

1.2 Planning scheme components

- (1) The planning scheme, in respect of:-
- (a) the planning scheme area, other than that part of the planning scheme area referred to in paragraph (b) below, comprises the following components:-
- (i) about the planning scheme (this part);
 - (ii) state planning provisions (Part 2);
 - (iii) the strategic framework (Part 3);
 - (iv) the priority infrastructure plan (Part 4);
 - (v) tables of assessment (Part 5);
 - (vi) the zones and, where applicable zone precincts specified in **Table 1.2.1 (Zones and zone precincts)** below (Part 6);

Table 1.2.1 Zones and zone precincts

Zones and zone precincts	
Residential zones category	
(a)	Low density residential zone, including:-
(i)	Precinct LDR 1 (Protected Housing Area)
(b)	Medium density residential zone
(c)	High density residential zone
(d)	Tourist accommodation zone
Centre zones category	
(e)	Principal centre zone
(f)	Major centre zone
(g)	District centre zone
(h)	Local centre zone
Industry zones category	
(i)	Low impact industry zone
(j)	Medium impact industry zone
(k)	High impact industry zone
(l)	Waterfront and marine industry zone
Recreation zones category	
(m)	Sport and recreation zone
(n)	Open space zone
Environmental zones category	
(o)	Environmental management and conservation zone
Other zones category	
(p)	Community facilities zone
(q)	Emerging community zone
(r)	Limited development (landscape residential) zone
(s)	Rural zone, including:-
(i)	Precinct RUR1 (Meridan Plains Extractive Resource Area)
(t)	Rural residential zone
(u)	Specialised centre zone
(v)	Tourism zone including:-
(i)	Precinct TOU1 (Australia Zoo)
(ii)	Precinct TOU2 (Aussie World)
(iii)	Precinct TOU3 (Big Pineapple)

- (vii) the local plans and, where applicable, local plan precincts specified in **Table 1.2.2 (Local plans and local plan precincts)** below (Part 7);

Table 1.2.2 Local plans and local plan precincts

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

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

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

Table 1.2.3 Overlays

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

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

Table 1.2.4 Development codes

Development codes	
Statewide codes	
(a)	Community residence code
(b)	Forestry for wood production code
(c)	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
Use codes	
(d)	Business uses and centre design code
(e)	Caretaker's accommodation code
(f)	Child care centre code
(g)	Community activities code
(h)	Dual occupancy code
(i)	Dwelling house code

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

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

Table 1.2.5 Planning scheme policies

Planning scheme policies	
Planning scheme policies relating to Part 7 (Local plans)	
(a)	Planning scheme policy for Landsborough (urban design guidelines)
(b)	Planning scheme policy for Sippy Downs Town Centre
Planning scheme policies relating to Part 8 (Overlays)	
(c)	Planning scheme policy for the acid sulfate soils overlay code
(d)	Planning scheme policy for the airport environs overlay code
(e)	Planning scheme policy for the biodiversity, waterways and wetlands overlay code
(f)	Planning scheme policy for the bushfire hazard overlay code
(g)	Planning scheme policy for the extractive resources overlay code
(h)	Planning scheme policy for the flood hazard overlay code
(i)	Planning scheme policy for the heritage and character areas overlay code
(j)	Planning scheme policy for the landslide hazard and steep land overlay code
(k)	Planning scheme policy for the scenic amenity overlay code
Planning scheme policies relating to Part 9 (Development codes)	
(l)	Planning scheme policy for the utility code

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

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

1.3 Interpretation

1.3.1 Definitions

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

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

Editor's note—the regulated requirements do not apply to this planning scheme.

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

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title "note" and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

Editor's note—this is an example of an editor's note.

Footnote—this is an example of a footnote.

1.3.3 Punctuation

- (1) A word followed by “;” or alternatively “, and” is considered to be “and”; and
- (2) A word followed by “; or” means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, *waterway* or reclaimed land in the planning scheme area:-
 - (a) if adjoined on both sides by land in the same zone – the road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land; or
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
 - (c) if the road, closed road, *waterway* or reclaimed land is adjoined on one side only by land in a zone – the entire road, closed road, *waterway* or reclaimed land is in the same zone as the adjoining land; or
 - (d) if the road, closed road, *waterway* or reclaimed land is covered by a zone then that zone applies.

1.4 Categories of development

- (1) The categories of development under the Act are:-

- (a) accepted development;

Editor's note—a development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development requiring either:-

- (i) code assessment; or
- (ii) impact assessment;

Editor's note—a development approval is required for assessable development. Schedules 9 and 10 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

Part 3 Strategic framework

3.1 Preliminary

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

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

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

- (4) The strategic framework component of the Palmview Structure Plan that applies to the Palmview declared master planned area also provides strategic outcomes for the planning scheme.

3.2 Strategic intent

3.2.1 Shaping growth – an overview

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

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

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

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

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

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

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

3.2.2 A new economy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.2.3 Greenspace for generations

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

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

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

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

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

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

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

3.3.7 Element 6 – Major development areas

3.3.7.1 Specific outcomes

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

- (k) Development in a major development area provides for the protection and enhancement of *ecologically important areas* with offsets for any adverse impacts caused to *ecologically important areas*.
- (l) Development in a major development area provides the *infrastructure* necessary to meet the needs of the community.

3.3.8 Element 7 – Further investigation areas

3.3.8.1 Specific outcomes

- (a) Further investigation areas are identified for the region.
- (b) Further investigation areas contain land outside of local growth management boundaries potentially suitable to accommodate long term urban development requirements.
- (c) Further investigation areas are identified conceptually on **Strategic Framework Map SFM 1 (Land use elements)** and comprise:-
 - (i) the Beerwah Further Investigation Area (potential for employment activities);
 - (ii) the Beerwah/Caloundra South Further Investigation Area (potential for residential activities and employment activities);
 - (iii) the Finland Road/Mudjimba West Further Investigation Area (potential for employment activities related to the Sunshine Coast Airport and community activities).
- (d) Within the life of the planning scheme, *Council* will undertake an assessment of each further investigation area to determine:-
 - (i) whether the further investigation area contains land suitable to accommodate urban development; and
 - (ii) the preferred form and timing of any urban development that may occur.
- (e) Inclusion of land in a further investigation area is not a development commitment and does not imply that all or any part of a further investigation area will be made available for urban development in the future.
- (f) Further investigation areas are maintained as non-urban areas and protected from land fragmentation and inappropriate land use activities until decisions about long term land use are made.
- (g) In addition to the further investigation areas described above, within the life of the planning scheme, *Council* will also undertake further investigations to identify opportunities for urban consolidation at strategic locations along the Maroochydore to Caloundra Priority Transit Corridor. The outcomes of these investigations will be considered as part of future amendments to the planning scheme.

A development application for a proposal which is consistent with the outcomes of these investigations but which is made prior to the making of a planning scheme amendment may be considered by the *Council* where the objectives of transit oriented development and value capture are fully achieved.

3.3.9 Element 8 – Local settings and local planning responses

3.3.9.1 Specific outcomes

- (a) The Sunshine Coast is maintained as a community of communities where the character and identity of each community is recognised and protected in accordance with a local plan.
- (b) In addition to local character and identity, five broader settings are recognised and protected on the Sunshine Coast - coastal urban areas, rural towns, rural villages, rural residential areas and rural areas.

- (c) Coastal urban areas are urban areas adjacent or near the coast that offer a range of lifestyles with generally high levels of access to employment, *infrastructure* and services and a strong affinity with the coastal environment. These areas also often have high tourism visitation values. Coastal urban areas in the southern and central part of the region form the Sunshine Coast Enterprise Corridor.
- (d) Local plans have been prepared for the following local plan areas having a predominantly coastal urban setting:-
- (i) Bli Bli local plan area;
 - (ii) Buderim local plan area;
 - (iii) Caloundra local plan area;
 - (iv) Caloundra West local plan area;
 - (v) Coolum local plan area;
 - (vi) Forest Glen/Kunda Park/Tanawha local plan area (part only);
 - (vii) Golden Beach/Pelican Waters local plan area;
 - (viii) Kawana Waters local plan area;
 - (ix) Maroochy North Shore local plan area;
 - (x) Maroochydhore/Kuluin local plan area;
 - (xi) Mooloolaba/Alexandra Headland local plan area;
 - (xii) Peregian South local plan area; and
 - (xiii) Sippy Downs local plan area.
- (e) Rural towns are medium to large towns located in the rural area that offer a range of lifestyles with generally moderate levels of access to employment, *infrastructure* and services and a strong affinity with the rural and natural hinterland environment. These towns also often have medium to high tourism visitation values.
- (f) Local plans have been prepared for the following local plan areas having a predominantly rural town setting:-
- (i) Beerwah local plan area;
 - (ii) Eumundi local plan area;
 - (iii) Glass House Mountains local plan area;
 - (iv) Kenilworth local plan area;
 - (v) Landsborough local plan area;
 - (vi) Maleny local plan area;
 - (vii) Mooloolah local plan area;
 - (viii) Nambour local plan area;
 - (ix) Palmwoods local plan area;
 - (x) Woombye local plan area; and
 - (xi) Yandina local plan area.
- (g) Rural villages are small towns located in the rural area that offer a range of lifestyles with generally moderate to low levels of access to urban employment, *infrastructure* and services and

a strong affinity with the rural and natural hinterland environment. These villages may have unique visitation values.

- (h) Local plans have been prepared for the following local plan areas having a predominantly rural village setting:-
 - (i) Beerburrum local plan area;
 - (ii) Blackall Range local plan area (Mapleton and Montville); and
 - (iii) Eudlo local plan area.

3.3.10 Strategic framework maps

Strategic Framework Map SFM 1 (Land use elements) identifies elements of the strategic framework as relevant to the settlement pattern theme⁵ and in particular identifies the following:-

- (a) defined local growth management boundaries being the urban growth management boundary and the rural residential growth management boundary;
- (b) land use categories being urban areas, rural residential areas, industry and enterprise areas, rural enterprise and landscape areas, major sport and recreation open space and major conservation areas;
- (c) the *Sunshine Coast activity centre network*;
- (d) major transport elements; and
- (e) major landscape elements being the regional inter-urban break.

Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements) identifies coastal urban, rural town, rural village, rural residential and rural area settings.

⁵ Editor's note—not all elements of the settlement pattern theme can be spatially represented.

3.4 Economic development

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

3.4.1 Strategic outcomes

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

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

- (f) A network of well-designed, connected and accessible activity centres are provided across the Sunshine Coast with uses and activities which reflect their role and function.
- (g) Activity centres are vibrant, mixed use places that provide a focus for business investment, employment, residential and community vitality. Buildings and places within activity centres contribute to the character and identity of their local area.
- (h) Activity centres are connected by an efficient and integrated *transport network* and are well-designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (i) Maroochydore is the principal *regional activity centre* for the Sunshine Coast providing for the largest mix of high order retail, commercial, administrative, community, cultural, recreational, entertainment activities and a range of housing options to service the Sunshine Coast. Maroochydore is a well-designed place, focussed around central parkland, regional community facilities and a regional transport hub and is well connected to surrounding places. Maroochydore is the city centre of the Sunshine Coast.
- (j) Maroochydore is supported by well-designed and connected major *regional activity centres* at Kawana, Sippy Downs, Caloundra and Caloundra South and at Nambour and Beerwah.
- (k) Caloundra is the dominant major regional centre for the southern part of the region providing a wide mix of tourism, sport, recreation, cultural, commercial, employment, residential and service activities.
- (l) Nambour is the dominant major regional centre for the hinterland communities. Beerwah is a smaller *regional activity centre* servicing the southern hinterland communities. These centres are priority investment areas for the Sunshine Coast hinterland.
- (m) Kawana Town Centre and the adjoining Sunshine Coast University Hospital provide significant business, residential, health, employment and education opportunities.
- (n) Sippy Downs Town Centre is a key location for research, education, learning, innovation and investment that supports an appropriate mix of university based business, employment, residential and community activities.
- (o) Caloundra South Town Centre is the centre servicing the growing Caloundra South community but is subservient to Caloundra.
- (p) The Sunshine Coast Airport is a specialist activity centre providing an expanded range of aviation, aerospace, business, tourism and employment opportunities which promote the region, attract investment and support tourism on the Sunshine Coast.
- (q) Regional employment areas are well-designed and connected, providing opportunities for high concentrations of specialised employment, including science and technology, health, education, training and professional services activities. Regional employment areas are located within and surrounding major *regional activity centres* and major institutions including the University of the Sunshine Coast and the Sunshine Coast University Hospital and the Sunshine Coast Airport.
- (r) Sub-regional employment areas provide opportunities for a diverse mix of science and technology based commercial activities and specialist services in appropriate locations. Health, education and training opportunities are also provided around sub-regional scale educational facilities and hospitals.
- (s) The Sunshine Coast's industry and enterprise areas provide opportunities for high value industry and related enterprise which contribute to the strength and diversity of the economy and improved employment opportunities. Industry and enterprise areas are well-designed and accessible to major transport routes to attract niche business and industry investment and are appropriately serviced and connected to contemporary, business grade telecommunications infrastructure as well as being connected to other centres, employment areas and communities. Industry and enterprise areas are protected from encroachment by *sensitive land uses*.
- (t) Rural lands are protected and support a range of innovative and sustainable agribusinesses which contribute to the Sunshine Coast economy including niche food and beverage product and

value adding production in a clean environment. Agricultural land class A and class B⁶, strategic cropping land (SCL), potential SCL and fisheries habitat areas are maintained to support and encourage local food production and supply growing markets external to the region. Sustainable farming practices and *rural industries* which supply the local population and have potential to provide education and tourism opportunities are encouraged.

