban open space infrastructure, the time specified by the Council in an approval.
<b>2.4</b> <i>Public pedestrian promenade along Maud Canal</i>			
2.4.1	Bicycle and pedestrian infrastructure for a public pedestrian promenade along Maud Canal as indicatively identified on <b>Map 5.10 (Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for a public pedestrian promenade along Maud Canal.	For the part of the public pedestrian promenade within:-  (a) the road transport infrastructure, the same time as the provision of the road transport infrastructure; or

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	Network).		(b) the urban open space infrastructure, the time specified by the Council in an approval.
<b>3. STORMWATER INFRASTRUCTURE</b>			
<b>3.1 Development of waterway, waterway buffer and water recirculation system</b>			
3.1.1	Stormwater infrastructure being a waterway and waterway corridor as indicatively identified on <b>Map 5.13 (Maroochydore PAC Structure Plan Area Stormwater Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work in the Maroochydore Central Precinct (Master Plan Unit) of an area of no less than 4.2 hectares for a waterway and a waterway buffer.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
<b>3.2 Operation and maintenance of waterway, waterway buffer and water recirculation system</b>			
3.2.1	Stormwater infrastructure being the operation and maintenance of the waterway, waterway corridor and water recirculation system as indicatively identified on <b>Map 5.13 (Maroochydore PAC Structure Plan Area Stormwater Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the operation and maintenance of the waterway and water recirculation system.	For a period of 5 years starting from the date the Council gives a notice stating the infrastructure contribution in <b>item 3.1.1</b> has been completed.
<b>4. URBAN OPEN SPACE INFRASTRUCTURE</b>			
<b>4.1 Regional recreation park including civic plaza</b>			
4.1.1	Urban open space infrastructure being the regional recreation park at Point 1 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of the following:-  (a) land in the Maroochydore Central Precinct (Master Plan Unit) for a regional recreation park, including a civic plaza;  (b) work for the embellishment of the regional recreation park including a civic plaza in accordance with Table DC5.4.2 Desired Standards of Service for Recreation Parks (including formal parks and gardens, play and picnic parks, plazas and other hard urban areas) in <i>Maroochy Shire Council Planning Scheme Policy No. DC5 Public Parks Infrastructure</i> .	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).
<b>4.2 Regional recreation park including transit plaza</b>			
4.2.1	Urban open space infrastructure being the regional recreation park at Point 2 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of the following:-  (a) land in the Maroochydore Central Precinct (Master Plan Unit) for a regional recreation park, including a transit plaza;  (b) work for the embellishment of the regional recreation park.	Before the commencement of a use for development, in Sub-sector B1 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure)</b> .
<b>4.3 Public amphitheatre</b>			
4.3.1	Urban open space infrastructure being the public amphitheatre at Point 3 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a public amphitheatre.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master



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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
	<b>Infrastructure Network).</b>		Plan Unit).
4.3.2	Urban open space infrastructure being the public amphitheatre at Point 3 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).</b>	Infrastructure contribution comprising the provision of work for the embellishment of the public amphitheatre.	Before the commencement of a use for development, in Sub-sector C4, C5 or B2 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).</b>
<b>4.4 District recreation park</b>			
4.4.1	Urban open space infrastructure being the district recreation park at Point 4 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).</b>	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a district recreation park, excluding the land area of the waterway buffer.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).
4.4.2	Urban open space infrastructure being the district recreation park at Point 4 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).</b>	Infrastructure contribution comprising the provision of work for the following:-  (a) embellishment of the district recreation park;  (b) access to the district recreation park from the road transport infrastructure between Point 23 and Point 46 on <b>Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network).</b>	Before the commencement of a use for development, in Sector E of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).</b>
<b>4.5 Local recreation park</b>			
4.5.1	Urban open space infrastructure being the local recreation park at Point 5 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).</b>	Infrastructure contribution comprising the provision of land in the Maroochydore Central Precinct (Master Plan Unit) for a local recreation park.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
4.5.2	Urban open space infrastructure being the local recreation park at Point 5 on <b>Map 5.14 (Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network).</b>	Infrastructure contribution comprising the provision of work for the embellishment of the local recreation park.	Before the commencement of a use for development, in Sub-sectors D2, D4 or D5 of the Maroochydore Central Precinct (Master Plan Unit) on <b>Map 5.7 (Maroochydore PAC Master Planned Area (Maroochydore Central Precinct) Sequencing of Development Infrastructure).</b>
<b>5. COMMUNITY FACILITIES INFRASTRUCTURE</b>			
<b>5.1 Regional community facilities</b>			
5.1.1	Community facilities infrastructure being the regional community facilities at Point 1 and Point 2 on <b>Map 5.15 (Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network).</b>	Infrastructure contribution comprising the provision of land within the Maroochydore Central Precinct (Master Plan Unit) for regional community facilities.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
<b>6. TELECOMMUNICATIONS INFRASTRUCTURE</b>			