- (u) Tourism, sport and leisure related activities offer unique and world class tourism, sport and leisure experiences and products as well as major events.
- (v) Creative industries and cultural and community activities occur across the region in activity centres, tourism focus areas and other locations as appropriate.
- (w) Home based businesses continue to provide for the establishment of new micro and small business enterprises.

Implementation framework

The elements and specific outcomes for the economic development theme are the following:-

3.4.2 Element 1 – Natural (competitive) advantage and key economic sectors

3.4.2.1 Specific outcomes

- (a) Business and employment activities:-
 - (i) build on traditional economic sectors whilst encouraging the establishment of a range of new innovative and high value industries;
 - (ii) leverage off major investments in public and private *infrastructure* associated with the 'game changer' projects and enhance the competitive value offer of the Sunshine Coast; and
 - (iii) acknowledge, protect and draw upon the character, lifestyle and environment attributes of the Sunshine Coast which underpin its natural (competitive) advantage.
- (b) The traditional sectors of retail, construction, tourism and rural activities are supported through the following:-
 - (i) facilitation of development in appropriate locations as provided for by zoning allocations, and particularly in regional activity centres and infill and greenfield major development areas in the Sunshine Coast Enterprise Corridor;
 - (ii) identification of tourism focus areas as the primary locations for tourism related activities, facilities and *infrastructure*; and
 - (iii) protection of rural lands and the promotion of sustainable rural enterprise.
- (c) New investments and re-investment in high value industries including health and well-being, education, research and knowledge based industries and professional services, tourism, sport and leisure, agribusiness, aviation and aerospace and clean technologies are supported through the following:-
 - (i) the establishment of the Sunshine Coast Enterprise Corridor as the key area for economic development and residential growth, and the preferred location for high value industries;
 - (ii) the development of the Sunshine Coast University Hospital and other health related services;
 - (iii) identification of the Sunshine Coast Airport as a specialist activity centre providing a range of aviation and aerospace related business activities;

⁶ Note—development should also have regard to the economic significance of 'important agricultural areas' mapped under the state planning policy.

- (iv) continued investment in knowledge industries and professional services in activity centres and employment areas;
- (v) protection of existing tourism, sport and leisure facilities and encouragement of the establishment of new facilities that contribute to active, healthy living and community wellbeing;
- (vi) the development of educational and research institutions including the University of the Sunshine Coast and other tertiary and trade-based learning facilities;
- (vii) encouraging the establishment of new agribusiness in rural areas including new niche food and beverage product and value adding production in a clean environment; and
- (viii) encouraging the adoption of clean technology solutions in employment areas and enterprise areas.

3.4.3 Element 2 – Sunshine Coast activity centre network

3.4.3.1 Specific outcomes

- (a) To support the preferred pattern of settlement, development is consistent with the *Sunshine Coast activity centre network* identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)**.

Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**, and for ease of reference is reproduced below in **Table 3.4.3.1 (Activity centre network)**.
- (b) Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.
- (c) Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) Activity centres incorporate most or all of the following elements:-
 - (i) a main street or other externally focussed configuration with active or semi-active street *frontages* that connect to surrounding communities and community spaces;
 - (ii) high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;
 - (iii) buildings and places which respect and contribute to the character and identity of their local area;
 - (iv) hospitality areas in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live music which creates a vibrant atmosphere; and
 - (v) creative industries and cultural and community activities which contribute to economic and community vitality.
- (e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, *parks* and civic spaces, together with a significant proportion of housing that creates opportunities for *affordable living* and meets transit oriented development and universal access and design principles.
- (f) Activity centres are well connected by an efficient public transport system and *active transport* network and are designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (g) High quality *infrastructure* networks encourage and support business growth and development within activity centres.

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

Table 3.4.3.1 Activity centre network

Description	Location	Applicable local plan or structure plan
Regional activity centres		
<p>Principal regional activity centre (Maroochydore City)</p> <p>Provides for the largest and most diverse mix of uses and activities that form the core of urban settlement and includes a concentration of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses, servicing the Sunshine Coast region.</p>	<ul style="list-style-type: none"> Maroochydore 	<ul style="list-style-type: none"> Maroochydore/Kuluin local plan <p>Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Major regional activity centres</p> <p>Provide for a wide mix of uses and activities and include concentrations of higher order retail, commercial, employment, health services, administrative, community, cultural and entertainment facilities and other uses capable of servicing part of the Sunshine Coast. Caloundra and Nambour are dominant major <i>regional activity centres</i>.</p>	<ul style="list-style-type: none"> Caloundra Nambour Beerwah Caloundra South Kawana Town Centre Sippy Downs Town Centre 	<ul style="list-style-type: none"> Caloundra local plan Nambour local plan Beerwah local plan Not applicable Development Control Plan No.1 (Kawana Waters) Sippy Downs local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Specialist activity centre</p> <p>Provide specialist uses and related uses that promote economic activity and employment.</p>	<ul style="list-style-type: none"> Sunshine Coast Airport 	<ul style="list-style-type: none"> Maroochy North Shore local plan
Sub-regional activity centres		
<p>District activity centres</p> <p>Provide for a mix of uses and activities and include a concentration of retail, commercial, residential, offices and health services, community, entertainment and recreation facilities capable of servicing a district.</p>	<ul style="list-style-type: none"> Buderim Caloundra South Coolum Beach Currimundi Kawana (North) Maleny Mooloolaba Palmview Pelican Waters 	<ul style="list-style-type: none"> Buderim local plan Not applicable Coolum local plan Caloundra local plan Kawana Waters local plan Maleny local plan Mooloolaba/Alexandra Headland local plan Palmview Structure Plan Golden Beach/Pelican Waters local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p>Local (full service) activity centres</p> <p>Provide for a wide range of local shopping, local employment, commercial, cafes and dining, entertainment, community services together with residential development where it can integrate and enhance the fabric of the activity centre.</p>	<ul style="list-style-type: none"> Aroona Bli Bli Brightwater Caloundra South Chancellor Park West Coolum West Eumundi Glass House Mountains Kenilworth Landsborough Mooloolah Mountain Creek Pacific Paradise Palmwoods 	<ul style="list-style-type: none"> Caloundra West local plan Bli Bli local plan Kawana Waters local plan Not applicable Sippy Downs local plan Coolum local plan Eumundi local plan Glass House Mountains local plan Kenilworth local plan Landsborough local plan Mooloolah local plan Buderim local plan Maroochy North Shore local plan Palmwoods local plan

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

3.4.4 Element 3 – Employment areas

3.4.4.1 Specific outcomes

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

Table 3.4.4.1 Employment areas

Description	Location	Applicable local plan or structure plan
Regional employment areas		
General	<ul style="list-style-type: none"> Maroochydore Principal Regional Activity Centre Kawana Major Regional Activity Centre Sippy Downs Major Regional Activity Centre 	<ul style="list-style-type: none"> Maroochydore/Kuluin local plan Development Control Plan No.1 (Kawana Waters) Sippy Downs local plan <p>Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>

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

3.4.5 Element 4 – Industry and enterprise areas

3.4.5.1 Specific outcomes

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

- (h) Industry and enterprise areas are well connected to activity centres and surrounding urban areas by active and public transport networks.
- (i) Industry and enterprise areas provide a range of lot sizes and adaptable building configurations that cater for varying industry needs.
- (j) Industry and enterprise areas provide telecommunications infrastructure that supports access to markets and supply chains and the development of clusters of information technology, knowledge-based and creative industries.
- (k) Industry and enterprise areas provide a high level of amenity for employees including access to high quality open space and community areas.
- (l) Within the life of the planning scheme, *Council* may undertake further investigations to identify additional industry and enterprise areas to meet the long term needs of the region. These investigations may be associated with or separate to the assessment of further investigation areas provided for in Element 7 of the settlement pattern theme.

Table 3.4.5.1 Industry and enterprise areas

Description	Location	Applicable local plan or structure plan
<p>Regional industry and enterprise areas</p> <p>Large industry and enterprise areas of regional significance with high levels of access to regional freight corridors, proximity to a workforce and adequate separation from incompatible land uses so as to accommodate some <i>high impact industry</i> uses in appropriate locations.</p>	<ul style="list-style-type: none"> • Coolum Industry Park • Sunshine Coast Airport Industrial Park • Sunshine Coast Industrial Park 	<ul style="list-style-type: none"> • Coolum local plan • Maroochy North Shore local plan • Caloundra West local plan
<p>Sub-regional industry and enterprise areas</p> <p>Moderate to large or specialised industry and enterprise areas of sub-regional significance meeting one or more, but not necessarily all of the criteria that define a regional industry and enterprise area.</p>	<ul style="list-style-type: none"> • Beerwah Industrial Area • Caloundra South Industrial Park • Caloundra West Industrial Estate • Forest Glen Industrial Area • Kawana Industrial Area • Kunda Park Industrial Area • Kuluin Industrial Area • Landsborough Industrial Area • Maroochydore Industrial Area • Mooloolaba Harbour Industrial Area • Nambour East Industrial Area • Yandina Industrial Area 	<ul style="list-style-type: none"> • Beerwah local plan • Not applicable • Caloundra West local plan • Forest Glen/Kunda Park/Tanawha local plan • Kawana Waters local plan • Forest Glen/Kunda Park/Tanawha local plan • Maroochydore/Kuluin local plan • Landsborough local plan • Maroochydore/Kuluin local plan • Mooloolaba/Alexandra Headland local plan • Nambour local plan • Yandina local plan <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>

3.4.6 Element 5 – Tourism and tourism focus areas

3.4.6.1 Specific outcomes

- (a) To support the preferred pattern of settlement, development provides for tourist oriented activities and services to be concentrated within the tourism focus areas identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)** and described in further detail in **Table 3.4.6.1 (Tourism focus areas)**.
- (b) Tourism, sport, major events and leisure activities provide unique experiences and products in well planned and serviced locations.

- (c) Tourism focus areas provide for a range of visitor accommodation and tourist services consistent with the intended role of the respective tourism focus area with a particular emphasis on those uses that are well suited to and compatible with existing tourism development.
- (d) New *tourist attractions* cluster in designated tourism focus areas in a manner consistent with the intended role of the particular tourism focus area.
- (e) Other opportunities for tourism development may be considered by *Council* on their merits where such development:-
- (i) provides regionally significant tourism investment and employment opportunities to contribute to the Sunshine Coast economy, including positive flow on effects for local communities;
 - (ii) does not incorporate a range or scale of uses and activities which would compromise the *Sunshine Coast activity centre network*;
 - (iii) is located on or with direct *access* to a *major road*;
 - (iv) provides all of the necessary *infrastructure* for the development;
 - (v) is compatible with and does not adversely impact upon the character, lifestyle and environment attributes which contribute to the region's natural (competitive) advantage, including but not limited to impacts on biodiversity, scenic amenity and local character and amenity; and
 - (vi) would enhance the Sunshine Coast's tourism brand and reputation.
- (f) A tourism activity is undertaken on a sustainable basis that protects and capitalises upon the natural values and key lifestyle attributes of the Sunshine Coast.

Table 3.4.6.1 Tourism focus areas

Tourism focus areas	Location
<p>Coastal tourism focus areas</p> <p>Areas within the coastal urban area accommodating a concentration of visitor accommodation and related tourism services.</p>	<p>(i) Alexandra Headland;</p> <p>(ii) Bokarina Beach;</p> <p>(iii) Bulcock Beach and Kings Beach;</p> <p>(iv) Coolum Beach;</p> <p>(v) Cotton Tree and Maroochydore;</p> <p>(vi) Golden Beach;</p> <p>(vii) Marcoola/Mudjimba;</p> <p>(viii) Mooloolaba;</p> <p>(ix) Twin Waters; and</p> <p>(x) Yaroomba (Palmer Coolum Resort and Sekisui House Beachside).</p>
<p>Nature and hinterland tourism focus areas</p> <p>Areas with a primary emphasis on nature and hinterland/rural based tourism experiences and accommodating low impact visitor accommodation and related tourism services.</p>	<p>(i) Blackall Range (including Maleny and Montville);</p> <p>(ii) Beerwah (along Steve Irwin Way in the vicinity of Australia Zoo or other existing activity nodes);</p> <p>(iii) Eumundi;</p> <p>(iv) Glass House Mountains;</p> <p>(v) Mary Valley (including Kenilworth); and</p> <p>(vi) Pumicestone Passage.</p>
<p>Man-made tourism focus areas</p> <p>Areas with a primary emphasis on accommodating major man-made <i>tourist attractions</i> and facilities.</p>	<p>(i) Beerwah (Australia Zoo);</p> <p>(ii) Bli Bli (Sunshine Castle/Go Wake);</p> <p>(iii) Palmview (Aussie World);</p> <p>(iv) Yandina (Ginger Factory); and</p> <p>(v) Woombye (Big Pineapple).</p>

3.4.7 Element 6 – Rural enterprise

3.4.7.1 Specific outcomes

- (a) Rural enterprise and landscape areas are protected as a key element of the character, lifestyle and environment attributes that contribute to the Sunshine Coast's natural (competitive) advantage.

- (b) Rural enterprises and other complementary uses which contribute to the regional economy and provide essential services to rural areas are encouraged to establish in rural areas.
- (c) Opportunities for new agribusiness in rural areas are encouraged, including niche food and beverage products and value adding production in a clean environment.
- (d) Agricultural land class A and class B⁷, strategic cropping land (SCL) and potential SCL are protected from intrusion by incompatible land uses and remain available for ongoing productive use.
- (e) Rural enterprise is undertaken on a sustainable basis that capitalises upon the availability of agricultural land and other natural resources, including mineral resources, forestry resources, fishery resources and water resources.
- (f) Commercial and recreational fishing industries and associated businesses are supported through the protection of marine and freshwater habitats that support these industries.

3.4.8 Element 7 – Creative industries and home based business

3.4.8.1 Specific outcomes

- (a) Creative industries and cultural and community activities are encouraged to establish in activity centres and in other appropriate locations to contribute to economic and social vitality.
- (b) Home based businesses are encouraged to establish in urban, rural residential and rural areas.
- (c) The scale and intensity of a *home based business* is compatible with its setting, and the character and amenity of the local area in which it is situated.

3.4.9 Strategic framework maps

Strategic Framework Map SFM 2 (Economic development elements) identifies elements of the strategic framework as relevant to the economic development theme⁸ and in particular identifies the following:-

- (a) the Sunshine Coast Enterprise Corridor;
- (b) the *Sunshine Coast activity centre network*;
- (c) employment areas;
- (d) industry and enterprise areas; and
- (e) tourism focus areas.

⁷ Note—development should also have regard to the economic significance of ‘important agricultural areas’ mapped under the state planning policy.

⁸ Editor’s note—not all elements of the economic development theme can be spatially represented.

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Table 5.5.5 Principal centre zone

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

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

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

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

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

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Major electricity infrastructure	Accepted development if for underground high voltage sub-transmission power lines and associated transition structures.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Parking station	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.6 Major centre zone

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

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>adult store sensitive use area.</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Home based business	Accepted development if: <ul style="list-style-type: none"> (a) for a home office; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i>. 	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a high impact home based business activity.	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a high impact home based business activity.	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component Prescribed other development codes
Market	Accepted development if: <ul style="list-style-type: none"> (c) conducted by a not-for-profit organisation; and (d) located on Council owned or controlled land. 	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Nightclub entertainment facility	Code assessment if located in a designated hospitality area.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Service station code Prescribed other development codes
Shop	Accepted development if: <ul style="list-style-type: none"> (a) in an existing building; and (b) not for a department store. 	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not	<ul style="list-style-type: none"> Major centre zone code Business uses and centre

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> Applicable local plan design code Prescribed other development codes
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Prescribed other development codes
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Prescribed other development codes
Veterinary services	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Prescribed other development codes
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Prescribed other development codes
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Hospital	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan design code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Major sport, recreation and entertainment facility	Code assessment if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on Council owned or controlled land; and (c) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.7 District centre zone

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

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not located in an <i>adult store sensitive use area</i> .	<i>development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Bar	Accepted development if:- (a) in an existing building; and (b) located in a designated hospitality area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Car wash	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design codes <i>Prescribed other development codes</i>
Food and drink outlet	Accepted development if:- (a) in an existing building; and (b) not for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment if :-</p> <p>(a) not in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	<p>Accepted development if:-</p> <p>(a) in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if:-</p> <p>(a) not in an existing building; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Health care services	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	<p>Accepted development if:-</p> <p>(a) for a <i>home office</i>; or</p> <p>(b) involving a home based child care service licensed under the <i>Child Care Act 2002</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if for an activity other than a <i>high impact home based business activity</i>.</p>	<ul style="list-style-type: none"> Home based business code
	<p>Impact assessment if for a <i>high impact home based business activity</i>.</p>	<ul style="list-style-type: none"> The planning scheme
Hotel	<p>Code assessment</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
Market	<p>Accepted development if:-</p> <p>(a) conducted by a not-for-profit organisation; and</p> <p>(b) located on <i>Council</i> owned or controlled land.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	<p>Accepted development if in an existing building.</p>	<ul style="list-style-type: none"> Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code Transport and parking code
Service station	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) in an existing building; and (b) not for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment if not involving a multiplex cinema.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not	<ul style="list-style-type: none"> District centre zone code Community activities code

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	otherwise specified.	<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Place of worship	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
Club	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Indoor sport and recreation	Accepted development if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Parking station	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.8 Local centre zone

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

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

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	than a <i>high impact home based business activity</i> .	
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not otherwise specified above; and (b) having a <i>gross leasable floor area</i> not exceeding:- (i) 1,000m ² if for a <i>supermarket</i> ; and (ii) 300m ² otherwise.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 2,500m ² ; and (b) any <i>shop</i> tenancy has a <i>gross leasable floor area</i>	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

LOCAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not exceeding:- (i) 1,000m ² if for a supermarket; and (ii) 300m ² otherwise.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Low impact industry	Code assessment if:- (a) involving the mechanical repair and servicing of motor vehicles, lawnmowers or the like; (b) in a rural town or rural village; and (c) on a site that does not require an active street frontage as identified on a local plan elements figure.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

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

Table 5.5.9 Low impact industry zone

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

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

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

Table 5.5.10 Medium impact industry zone

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

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

MEDIUM IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.11 High impact industry zone

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

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

Table 5.5.12 Waterfront and marine industry zone

WATERFRONT AND MARINE INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Caretaker's accommodation</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code
Business activities		
<i>Food and drink outlet</i>	Code assessment if not involving a <i>drive-through facility</i> or a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Code assessment if for the fuelling of marine craft.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Marine industry</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
<i>Medium impact industry</i>	Accepted development if:- (a) in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) involving seafood processing.	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Community activity group		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Port services</i>	Code assessment	<ul style="list-style-type: none"> Waterfront and marine industry zone code Applicable local plan code <i>Prescribed other development codes</i>

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

Table 5.5.13 Sport and recreation zone

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Sustainable design code • Transport and parking code
Short-term accommodation	Code assessment if:- (a) located on:- (i) Council owned or controlled land; or (ii) Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli; and (b) conducted in association with a sport and recreation use on the same site.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Multi-unit residential uses code • Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; (b) conducted in association with an open space or sport and recreation use on the same site; and (c) having a gross leasable floor area not exceeding 100m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if conducted:- (a) conducted by a not-for-profit organisation; (b) not on Council owned or controlled land; and (c) conducted in association with and subordinate to an outdoor sport and recreation use on the same site.	<ul style="list-style-type: none"> • Market code

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Market code • Safety and security code • Transport and parking code • Waste management code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Community activities code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Indoor sport and recreation	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
Major sport, recreation and entertainment facility	Code assessment if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • Sport and recreation zone code • Applicable local plan code • Sport and recreation uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

SPORT AND RECREATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sport and recreation	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Sport and recreation zone code Applicable local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.14 Open space zone

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

OPEN SPACE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Environment facility</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.15 Environmental management and conservation zone

ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Environment facility</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> No requirements applicable
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.16 Community facilities zone

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

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

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

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>leasable floor area not exceeding 100m².</i>	
	Code assessment if for a <i>corner store</i>	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Uses in the community activity use class (where not provided for by a Community facilities zone annotation)		
Child care centre	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Sport and recreation activities		
Club	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Community facilities zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development if:- (a) in an existing building; (b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (c) involving any of the following:- (i) dance studio; (ii) health and fitness training;	<ul style="list-style-type: none"> Transport and parking code

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

Table 5.5.17 Emerging community zone

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

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

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Table 5.5.18 Limited development (landscape residential) zone

LIMITED DEVELOPMENT (LANDSCAPE RESIDENTIAL) ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> • The planning scheme
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> • The planning scheme

Table 5.5.19 Rural zone

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

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

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

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

Table 5.5.20 Rural residential zone

RURAL RESIDENTIAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development	<ul style="list-style-type: none"> Sales office code
Community activities		
<i>Community use</i>	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Emergency services</i>	Code assessment	<ul style="list-style-type: none"> Rural residential zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
<i>Animal husbandry</i>	Accepted development if involving the grazing of livestock only.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) not involving the mechanical spraying of any pesticide or herbicide.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Roadside stall</i>	Accepted development	<ul style="list-style-type: none"> Rural industries code
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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

Table 5.5.21 Specialised centre zone

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

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

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

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

Table 5.5.22 Tourism zone

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

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Nature-based tourism	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Resort complex	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Business activities		
Tourist attraction	Code assessment if in one of the following precincts: (a) Precinct TOU1 (Australia Zoo); (b) Precinct TOU2 (Aussie World); or (c) Precinct TOU3 (Big Pineapple).	<ul style="list-style-type: none"> • Tourism zone code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i> • The planning scheme
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Rural activities		
Animal husbandry	Accepted development if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Cropping	Accepted development if:- (a) not forestry for wood production; and (b) the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Roadside stall	Accepted development if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> • Rural industries code

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Wholesale nursery</i>	Code assessment if the site is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Tourism zone code Rural uses code Applicable local plan code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Utility installation</i>	Accepted development if for a local utility.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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

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

Table 5.6.1 Reconfiguring a lot

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

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

5.7 Categories of development and categories of assessment – building work

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

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

Table 5.7.1 Building work

BUILDING WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	Accepted development ³ if involving <i>minor building work</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development ⁴ if the applicable use code identifies acceptable outcomes applicable to accepted development.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Transport and parking code
	Code assessment if not otherwise specified above.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken The local plan code applicable to the <i>site</i> on which the building work is to be undertaken Transport and parking code

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

⁴ Editor's note—building work that is accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