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Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
<i>6.1 Telecommunications infrastructure</i>			
6.1.1	Telecommunications infrastructure as indicatively identified on <b>Map 5.17 (Maroochydore PAC Master Planned Area Telecommunications Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of land and work in the Maroochydore Central Precinct (Master Plan Unit) for telecommunications infrastructure to service development.	Before the following:  (a) the approval of a plan of subdivision or the commencement of a use for development; in the Maroochydore Central Precinct (Master Plan Unit), which is to be serviced by the telecommunications infrastructure to which the infrastructure contribution relates; or  (b) a later time specified by the Council in an approval.
<b>7. WATER SUPPLY INFRASTRUCTURE</b>			
<i>7.1 Augmentation of the Harbour Hill Reservoir</i>			
7.1.1	Water supply infrastructure being the augmentation of the Harbour Hill Reservoir at Point 1 on <b>Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the two staged augmentation of the Harbour Hill Reservoir to provide the following:-  (a) in the first stage, a storage capacity of 10 megalitres;  (b) in the second stage, an additional storage capacity of 6 megalitres.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in the Maroochydore Central Precinct (Master Plan Unit) which is to be serviced by the water supply infrastructure to provide a water service to the development in accordance with the desired standards of service of the relevant distributor-retailer.
<i>7.2 Connection to existing water supply infrastructure</i>			
7.2.1	Water supply infrastructure being water mains from Point 1 to Point 2 to Point 3 to Point 4 to Point 5 to Point 6 to Point 7 on <b>Map 5.11 (Maroochydore PAC Master Planned Area Water Supply Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the following:-  (a) a 450mm water main from Point 1 to Point 2 to Point 3 to Point 4 to Point 5;  (b) a 300mm water main from Point 5 to Point 6 to Point 7;  (c) pipes, valves and connections and temporary power supply and all other works necessary to operate the water mains.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
<b>8. SEWER INFRASTRUCTURE</b>			
<i>8.1 Connection to existing sewer infrastructure</i>			
8.1.1	Sewer infrastructure being a gravity sewer main from Point 1 to Point 2 on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of an easement of a width of 6 metres.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.1.2	Sewer infrastructure being a gravity sewer main from Point 1 to Point 2 on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the following:-  (a) a 900mm gravity sewer main;  (b) pipes, valves and connections	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, of any part of the Maroochydore Central Precinct (Master Plan Unit).

## MAROOCHYDORE PRINCIPAL ACTIVITY CENTRE STRUCTURE PLAN

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Description of Sequencing of Development and the Infrastructure Contribution
		and temporary power supply and all other works necessary to operate the gravity sewer main.	
<i>8.2 Sewer pump station</i>			
8.2.1	Sewer infrastructure being a sewer pump station at Point 2 as indicatively identified on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision land in the Maroochydore Central Precinct (Master Plan Unit) of an area of 900m <sup>2</sup> for the construction of sewer infrastructure at Point 2 including access to the road infrastructure network.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.2.2	Sewer infrastructure being a sewer pump station at Point 2 on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the following:-  (a) a 530 litres/second sewer pump station;  (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pump station.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
<i>8.3 Sewer pressure main</i>			
8.3.1	Sewer infrastructure being a sewer pressure main from Point 2 to Point 3 on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of work for the following:-  (a) a 600mm sewer pressure main;  (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pressure main.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).
8.3.2	Sewer infrastructure being a sewer pressure main from Point 3 to Point 4 to Point 5 on <b>Map 5.12 (Maroochydore PAC Master Planned Area Sewer Infrastructure Network)</b> .	Infrastructure contribution comprising the provision of the following:-  (a) a 600mm sewer pressure main from Point 3 to Point 4 to Point 5;  (b) pipes, valves and connections and temporary power supply and all other works necessary to operate the sewer pressure main.	Before the earlier of, the approval of a plan of subdivision or the commencement of a use for development, in any part of the Maroochydore Central Precinct (Master Plan Unit).

**Map 5.5** Maroochydore PAC Master Planned Area Height of Buildings and Structures

**Map 5.6** Maroochydore PAC Master Planned Area Active Frontages, Gateways and Activity Nodes



**Map 5.7** Maroochydore PAC Master Planned Area Maroochydore Central Precinct (Master Plan Unit)  
Sequence of Development and Infrastructure