5.8 Categories of development and categories of assessment – operational work

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

Table 5.8.1 Operational work

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – engineering work and/or landscape work		
Operational work involving engineering work and/or landscape work associated with a material change of use.	Accepted development if the associated change of use is accepted development.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is accepted development.	<ul style="list-style-type: none"> The code or codes applicable to the material change of use for which the operational work is to be undertaken.
	Code assessment if the associated change of use is assessable development.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work and/or landscape work associated with reconfiguring a lot.	Code assessment	<ul style="list-style-type: none"> Landscape code Reconfiguring a lot code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work involving engineering work not associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Stormwater management code Transport and parking code Works, services and infrastructure code
Operational work –filling or excavation		
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁵ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; and (e) the associated change of use is accepted development.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if the associated change of use is	<ul style="list-style-type: none"> The code or codes applicable to the material change of use

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

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	accepted development.	for which the operational work is to be undertaken.
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work involving <i>filling or excavation</i> (other than the placement of topsoil) <u>not</u> associated with a material change of use or reconfiguring a lot.	Accepted development if:- (a) involving cumulative <i>filling or excavation</i> of not more than 50m ³ of material; OR (b) in an identified drainage deficient area ⁶ ; and (c) involving filling undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> ; OR (d) on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ; OR (e) on a lot having an area greater than 5,000m ² ; (f) the lot is included in the Rural zone or Rural residential zone; and (g) cumulatively involving not more than 150m ³ of material.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Stormwater management code Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if a <i>third party advertising device</i> erected on a <i>Council</i> owned bus shelter.	
	Accepted development if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) billboard identification sign; (iii) created roof sign; (iv) high-rise building sign; (v) projecting sign; (vi) pylon identification sign; (vii) roof top sign; (viii) sign written roof sign; (ix) three-dimensional sign; and (b) not a <i>third party advertising device</i> , except where:- (i) erected on <i>Council</i> owned or controlled land; and (ii) used for sport and recreation purposes.	<ul style="list-style-type: none"> Advertising devices code
	Code assessment if not otherwise accepted development or assessable development subject to impact assessment.	<ul style="list-style-type: none"> Advertising devices code

⁶ Editor's note—drainage deficient areas are identified on **Figure 8.2.7 (Drainage deficient areas)** of the Flood hazard overlay code.

OPERATIONAL WORK – ALL ZONES		
Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if a <i>third party advertising device</i> erected on land other than land:- (a) owned or controlled by the <i>Council</i> ; and (b) used for sport and recreation purposes.	<ul style="list-style-type: none"> The planning scheme
Operational work – vegetation clearing		
Operational work involving <i>vegetation clearing</i> .	Accepted development ⁷ if <i>exempt vegetation clearing</i> .	<ul style="list-style-type: none"> No requirements applicable
<i>Vegetation clearing</i> not otherwise specified.	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Vegetation management code
Operational work – not otherwise specified in this table		
Operational work not otherwise specified in this table.	Accepted development ⁸	<ul style="list-style-type: none"> No requirements applicable

⁷ Editor's note—*vegetation clearing* which is accepted development for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.

⁸ Editor's note—operational work that is identified as accepted development in the planning scheme may be prescribed as assessable development or accepted development subject to requirements in Schedule 10 of the Regulation.

5.9 Categories of development and categories of assessment – local plans

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

5.9.1 Blackall Range local plan

Table 5.9.1 Blackall Range local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.8**.

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

5.9.2 Caloundra local plan

Table 5.9.2 Caloundra local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-9 (OMRAH AVENUE)		
Residential activities		
Dwelling house	Accepted development if on a lot currently occupied by a dwelling house.	<ul style="list-style-type: none"> Dwelling house code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-10 (CALOUNDRA AERODROME)		
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes.
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable

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

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

5.9.3 Caloundra West local plan

Table 5.9.3 Caloundra West local plan: operational work

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

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

5.9.4 Golden Beach/Pelican Waters local plan

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

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

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

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

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

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

5.9.5 Kawana Waters local plan

Table 5.9.5 Kawana Waters local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.7 (District centre zone)**. This table must be read in conjunction with **Table 5.5.7**.

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

5.9.6 Landsborough local plan

Table 5.9.6 Landsborough local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.21 (Specialised centre zone)**. This table must be read in conjunction with **Table 5.5.21**.

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

5.9.7 Maroochy North Shore local plan

Table 5.9.7.1 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**, **Table 5.5.2 (Medium density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.2** and **Table 5.5.16**.

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

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

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

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

Table 5.9.7.2 Maroochy North Shore local plan: building work

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

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

Table 5.9.7.3 Maroochy North Shore local plan: operational work

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

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

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

5.9.8 Maroochydore/Kuluin local plan

Table 5.9.8 Maroochydore/Kuluin local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**, **Table 5.5.3 (High density residential zone)**, **Table 5.5.5 (Principal centre zone)** and **Table 5.5.14 (Open space zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.3**, **Table 5.5.5** and **Table 5.5.14**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 2 (AERODROME ROAD)		
Business activities		
<i>Nightclub/entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a department store.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m².	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 3 (MAROOCHY BOULEVARD/DALTON DRIVE)		
Business activities		
<i>Nightclub/entertainment facility</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Impact assessment if for a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Code assessment if not involving a department store.	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a department store.	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Code assessment if each individual tenancy does not exceed a gross leasable floor area of 3,000m².	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 4 (WHARF STREET)		
Business activities		
<i>Office</i>	Code assessment	<ul style="list-style-type: none"> High density residential zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAR LPP - 5 (MAUD STREET/SUGAR ROAD)		
Business activities		

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

5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.3 (High density residential zone)** and **Table 5.5.16 (Community facilities zone)** and. This table must be read in conjunction with **Table 5.5.3** and **Table 5.5.16**.

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

5.9.10 Nambour local plan

Table 5.9.10 Nambour local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.6 (Major centre zone)** and **Table 5.5.8 (Local centre zone)**. This table must be read in conjunction with **Table 5.5.6 and Table 5.5.8**.

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

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

5.9.11 Sippy Downs local plan

Table 5.9.11 Sippy Downs local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.6 (Major centre zone)**. This table must be read in conjunction with **Table 5.5.6**.

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

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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

5.10 Categories of development and categories of assessment – overlays

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

Table 5.10.1 Overlays

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
Acid sulfate soils overlay		
Any development if:- (a) within Area 1 as identified on an Acid Sulfate Soils Overlay Map and involving:- (i) excavating or otherwise removing 100m ³ or more of soil or sediment; or (ii) filling of land with 500m ³ or more of material with an average depth of 0.5 metres or greater; or (b) within Area 2 as identified on an Acid Sulfate Soils Overlay Map and involving excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5 metres AHD.	Code assessment if the development is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Acid sulfate soils overlay code
Airport environs overlay – where within the outer limits of an obstacle limitation surface (operational airspace)		
Material change of use if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) buildings, structures or works over 12 metres in height; (ii) <i>extractive industry</i> ; (iii) the emission of gaseous plumes, smoke, dust, ash or steam; or (iv) external lighting that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code
	No change if not otherwise specified.	
Operational work if:- (a) within the outer limits of an <i>obstacle limitation surface</i> as identified on an Airport Environs Overlay Map; and (b) involving one or more of the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes:- (A) straight parallel lines 500 metres to 1,000 metres long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within specified airport runway separation distances		
Material change of use if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving:- (i) the disposal of putrescible waste within 13km of a	Code assessment if the change of use is provisionally made accepted development by another table of assessment.	<ul style="list-style-type: none"> Airport environs overlay code

⁹ Editor's note—to remove any doubt, development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code and there is no change to the provisional level of assessment.

¹⁰ Editor's note—to remove any doubt, where there are no relevant acceptable outcomes for accepted development subject to requirements provided in the applicable overlay code, accepted development is not required to be assessed against the overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<p>runway; or</p> <p>(ii) any of the following uses within 8km of a runway:-</p> <p>(A) <i>animal keeping</i> involving a wildlife or bird sanctuary;</p> <p>(B) <i>aquaculture</i>;</p> <p>(C) an industrial use involving food handling or processing, or an abattoir;</p> <p>(D) <i>intensive animal industry</i>; or</p> <p>(iii) any the following activities within 6km of a runway:-</p> <p>(A) external lighting that includes straight parallel lines 500 metres to 1,000 metres long; or</p> <p>(B) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or</p> <p>(iv) <i>major sports, recreation and entertainment facilities</i> or <i>outdoor sport and recreation facilities</i> involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within 3km of a runway; or</p> <p>(v) <i>cropping</i>, where involving a turf farm or fruit tree farm within 3km of a runway; or</p> <p>(vi) the creation of a <i>constructed water body</i> within 3km of a runway.</p>	No change if not otherwise specified.	
<p>Reconfiguring a lot if:-</p> <p>(a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and</p> <p>(b) involving any of the following activities:-</p> <p>(i) the construction of a new road within 6km of a runway; or</p> <p>(ii) the creation of a <i>constructed water body</i> within 3km of a runway.</p>	No change	<ul style="list-style-type: none"> Airport environs overlay code
<p>Operational work if:-</p> <p>(a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and</p> <p>(b) involving the creation of a <i>constructed water body</i> within 3km of a runway.</p>	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within aviation facility sensitive area		
<p>Material change of use if:-</p> <p>(a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and</p> <p>(b) involving the construction of temporary or permanent buildings or structures.</p>	No change	<ul style="list-style-type: none"> Airport environs overlay code
<p>Operational work if:-</p> <p>(a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and</p> <p>(b) involving the construction of temporary or permanent buildings or structures.</p>	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within ANEF contours		
<p>Material change of use, if:-</p> <p>(a) involving any of the following uses within the 20 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:-</p> <p>(i) a use in the <i>residential activity group</i> involving permanent accommodation;</p> <p>(ii) a use in the <i>community activity group</i>, other than <i>cemetery, crematorium</i> or <i>emergency services</i>; or</p> <p>(iii) <i>health care services</i>.</p> <p>(b) involving any of the following uses within the 25 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:-</p> <p>(i) a use in the <i>residential activity group</i> involving temporary accommodation;</p>	<p>Code assessment if the change of use is provisionally made accepted development by another table of assessment (other than for a <i>dual occupancy</i> or <i>dwelling house</i>).</p> <p>No change if not otherwise specified.</p>	<ul style="list-style-type: none"> Airport environs overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(ii) <i>hotel</i> (if incorporating a residential component); or (iii) <i>office</i> .		
Reconfiguring a lot if creating additional lots within an ANEF contour as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Airport environs overlay – where within a public safety area		
Material change of use other than in an existing building, if:- (a) within the <i>public safety area</i> as identified on an Airport Environs Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the sport and recreation activity group.	Code assessment if the change of use is provisionally made accepted development by another table of assessment. No change if not otherwise specified.	• Airport environs overlay code
Reconfiguring a lot if creating additional lots within the <i>public safety area</i> as identified on an Airport Environs Overlay Map.	No change	• Airport environs overlay code
Biodiversity, waterways and wetlands overlay		
Material change of use , other than in an existing building, if:- (a) on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map; and (b) not for an <i>extractive industry</i> within Precinct RUR 1 (Meridan Plains Extractive Resource Area).	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) dual occupancy; (b) low impact industry; (c) rural industry; (d) service industry; (e) transport depot; or (f) warehouse. No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code • Biodiversity, waterways and wetlands overlay code
Reconfiguring a lot if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	No change	• Biodiversity, waterways and wetlands overlay code
Operational work if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.	Code assessment if:- (a) involving <i>filling or excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> . No change if not otherwise specified above.	• Biodiversity, waterways and wetlands overlay code • Biodiversity, waterways and wetlands overlay code
Building work not associated with a material change of	No change	• Biodiversity,

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
use, other than <i>minor building work</i> , if on land subject to the biodiversity, waterways and wetlands overlay as identified on a Biodiversity, Waterways and Wetlands Overlay Map.		waterways and wetlands overlay code
Bushfire hazard overlay		
Material change of use , other than in an existing building, if:- (a) within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>industrial activity group</i> , except for <i>extractive industry</i> ; (iv) a use in the <i>community activity group</i> ; or (v) a use in the <i>sport and recreation activity group</i> .	No change	• Bushfire hazard overlay code
Reconfiguring a lot where creating additional lots within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a medium or high bushfire hazard area or bushfire hazard area buffer as identified on a Bushfire Hazard Overlay Map.	No change	• Bushfire hazard overlay code
Coastal protection overlay – where within a coastal protection area		
Material change of use if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) the construction of a new building or structure; or (ii) an increase in the <i>gross floor area</i> of an existing building or structure.	No change	• Coastal protection overlay code
Reconfiguring a lot if within a coastal protection area as identified on a Coastal Protection Overlay Map.	No change	• Coastal protection overlay code
Operational work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving tidal work or other work as identified in Schedule 3, Part 1, Table 4, Item 5 of the Regulation.	No change	• Coastal protection overlay code
Building work if:- (a) within a coastal protection area as identified on a Coastal Protection Overlay Map; and (b) involving the following:- (i) a <i>dwelling house</i> ; or (ii) the construction of a new building or structure; or (iii) an increase in the <i>gross floor area</i> of an existing building or structure; except where the following:- (c) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes ¹¹ ; or (d) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.	No change	• Coastal protection overlay code
Extractive resources overlay – if within a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any of the following:- (i) a use in the residential activity group, other than a	No change	• Extractive resources overlay code

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

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

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(i) a use in the <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> , other than an <i>extractive industry</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> .		
Reconfiguring a lot if within a <i>resource/processing area</i> as identified on an Extractive Resource Areas Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Extractive resources overlay – if within a separation area for a resource/processing area		
Material change of use , other than in an existing building, if:- (a) within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map; and (b) involving any the following:- (i) a use in the <i>residential activity group</i> , other than a caretaker's residence associated with an <i>extractive industry</i> or a <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> , other than a <i>home based business</i> ; (iii) a use in the <i>industrial activity group</i> ; (iv) a use in the <i>community activity group</i> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i> ; or (vii) a use in the <i>other activity group</i> other than a landfill or refuse transfer station (<i>utility installation</i>).	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Reconfiguring a lot if within a separation area for a <i>resource/processing area</i> as identified on an Extractive Resources Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use , other than in an existing building, if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) involving a <i>sensitive land use</i> .	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Reconfiguring a lot if within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map.	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Operational work if:- (a) within a <i>transport route</i> separation area as identified on an Extractive Resources Overlay Map; and (b) associated with the creation of, or upgrade to, a vehicular access point to the <i>transport route</i> .	No change	<ul style="list-style-type: none"> Extractive resources overlay code
Flood hazard overlay¹²		
Material change of use , other than in an existing building, if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	Code assessment if for one of the following uses and provisionally made accepted development by another table of assessment:- (a) <i>low impact industry</i> ; (b) <i>rural industry</i> ; (c) <i>service industry</i> ; (d) <i>transport depot</i> ; or (e) <i>warehouse</i> .	<ul style="list-style-type: none"> Flood hazard overlay code

¹² Note—the flood hazard overlay identifies areas where flood and storm tide modelling has been undertaken by the Council. Other areas not identified by the flood hazard overlay may also be subject to the *defined flood event (DFE)* or *defined storm tide event (DSTE)*. Development occurring in such areas will also be assessable against the Flood hazard overlay code.

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	No change if not otherwise specified above.	• Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Operational work if:- (a) within a flood and inundation area as identified on a Flood Hazard Overlay Map; and (b) involving:- (i) any physical alteration to a <i>waterway</i> or floodway, including <i>vegetation clearing</i> ; or (ii) filling cumulatively exceeding 50m ³ .	Code assessment if:- (a) involving <i>filling</i> or <i>excavation</i> ; and (b) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (c) where on <i>Council</i> owned or controlled land; and (d) undertaken by or on behalf of the <i>Council</i> .	• Flood hazard overlay code
	No change if not otherwise specified above.	• Flood hazard overlay code
Building work not associated with a material change of use, other than <i>minor building work</i> , if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	• Flood hazard overlay code
Height of buildings and structures overlay		
Material change of use if:- (a) exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map ¹³ ; and (b) for a use or purpose other than:- (i) erecting a structure for a telecommunications tower in the:- (A) Rural zone; (B) Principal centre zone; (C) Major centre zone; (D) District centre zone (E) Specialised centre zone; (F) Low impact industry zone; (G) Medium impact industry zone; (H) High impact industry zone; (ii) erecting a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone; or (iii) erecting a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone; (iv) erecting a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone; or (v) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World).	Impact assessment	• The planning scheme
Material change of use if:-	No change	• Height of buildings and

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

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

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

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	above.	
Operational work involving vegetation clearing if on a <i>local heritage place</i> or a <i>State heritage place</i> identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Heritage and character areas overlay – where within a neighbourhood character area		
Material change of use if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the change of use:- (a) will not involve the demolition, relocation or removal of a <i>character building</i> ; and (b) is provisionally made accepted development by the applicable table of assessment for material change of use.	<ul style="list-style-type: none"> Heritage and character areas overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a <i>character building</i> .	<ul style="list-style-type: none"> The planning scheme
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving any of the following external building work to a <i>character building</i> :- (i) extensions forward of the existing front building alignment; (ii) extensions not forward of the existing front building alignment having a <i>gross floor area</i> exceeding 10m ² ; (iii) enclosing a front verandah; (iv) a change of external building material or cladding to the front or side elevation; or (v) a change of window placement or window design in the front facade.	Code assessment	<ul style="list-style-type: none"> Heritage and character areas overlay code
Building work not associated with a material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving the demolition, relocation or removal of a <i>character building</i> .	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Operational work involving filling or excavation exceeding 50m³ if within a neighbourhood character area as identified on a Heritage and Character Areas Overlay Map.	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
Operational work involving placing an advertising device on premises if within a character area as identified on a Heritage and Character Areas Overlay Map.	Code assessment if the operational work is provisionally made accepted development by the applicable table of assessment for operational work.	<ul style="list-style-type: none"> Heritage and character areas overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Heritage and character areas overlay code
Landslide hazard and steep land overlay		
Material change of use other than in an existing building if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) for a use other than animal husbandry or cropping.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work associated with material change of use or reconfiguring a lot if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) involving:- (i) earthworks exceeding 50m ³ (other than the placement of topsoil); (ii) <i>vegetation clearing</i> ; or (iii) redirecting the existing flow of surface or ground water.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if :- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) involving:- (i) earthworks exceeding 50m ³ (other than the placement of topsoil); or (ii) redirecting the existing flow of surface or ground water.	Code assessment if:- (a) provisionally made accepted development by the table of assessment in Section 5.8 (Categories of development and categories of assessment – operational work); other than:- (b) where on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Building work not associated with a material change of use, other than minor building work , if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	No change	<ul style="list-style-type: none"> Landslide hazard and steep land overlay code
Regional infrastructure overlay – where within the gas pipeline corridor and buffer or water supply pipeline and buffer		
Material change of use , other than in an existing building, if:- (a) within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving any of the following:- (i) a use in the <i>residential activity group</i> , other than a	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<p><i>dual occupancy or dwelling house;</i></p> <p>(ii) a use in the <i>business activity group</i>;</p> <p>(iii) a use in the <i>industrial activity group</i>;</p> <p>(iv) a use in the <i>community activity group</i>;</p> <p>(v) a use in the <i>sport and recreation activity group</i>;</p> <p>(vi) a use in the <i>rural activity group</i>, other than <i>animal husbandry, cropping or roadside stall</i>; or</p> <p>(vii) a use in the <i>other activity group</i>.</p>		
<p>Reconfiguring a lot if:-</p> <p>(a) within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) increasing the number of lots.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Operational work associated with reconfiguring a lot if within the gas pipeline corridor and buffer or water supply pipeline and buffer as identified on a Regional Infrastructure Overlay Map.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if within the gas pipeline corridor and buffer or water supply pipeline buffer as identified on a Regional Infrastructure Overlay Map.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the high voltage electricity transmission line and buffer		
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving any of the following:-</p> <p>(i) a use in the <i>residential activity group</i>, other than a <i>dual occupancy or dwelling house</i>;</p> <p>(ii) a use in the <i>business activity group</i>;</p> <p>(iii) a use in the <i>industrial activity group</i>;</p> <p>(iv) a use in the <i>community activity group</i>;</p> <p>(v) a use in the <i>sport and recreation activity group</i>;</p> <p>(vi) a use in the <i>rural activity group</i>, other than <i>animal husbandry, cropping or roadside stall</i>; or</p> <p>(vii) a use in the <i>other activity group</i>, other than <i>major electricity infrastructure</i>.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) increasing the number of lots.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Operational work associated with reconfiguring a lot if within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
<p>Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving:-</p> <p>(i) excavating 100m³ or more of material; or</p> <p>(ii) filling land with 500m³ or more of material with an average depth of 0.5 metres or greater.</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the sewage treatment plant and buffer		
<p>Material change of use, other than in an existing building, if:-</p> <p>(a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and</p> <p>(b) involving any of the following:-</p>	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
(i) a use in the <i>residential activity group</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ; (iii) a use in the <i>community activity group</i> , except for <i>cemetery</i> ; or (iv) a use in the <i>sport and recreation activity group</i> .		
Reconfiguring a lot if:- (a) within the wastewater treatment plant and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of residential lots.	No change	• Regional infrastructure overlay code
Regional infrastructure overlay – where within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer		
Material change of use if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving a <i>sensitive land use</i> , other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	• Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the major road corridor and buffer, railway corridor and buffer or dedicated transit corridor and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of <i>sensitive land use</i> development lots.	No change	• Regional infrastructure overlay code
Scenic amenity overlay		
Material change of use , other than in an existing building, if:- (a) in an area subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving any use, other than <i>animal husbandry</i> , <i>cropping</i> , <i>dual occupancy</i> , <i>dwelling house</i> , <i>roadside stall</i> and <i>wholesale nursery</i> .	No change	• Scenic amenity overlay code
Reconfiguring a lot if on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	• Scenic amenity overlay code
Operational work involving filling or excavation if:- (a) on land subject to the scenic amenity overlay as identified on a Scenic Amenity Overlay Map; and (b) involving earthworks exceeding 100m ³ .	No change	• Scenic amenity overlay code
Operational work involving placing an advertising device on premises if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	• Scenic amenity overlay code
Operational work involving vegetation clearing not associated with a material change of use or reconfiguring a lot if on land subject to the Scenic amenity overlay as identified on a Scenic Amenity Overlay Map.	No change	• Scenic amenity overlay code
Water resource catchments overlay		
Material change of use if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; (b) involving any use other than <i>dual occupancy</i> or <i>dwelling house</i> ; and (c) involving any of the following:- (i) the establishment, expansion or upgrading of an on-site wastewater treatment system; or (ii) an increase in the number of people living or working on the <i>site</i> .	No change	• Water resource catchments overlay code
Reconfiguring a lot if:- (a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) increasing the number of lots.	No change	• Water resource catchments overlay code
Operational work involving filling or excavation not	No change	• Water resource

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay ⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development ¹⁰
<p>associated with a material change of use or reconfiguring a lot if:-</p> <p>(a) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and</p> <p>(b) involving the following:-</p> <p>(i) excavating 100m³ or more of material; or</p> <p>(ii) filling land with 500m³ or more of material with an average depth of 0.5 metres or greater.</p>		catchments overlay code
<p>Operational work involving <i>vegetation clearing</i> not associated with a material change of use or reconfiguring a lot if within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map.</p>	No change	<ul style="list-style-type: none"> Water resource catchments overlay code

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6.2.5 Principal centre zone code

6.2.5.1 Application

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

6.2.5.2 Purpose and overall outcomes

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

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

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

transport access to the Maroochydore Principal Regional Activity Centre and connects Maroochydore to the regional public transport system;

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

Note—a use not listed in **Table 6.2.5.2.1** is an inconsistent use and is not intended to occur in the Principal centre zone.