**Map 5.8** Maroochydore PAC Master Planned Area Road Transport Infrastructure Network







**Map 5.9** Maroochydore PAC Master Planned Area Public Transport Network



**Map 5.10** Maroochydore PAC Master Planned Area Bicycle and Pedestrian Infrastructure Network

**Map 5.11** Maroochydore PAC Master Planned Area Water Supply Infrastructure Network



**Map 5.12** Maroochydore PAC Master Planned Area Sewer Infrastructure Network

**Map 5.13** Maroochydore PAC Master Planned Area Stormwater Infrastructure Network



**Map 5.14** Maroochydore PAC Master Planned Area Urban Open Space Infrastructure Network

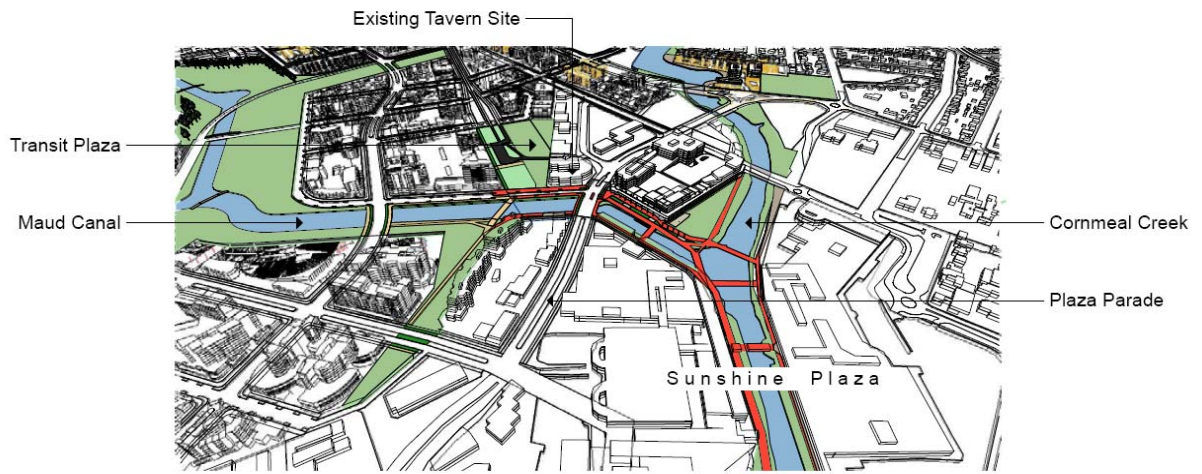
**Map 5.15** Maroochydore PAC Master Planned Area Community Facilities Infrastructure Network

**Map 5.16** Maroochydore PAC Master Planned Area Electricity Infrastructure Network

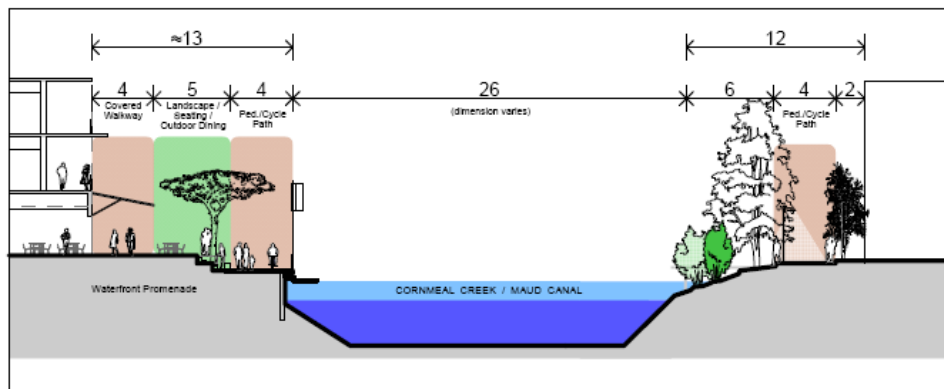


**Map 5.17** Maroochydore PAC Master Planned Area Telecommunications Infrastructure

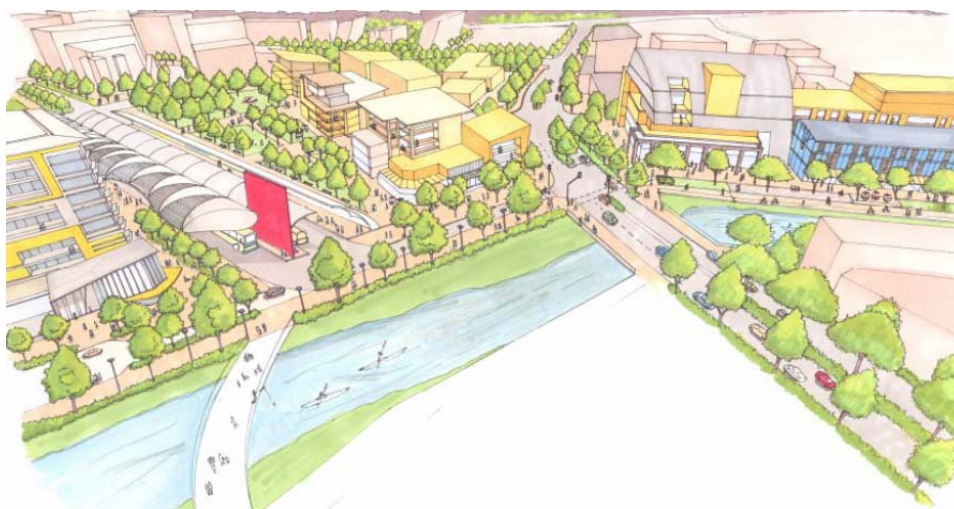
**Figure 5.1** Maroochydore PAC Master Planned Area Public Pedestrian Promenade Location and Design



A. Public Pedestrian Promenade Location



B. Public Pedestrian Promenade Indicative Section



C. Public Pedestrian Promenade Indicative Concept Design