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

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

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Adult store</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre (where not exceeding a gross leasable floor area of 450m²)</i> (i) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²)</i> (j) <i>Health care services</i> (k) <i>Home based business (where other than a high impact home based business activity)</i> (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Nightclub entertainment facility</i> (o) <i>Office</i> (p) <i>Sales office</i> (q) <i>Service station</i> (r) <i>Shop</i> (s) <i>Shopping centre</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i>	(a) <i>Garden centre (where exceeding a gross leasable floor area of 450m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²)</i> (c) <i>Tourist attraction</i>
Industrial activities	
<i>Service industry</i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre)</i> (d) <i>Park</i>	None
Other activities	
(a) <i>Major electricity infrastructure (where for underground high voltage sub-transmission power lines and associated transition structures)</i> (b) <i>Parking station</i> (c) <i>Telecommunications facility (where other than a freestanding tower)</i> (d) <i>Utility installation (where a local utility)</i>	None

6.2.6 Major centre zone code

6.2.6.1 Application

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

6.2.6.2 Purpose and overall outcomes

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

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

- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the primary role of and focus of the zone as a major hub of economic and community activity;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating high quality *public open spaces* including town squares, civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone)** to occur in the Major centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.6.2.1** to occur in the Major centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.6.2.1** is an inconsistent use and is not intended to occur in the Major centre zone.

Note—the Nambour local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the Major centre zone in Local plan precinct NAM LPP-2 – Town centre frame. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct NAM LPP-2 – Town centre frame.

Note—the Sippy Downs local plan code includes a supplementary table of consistent and inconsistent uses for land included in the Major centre zone in Local plan precinct SID LPP-1 – Sippy Downs Town Centre. The supplementary table is to be used in place of **Table 6.2.6.2.1** for development in Local plan precinct SID LPP-1 – Sippy Downs Town Centre.

Table 6.2.6.2.1 Consistent uses and potentially consistent uses in the Major centre zone

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

6.2.7 District centre zone code

6.2.7.1 Application

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

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of activities that complement, but do not compete with, the role and function of higher order activity centres by serving the convenience needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format.

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) district activity centres are developed as vibrant, mixed use places;
 - (b) development provides for a range of retail business activities that service the district level convenience needs of surrounding areas;
 - (c) in addition to retail business activities, development provides for a mix of other business activities including *food and drink outlets* (e.g. restaurants and dining facilities), *health care services*, *offices* and an appropriate range of community activities and support services that promote an active, mixed use environment;
 - (d) development also provides for a limited range of multi-unit residential activities, including *dwelling units* and *multiple dwellings*, generally in a mixed use format, where such activities are *ancillary* to and support the predominant business functions of the zone;
 - (e) development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the *Sunshine Coast activity centre network*³ and the applicable local plan code, and does not undermine the role and function of higher order activity centres;
 - (f) development provides for the following:-
 - (i) the total *gross leasable floor area* of all existing and approved business activities does not exceed any allocation specified for the district activity centre in a local plan code;
 - (ii) not more than one *full line supermarket* to be established in any district activity centre; and
 - (iii) higher order shopping facilities, including *department stores* and *discount department stores*, to not be established in any district activity centre;
 - (g) development provides for an efficient pattern of land use, where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities, and all development has a clear connection to pedestrian, bicycle, public transport and road transport networks and infrastructure;
 - (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;

³ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3** of **Schedule 1 (Definitions)**.

- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating *public open spaces* including civic plazas and forecourts where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)** to occur in the District centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.7.2.1** to occur in the District centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.7.2.1** is an inconsistent use and is not intended to occur in the District centre zone.

Note—the Kaw ana Waters local plan code includes a supplementary table of consistent uses and potentially consistent uses for land included in the District centre zone in Local plan precinct KAW LPP-3 – Nicklin Way North Minyama. The supplementary table is to be used in place of **Table 6.2.7.2.1** for development in Local plan precinct KAW LPP-3 – Nicklin Way North Minyama.

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

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

6.2.8 Local centre zone code

6.2.8.1 Application

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

6.2.8.2 Purpose and overall outcomes

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

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

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

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

- (h) wherever practicable, business activities and community activities are co-located and designed to contribute to safety, security and the vitality of the centre;
- (i) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (j) development contributes to the creation of an active, safe and legible public realm, incorporating *public open spaces* including civic plazas and forecourts, where appropriate;
- (k) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (l) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (m) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;
- (n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (p) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within the activity centre;
- (q) development provides for *infrastructure* and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;
- (r) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (s) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (t) except where otherwise specified in a local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)** to occur in the Local centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.8.2.1** to occur in the Local centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.8.2.1** is an inconsistent use and is not intended to occur in the Local centre zone.

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

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

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

6.2.9 Low impact industry zone code

6.2.9.1 Application

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

6.2.9.2 Purpose and overall outcomes

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

- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (l) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.9.2.1 (Consistent uses and potentially consistent uses in the Low impact industry zone)** to occur in the Low impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.9.2.1** to occur in the Low impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.9.2.1** is an inconsistent use and is not intended to occur in the Low impact industry zone.

Table 6.2.9.2.1 Consistent uses and potentially consistent uses in the Low impact industry zone

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

6.2.10 Medium impact industry zone code

6.2.10.1 Application

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

6.2.10.2 Purpose and overall outcomes

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

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

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

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

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

6.2.11 High impact industry zone code

6.2.11.1 Application

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

6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone code is to provide for predominantly *medium impact industry* and *high impact industry* activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.
- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for high intensity industrial activities that have the potential to generate significant off-site impacts, including *medium impact industry* and *high impact industry* uses;
 - (b) non-industrial activities, including *caretakers accommodation, food and drink outlets* and *service stations* may also be established in the zone where they directly support the ongoing industrial use of the zone;
 - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (d) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses;
 - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (f) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (g) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (j) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
 - (k) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths,

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (m) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (n) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.11.2.1 (Consistent uses and potentially consistent uses in the High impact industry zone)** to occur in the High impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.11.2.1** to occur in the High impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.11.2.1** is an inconsistent use and is not intended to occur in the High impact industry zone.

Table 6.2.11.2.1 Consistent uses and potentially consistent uses in the High impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
Caretaker's accommodation	None
Business activities	
(a) Food and drink outlet (where having a gross leasable floor area not exceeding 100m ²)	Sales office
(b) Service station	
Industrial activities	
(a) High impact industry	Research and technology industry
(b) Medium impact industry	
(c) Transport depot	
Community activities	
(a) Crematorium	None
(b) Emergency services	
Sport and recreation activities	
Park	None
Other activities	
(a) Substation	None
(b) Telecommunications facility	
(c) Utility installation	

6.2.12 Waterfront and marine industry zone code

6.2.12.1 Application

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

6.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Waterfront and marine industry zone code is to provide a dedicated area for the establishment of waterfront and *marine industry* activities as well as a limited range of non-industrial activities that are complementary to and support waterfront and *marine industry*.

In particular, the Waterfront and marine industry zone code is to provide support to the local seafood processing industry and those components of the local tourism industry that rely upon access to marine services and infrastructure or the scenic qualities of the waterfront.

- (2) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:-
 - (a) the waterfront and marine industry zone is predominantly used for *marine industry* activities, including marine and maritime service providers and marine vessel maintenance operations, in conjunction with *medium impact industry* activities involving seafood processing;
 - (b) other activities including *caretaker's accommodation, food and drink outlets* and certain community and tourist activities may also be established in the zone where they require access to a navigable waterway or provide support or complementary services to *marine industry* activities or the seafood processing industry;
 - (c) existing and planned *marine industry* uses are protected from the intrusion of uses that do not require a waterfront location or which are incompatible with the primary use of premises for *marine industry* or seafood processing;
 - (d) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (e) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (f) development ensures that uses and works for *marine industry* activities or other activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (g) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including *waterways, wetlands, coastal areas, habitats and vegetation* through location, design, operation and management;
 - (h) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (i) development is provided with the full range of urban services to support the needs of the community, including *parks, roads and transport corridors, pedestrian and cycle paths,*

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (j) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (l) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.12.2.1 (Consistent uses and potentially consistent uses in the Waterfront and marine industry zone)** to occur in the Waterfront and marine industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.12.2.1** to occur in the Waterfront and marine industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.12.2.1** is an inconsistent use and is not intended to occur in the Waterfront and marine industry zone.

Table 6.2.12.2.1 Consistent uses and potentially consistent uses in the Waterfront and marine industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
Caretaker's accommodation	None
Business activities	
(a) Food and drink outlet (where not involving a drive-through facility or high volume convenience restaurant)	(a) Sales office
(b) Service station (where for fuelling marine craft)	(b) Shop
Industrial activities	
(a) Marine industry	None
(b) Medium impact industry (where involving seafood processing)	
Community activities	
(a) Community use	None
(b) Emergency services	
Sport and recreation activities	
Park	None
Other activities	
(a) Port services	None
(b) Telecommunications facility (where other than a freestanding tower)	
(c) Utility installation (where a local utility)	

6.2.13 Sport and recreation zone code

6.2.13.1 Application

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

6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised sport and recreation activities and those uses and support facilities which are associated with those activities.
- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of sport and recreation activities that meet the active recreation needs of residents and visitors including *indoor sport and recreation, outdoor sport and recreation* and *park* uses;
 - (b) the zone predominantly accommodates formalised recreation activities that support organised team and individual sports and recreation pursuits including sporting fields, golf courses, outdoor courts, indoor sports centres, public swimming pools, equestrian facilities, and active leisure facilities;
 - (c) *ancillary* uses and facilities that support the predominant recreation activities including *caretaker's accommodation, clubs*, certain community activities, *function facilities*, amenities blocks, kiosks, shelters, spectator stands and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of sport and recreation activities;
 - (d) sport and recreation open space may also be used for temporary or periodic uses, such as *markets* or outdoor entertainment events, where these uses are of a scale that can reasonably be accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area;
 - (e) the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged;
 - (f) areas used for recreation activities complement, and where practicable, are connected to other parts of the broader regional open space network including land in the Open space zone and the Environmental management and conservation zone;
 - (g) existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the sport and recreation open space for organised sport and recreation activities;
 - (h) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (i) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;
 - (j) sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;

- (k) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (l) development protects and enhances the open space character and amenity of sport and recreation areas;
- (m) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (n) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (o) development encourages public and *active transport* accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas;
- (p) development provides for *infrastructure* and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone;
- (q) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (r) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone)** to occur in the Sport and recreation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.13.2.1** to occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matter as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.13.2.1** is an inconsistent use and is not intended to occur in the Sport and recreation zone.

Table 6.2.13.2.1 Consistent uses and potentially consistent uses in the Sport and recreation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Short-term accommodation</i> (where located on Lot 3 on RP41427 located at 325-367 David Low Way, Bli Bli or on <i>Council</i> owned or controlled land and conducted in association with a sport and recreation use on the same site)	<i>Short term accommodation</i> (where other than as specified in column 1)
Business activities	
(a) <i>Food and drink outlet</i> (where on <i>Council</i> owned or controlled land, conducted in association with an open space or sport and recreation use on the same site and having a <i>gross leasable floor area</i> not exceeding 100m ²) (b) <i>Market</i>	(a) <i>Food and drink outlet</i> (where other than as specified in column 1) (b) <i>Function facility</i>
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (d) <i>Outdoor sport and recreation</i>	<i>Motor sport facility</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(e) <i>Park</i>	
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.14 Open space zone code

6.2.14.1 Application

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

6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Open space zone code is to provide open space and *park* functions and those uses which are associated with the safe and comfortable public use of those areas. The zone may also accommodate open space required for drainage or amenity purposes. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and *infrastructure* to support safe access and essential management.
- (2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-
 - (a) development predominantly provides for *parks* and other small scale and low intensity recreation activities that primarily cater for the informal active recreation needs of residents and visitors;
 - (b) limited other uses which are *ancillary* to and support the use and enjoyment of open space may also be established in the zone;
 - (c) open space may be also used for temporary or periodic uses, such as *markets* or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area and the recreational capacity of *parks*;
 - (d) existing and planned open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of the open space for small scale and low intensity recreation activities;
 - (e) where practicable, areas of open space are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone;
 - (f) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (g) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;
 - (h) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (i) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (j) development protects and enhances the informal character and amenity of open space;
 - (k) development avoids any adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

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

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

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

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

6.2.15 Environmental management and conservation zone code

6.2.15.1 Application

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

6.2.15.2 Purpose and overall outcomes

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

- (viii) wherever possible, utilise existing cleared and degraded areas for the placement of buildings and related works;
- (e) development provides for *infrastructure* and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone;
- (f) development does not adversely impact on existing or planned future *infrastructure*; and
- (g) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.15.2.1 (Consistent uses and potentially consistent uses in the Environmental management and conservation zone)** to occur in the Environmental management and conservation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.15.2.1** to occur in the Environmental management and conservation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.15.2.1** is an inconsistent use and is not intended to occur in the Environmental management and conservation zone.

Table 6.2.15.2.1 Consistent uses and potentially consistent uses in the Environmental management and conservation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Sport and recreation activities</i>	
<i>Park</i>	<i>Outdoor sport and recreation</i> (where for low impact activities)
<i>Other activities</i>	
(a) <i>Environment facility</i> (where located on Council owned or controlled land and undertaken by or on behalf of the Council)	None
(b) <i>Utility installation</i> (where a local utility)	

6.2.16 Community facilities zone code

6.2.16.1 Application

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

6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code is to:-
 - (a) provide for a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health or *infrastructure* related needs of the Sunshine Coast's existing and future communities; and
 - (b) provide for the effective operation of, and public accessibility to, community related activities.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) development caters predominantly for specified uses, facilities and works which include:-
 - (i) land used, owned or operated by Federal, State or local government for purposes such as *air services, cemeteries, community uses, educational establishments, emergency services, hospitals, utility installations and transport networks*;
 - (ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or *site* characteristics are best managed in a use-specific land use allocation; or
 - (iii) private community services and facilities including *educational establishments, places of worship, private hospitals and tourist parks*;
 - (b) a limited range of allied and compatible uses are provided to fulfil *ancillary* functions required for community facilities to function effectively;
 - (c) community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;
 - (d) development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a scale, appearance and intensity that is compatible with existing and intended development in adjacent zones;
 - (e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;
 - (f) existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new community facilities;
 - (g) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
 - (h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*,

including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (k) development is provided with a level of *infrastructure* and essential services that is commensurate with the location, nature, scale and intensity of the use; and
- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Community facilities zone owing to the significant variations in the range of activities that may be considered appropriate to establish on a particular *site* or area included in the zone.

6.2.17 Emerging community zone code

6.2.17.1 Application

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

6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone code is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities which:-
 - (a) are well integrated with existing communities;
 - (b) deliver *affordable living* opportunities;
 - (c) provide an appropriate mix and arrangement of activities; and
 - (d) provide a *best practice* benchmark for ecological sustainability and the implementation of environmental enhancement and rehabilitation programs.
- (2) The purpose of Emerging community zone code will be achieved through the following overall outcomes:-
 - (a) prior to the granting of any development approval or master plan approval for *urban purposes*:-
 - (i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of the land to be used for *urban purposes* is not compromised; and
 - (ii) the sporadic or premature creation of additional lots is avoided;
 - (b) development in the Palmview Declared Master Planned Area is undertaken in accordance with the Palmview Structure Plan (see **Section 10.2 (Palmview Structure Plan)**); and
 - (c) development in other areas not subject to **Part 10 (Other plans)** is undertaken in accordance with a plan of development that appropriately addresses the matters identified below, and which is implemented via a variation approval or an amendment to the planning scheme:-
 - (i) development reflects any specific intent statements and local structure planning elements for the area identified in a local plan code;
 - (ii) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (iii) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (iv) the scale, density and layout of development facilitates an efficient land use pattern that:-
 - (A) is well connected to other parts of the urban fabric and planned future development;
 - (B) supports walkable neighbourhoods that are well connected to employment nodes, activity centres, open space and recreational areas, community facilities, health and education opportunities;
 - (C) encourages active and public transport accessibility and use; and

- (D) maximises the efficient extension and safe operation of *infrastructure*;
- (v) an appropriate mix of land uses and housing types is provided;
- (vi) a sense of character and community inclusion is promoted;
- (vii) a high level of residential amenity, personal health and safety, and protection for property is provided;
- (viii) development provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to neighbourhoods and other areas;
- (ix) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the use of water and energy;
- (x) development does not interfere with the existing or ongoing use of adjoining rural land for productive agricultural purposes;
- (xi) development occurs in a logical sequence and facilitates the efficient and timely provision of *infrastructure* and services prior to, or in conjunction with, the first stages of development;
- (xii) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure; and
- (xiii) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur in accordance with a master plan. An approved plan of development may provide for a range of uses as appropriate to the *site* or area.

6.2.18 Limited development (landscape residential) zone code

6.2.18.1 Application

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

6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Limited development (landscape residential) zone code is to ensure land which is located in an urban or rural residential setting but which has been determined to be unsuitable for *urban purposes* due to the presence of one or more of the following constraints:-

- (a) flooding;
- (b) *ecologically important areas*;
- (c) *steep land* or landslide hazard;
- (d) access limitations; and
- (e) an amenity deficiency caused by proximity to a major transport corridor or facility;

is appropriately developed having regard to the constraints of the *site*. Such constraints pose severe restrictions on the ability of the land to be developed for urban or rural residential purposes.

- (2) The purpose of the Limited development (landscape residential) zone will be achieved through the following overall outcomes:-
 - (a) development provides for a very limited range of activities that are of a low intensity, generally non-urban nature and compatible with the nature of the constraints present on the land;
 - (b) *dwelling houses* may be established in the zone only where a suitable building *site* can be identified which maintains the safety of people, buildings and works, having regard to the physical constraints of the land;
 - (c) *home based businesses* that integrate work and family and are compatible with local residential amenity may also establish in the zone in conjunction with a *dwelling house*;
 - (d) development does not result in the creation of any additional lots to those existing at the commencement of the planning scheme;
 - (e) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (f) development avoids adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (g) development provides for *infrastructure* and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone;
 - (h) development does not adversely impact on existing or planned future *infrastructure*; and
 - (i) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.18.2.1 (Consistent uses and potentially consistent uses in the Limited development (landscape**

- residential) zone)** to occur in the Limited development (landscape residential) zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.18.2.1** to occur in the Limited development (landscape residential) zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.18.2.1** is an inconsistent use and is not intended to occur in the Limited development (landscape residential) zone.

Table 6.2.18.2.1 Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Dwelling house</i>	None
Business activities	
<i>Home based business (where other than a high impact home based business activity)</i>	None
Community activities	
<i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
None	(a) <i>Animal husbandry</i> (b) <i>Cropping (other than forestry for wood production)</i>
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.19 Rural zone code

6.2.19.1 Application

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

6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a wide range of rural activities including *animal husbandry, aquaculture, cropping, intensive horticulture, roadside stalls, rural industries, wholesale nurseries and wineries*;
 - (b) more intensive rural activities including *animal keeping, intensive animal industry and extractive industry* may also be established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (c) permanent residential accommodation is limited to *dwelling houses* on existing lots. Temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may also be established in the zone;
 - (d) *home based business* may be established in the zone where the nature, scale and intensity of the activity is compatible with the character and amenity of the surrounding locality;
 - (e) other non-rural activities that are compatible with a rural setting and support rural enterprise or tourism are also encouraged where they do not compromise the use of the land for rural activities;
 - (f) non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation;
 - (g) intensive rural activities are not located adjacent to *sensitive land uses*, and are designed and operated to maintain the rural character and amenity of the zone;
 - (h) existing community title settlements established in the zone, such as Crystal Waters Eco-village, continue to provide for self-contained or semi-self-contained community living based on sustainability principles. These settlements are generally not expanded other than to provide for *ancillary* and small scale agricultural, employment, education and commercial functions that directly support the community and assist sustainability;
 - (i) existing rural service nodes accommodating non-rural activities are recognised but are generally not expanded other than for the purposes of development which is consistent with the intent of the Rural zone and is otherwise compatible with the function of the particular service node;
 - (j) development does not alienate or fragment agricultural land class A and class B, strategic cropping land (SCL) or potential SCL unless:-

- (i) there is an overriding need for the development in terms of public benefit; and
 - (ii) no other *site* is suitable for the particular purpose;
- (k) development protects other natural resources, including *extractive resources*, and ensures such resources remain available for use;
 - (l) the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;
 - (m) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical character and minimises the consumption of energy and water;
 - (n) development maintains and enhances the significant scenic and landscape values of the area;
 - (o) development protects and provides for regional recreational trails through the dedication of land or public easement where required to maintain the integrity and connectedness of the trail corridor;
 - (p) development does not adversely impact upon the functional integrity of the regional inter-urban break and sub-regional inter-urban breaks that provide separation between urban areas and reinforces the individual sense of identity of places and communities;
 - (q) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through sensitive location, design, operation and management;
 - (r) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (s) development provides for *infrastructure* and services that are commensurate with the nature and scale of development that is expected to occur in the area;
 - (t) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;
 - (u) development in Precinct RUR1 (Meridan Plains Extractive Resource Area) provides for extractive industries that:-
 - (i) maintain or improve the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
 - (ii) maintain, as far as practicable, the flow conveyance patterns of the Mooloolah River *floodplain*, avoid any worsening of existing flooding conditions and protect the existing ground water regime;
 - (iii) protect, *buffer* and reconnect *ecologically important areas*;
 - (iv) maintain the quality and quantity of surface water and groundwater;
 - (v) avoid adverse impacts on upstream and downstream properties;
 - (vi) minimise the visual impacts of *extractive industry* operations on the scenic values of the *floodplain* as an open landscape;
 - (vii) provide for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
 - (viii) provide land for continuous public access trails along a rehabilitated Mooloolah River esplanade connecting to public access points and open space areas; and
 - (ix) protect the advanced waste water and sewage treatment plant *site*; and
 - (v) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone)** to occur in the Rural zone; and

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

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

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

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

6.2.20 Rural residential zone code

6.2.20.1 Application

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

6.2.20.2 Purpose and overall outcomes

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

- (i) a use listed as a consistent use in column 1 of **Table 6.2.20.2.1 (Consistent uses and potentially consistent uses in the Rural residential zone)** to occur in the Rural residential zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.20.2.1** to occur in the Rural residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.20.2.1** is an inconsistent use and is not intended to occur in the Rural residential zone.

Table 6.2.20.2.1 Consistent uses and potentially consistent uses in the Rural residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i> (b) <i>Dwelling house</i>	<i>Nature-based tourism</i>
Business activities	
(a) <i>Home based business (where other than a high impact home based business activity)</i> (b) <i>Sales office</i>	None
Community activities	
(a) <i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
(a) <i>Animal husbandry (where involving grazing of livestock only)</i> (b) <i>Cropping (where not forestry for wood production or where not involving the mechanical spraying of any pesticide or herbicide)</i> (c) <i>Roadside stall</i>	<i>Cropping (where other than as specified in column 1)</i>
Other activities	
<i>Utility installation (where a local utility)</i>	None

6.2.21 Specialised centre zone code

6.2.21.1 Application

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

6.2.21.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to *major roads*.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail business activities predominantly in the form of *showrooms, garden centres, hardware and trade supplies and outdoor sales* that have large floor plates and require high levels of visibility and accessibility to *major roads*;
 - (b) development also provides for other business uses and some industrial uses which, because of their scale or characteristics, are not suited to establish in another *centre zone*;
 - (c) development does not compromise the viability of the *Sunshine Coast activity centre network*⁵;
 - (d) development provides for the following:-
 - (i) any *shop tenancy* to have a minimum *gross leasable floor area* of 300m²;
 - (ii) the total *gross leasable floor area* of all existing and approved business activities to not exceed any allocation specified for the specialised centre in a local plan code; and
 - (iii) higher order and other retail facilities better suited to establishing within an activity centre, including *supermarkets, department stores and discount department stores* to not be established in the Specialised centre zone;
 - (e) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
 - (f) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
 - (g) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

⁵ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

- (j) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (k) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (l) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (m) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.21.2.1 (Consistent uses and potentially consistent uses in the Specialised centre zone)** to occur in the Specialised centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.21.2.1** to occur in the Specialised centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.21.2.1** is an inconsistent use and is not intended to occur in the Specialised centre zone.

Table 6.2.21.2.1 Consistent uses and potentially consistent uses in the Specialised centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
Caretaker's accommodation	Short-term accommodation
Business activities	
(a) Adult store (where not located in an adult store sensitive use area and having a minimum gross leasable floor area of 300m ²) (b) Agricultural supplies store (c) Car wash (d) Food and drink outlet (e) Funeral parlour (f) Garden centre (g) Hardware and trade supplies (h) Outdoor sales (i) Service station (j) Shop (where having a minimum gross leasable floor area of 300m ² and not incorporating a supermarket, department store or discount department store) (k) Shopping centre (where each shop tenancy has a minimum gross leasable floor area of 300m ² and not incorporating a supermarket, department store or discount department store) (l) Showroom (m) Veterinary services	Sales office
Industrial activities	
(a) Low impact industry (b) Research and technology industry (c) Service industry	(a) Bulk landscape supplies (b) Warehouse
Community activities	
(a) Community use (b) Crematorium (c) Emergency services (d) Place of worship	None
Sport and recreation activities	
(a) Indoor sport and recreation (b) Park	None
Other activities	
(a) Parking station (b) Telecommunications facility (c) Utility installation (where a local utility)	None

6.2.22 Tourism zone code

6.2.22.1 Application

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

6.2.22.2 Purpose and overall outcomes

- (1) The purpose of the Tourism zone code is to:-
 - (a) protect and provide for the continued operation of existing major man made *tourist attractions* and facilities including Australia Zoo, the Big Pineapple, Aussie World (including the Ettamogah Pub and associated facilities), the Sunshine Castle and Underwater World/Mooloolaba Wharf;
 - (b) ensure land identified as potentially suitable to be developed for new or expanded major *tourist attractions* and facilities in the future, is protected for tourism purposes and only developed for these purposes subject to the appropriate address of *site* constraints and other relevant considerations; and
 - (c) ensure that new or expanded major tourism attractions and facilities are undertaken on a sustainable basis that capitalises upon the key lifestyle attributes of the Sunshine Coast and strengthens the Sunshine Coast's tourism offer and natural (competitive) advantage.
- (2) The purpose of the Tourism zone code will be achieved through the following overall outcomes:-
 - (a) development protects the primary purpose of the land for tourism purposes by providing for the establishment of major *tourist attractions* and a range of other activities that are allied to and compatible with *tourist attractions*;
 - (b) development ensures that major *tourist attractions* and allied and compatible activities reflect the key lifestyle attributes of the Sunshine Coast in terms of:-
 - (i) providing *tourist attractions* and facilities that draw upon the natural or rural heritage of the Sunshine Coast; or
 - (ii) providing *tourist attractions* and facilities that have a strong association with water based experiences; or
 - (iii) providing other types of *tourist attractions* and facilities which reinforce the competitive strengths of the Sunshine Coast as a lifestyle destination and the tourism offer able to be provided by the Sunshine Coast;
 - (c) development is undertaken in accordance with a master plan and in a manner that provides for the integrated and coordinated development of the *site* over time;
 - (d) development does not compromise the viability of the *Sunshine Coast activity centre network*⁶ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (e) development in Precinct TOU1 (Australia Zoo):-
 - (i) provides for the continued operation and expansion of Australia Zoo as an international tourist destination accommodating a range of animal and nature based attractions, experiences and facilities;
 - (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;

⁶ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3** of **Schedule 1 (Definitions)**.

- (iii) maintains the operational efficiency of Steve Irwin Way and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Steve Irwin Way as a scenic route and provides for the continued screening of back of house and built form elements of development from Steve Irwin Way through the retention of a vegetated landscape *buffer*;
- (f) development in Precinct TOU2 (Aussie World):-
- (i) provides for the continued operation and expansion of Aussie World as a significant tourist destination for the Sunshine Coast accommodating a range of theme and water park based attractions, experiences and facilities;
 - (ii) recognises the role and function of established local centre activities in the Ettamogah Retail Village but does not provide for the expansion of these activities;
 - (iii) maintains the operational efficiency of the Bruce Highway and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects and improves the visual amenity of this part of the Bruce Highway as a scenic route by providing an orderly and integrated layout of development with a high standard of design and areas of visually prominent landscape;
- (g) development in Precinct TOU3 (Big Pineapple):-
- (i) provides for the continued operation and expansion the Big Pineapple as a significant tourist destination for the Sunshine Coast accommodating a range of environmental, agricultural, natural food, *market* and festival based attractions, experiences and facilities;
 - (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;
 - (iii) maintains the operational efficiency of Nambour Connection Road and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Nambour Connection Road as a scenic route by providing an orderly and integrated layout of development with a high standard of urban design and areas of visually prominent landscape;
- (h) development on *sites* located within a local plan area reflects any specific intent statements and local structure planning elements for the area or *site* identified in the applicable local plan code in **Part 7 (Local plans)**;
- (i) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development incorporates a high level of amenity, personal health and safety and protection for property;
- (l) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (m) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (n) development maintains the safety and operational efficiency of State controlled roads and other components of the *transport network* and incorporates appropriate arrangements for the provision of *access*, parking and public transport to meet the needs of the use;
- (o) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, negative impacts on the natural environment;

- (p) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*; and
- (q) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Tourism zone owing to the significant variations in the range of activities that may be considered appropriate to establish in any particular tourism area.

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7.2.19 Maroochydore/Kuluin local plan code

7.2.19.1 Application

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

7.2.19.2 Context and setting

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

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

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

A significant part of the local plan area takes in the Maroochydore Principal Regional Activity Centre. Part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the Economic Development Act 2012 and does not form part of the local plan area. The Maroochydore City Centre Priority Development Area (PDA) is intended to be developed as the new city centre and central business district for the Maroochydore Principal Regional Activity Centre.

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

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

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

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

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

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

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

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

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

7.2.19.3 Purpose and overall outcomes

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

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

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

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

- (s) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochy Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochy Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (t) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (u) With the exception of the two local business areas situated on the corner of Maroochy Road and Main Road and Maroochy Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (v) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (w) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (x) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (y) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-6 (Maud Street/Sugar Road).
- (z) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochy City Centre Priority Development Area.
- (aa) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochy Principal Regional Activity Centre and other adjoining neighbourhoods.
- Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.
- (bb) The existing *tourist park* sites located at Cotton Tree and Maroochy Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochy's role as a tourism focus area.
- (cc) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

7.2.19.4 Performance outcomes and acceptable outcomes

Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development in the Maroochydhore/Kuluin local plan area generally ¹

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

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

Performance Outcomes		Acceptable Outcomes	
			of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	<p>Development:-</p> <p>(a) provides for the establishment of landscaped boulevards along Maroochydore Road, Maroochy Boulevard, Evans Street, Dalton Drive, Bradman Avenue, Duporth Avenue (part), Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade; and</p> <p>(b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydore/Kuluin.</p>	AO4.1	<p>Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements):-</p> <p>(a) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the urban beachside character of, the local plan area and emphasise corner locations; and</p> <p>(b) incorporates design elements such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p>
		AO4.2	<p>Development on a <i>site</i> having a landscape setback as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements):-</p> <p>(a) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the <i>site frontage</i> boundary; and</p> <p>(b) has a built form which typically includes courtyard edges and interfaces.</p>
		AO4.3	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO5	Development with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle <i>access</i> and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.	AO5	<p>Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:-</p> <p>(a) provides for no additional vehicle <i>access</i> from these streets; and</p> <p>(b) rationalises existing vehicle <i>access</i> points wherever practicable.</p>
PO6	Development provides a wide, vegetated <i>buffer</i> to the Sunshine Motorway to visually screen and soften built form elements.	AO6	Development provides a 10 metre wide mounded landscaped <i>buffer</i> along the Sunshine Motorway road <i>frontage</i> of a <i>site</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO7	Development protects and enhances	AO7	Development provides for the retention

Performance Outcomes		Acceptable Outcomes	
	the major open space links offered by the foreshore park and reserve system, Cornmeal Creek, Maud Canal and associated drainage systems.		and enhancement of the greenspace links identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) .
PO8	Development on land adjacent to the Maroochy River foreshore, between Cornmeal Creek and Picnic Point Esplanade, provides for a continuous public pedestrian and cycle link along the Maroochy River foreshore as an extension to the coastal walk.	AO8	No acceptable outcome provided.
PO9	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and <i>buffer</i> to the Sunshine Motorway and Maroochy Boulevard.	AO9	No acceptable outcome provided.
PO10	Development on land with frontage to Eudlo Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) .	AO10	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO11	Development provides public road links where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) to improve local connectivity, access and servicing arrangements.	AO11	No acceptable outcome provided.
PO12	Development does not compromise the provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydhore; (b) the Sunshine Motorway and any future connection to the Sunshine Motorway in the south eastern part of the local plan area; (c) the CoastConnect Priority Public Transport and Bicycle Corridor along Aerodrome Road and Alexandra Parade; and (d) Maroochydhore Road, Maroochy Boulevard, Maud Street/Sugar Road and Bradman Avenue.	AO12	No acceptable outcome provided.
Development in the Local Centre Zone Generally			
PO13	Development in the Local centre zone:- (a) supports the role of the Cotton Tree Local Centre, Maroochy Waters Local Centre, Kuluin Local Centre and other local centres in the local plan area as local (not full service) activity centres; and (b) provides a basic level of convenience goods and services to local residents and visitors.	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (King Street, Cotton Tree)			
PO14	Development in the Local centre zone at Cotton Tree:- (a) is sympathetic to the urban village character of Cotton Tree; (b) contributes to the vitality of King Street; (c) provides continuous weather protection for pedestrians;	AO14	Development in the Local centre zone at Cotton Tree:- (a) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements) ;

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (d) complements the traditional main street form and <i>streetscape</i> of Cotton Tree; and (e) provides integrated and functional car parking and access arrangements that do not dominate the <i>streetscape</i>. 		<ul style="list-style-type: none"> (b) provides for any residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; (f) includes provision for landscaping, shaded seating and consistent and simple paving materials on footpaths; and (g) provides for car parking in basements.
Development in the Local Centre Zone (Local Business Area along Maroochydore Road)			
PO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <ul style="list-style-type: none"> (a) maintains, but does not increase, the existing scale of business uses; (b) improves the appearance of the <i>streetscape</i>; (c) minimises impacts on adjoining or nearby residential uses; and (d) does not impact upon the operational efficiency of Maroochydore Road as a major transport corridor. 	AO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <ul style="list-style-type: none"> (a) does not involve any expansion to the <i>gross floor area</i> of business uses established on the <i>site</i>; (b) improves the appearance of buildings and landscaping on the <i>site</i>; (c) provides for buildings which have a scale and form that is compatible with nearby residential buildings; (d) does not provide for direct access to Maroochydore Road; and (e) does not provide for the establishment of high traffic generating uses.
Development in the Tourist Accommodation Zone (Cotton Tree Esplanade)			
PO16	<p>Development in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) contributes to the vitality of key streets and esplanades; and (b) is sympathetic to the coastal character of Cotton Tree and Maroochydore. 	AO16	<p>Development in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements); (b) where active <i>frontages</i> are provided, incorporates all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (c) ensures that signage is integrated with the building; and (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the High Density Residential Zone in Precinct MAR LPP-4 (Wharf Street)			

Performance Outcomes		Acceptable Outcomes	
PO17	<p>Development for an <i>office</i> in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) identified on Local Plan Map LPM22:-</p> <ul style="list-style-type: none"> (a) is small scale only and does not detract from the intended role and function of the Maroochydore Principal Regional Activity Centre as the primary location for centre activities; (b) forms part of a <i>mixed use development</i>; and (c) maintains the amenity of adjacent or nearby residential premises. 	AO17	No acceptable outcome provided.
Development in the Low Density Residential Zone in Precinct MAR LPP-5 (Maud Street/Sugar Road)			
PO18	<p>Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for <i>offices</i> to be incorporated within existing dwelling houses, provided that such development:-</p> <ul style="list-style-type: none"> (a) maintains the amenity of adjacent or nearby residential premises; and (b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road; and (c) provides for car parking arrangements which are in keeping with a residential appearance and do not dominate the <i>streetscape</i>. 	AO18	<p>Development for an <i>office</i> in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road):-</p> <ul style="list-style-type: none"> (a) is limited to <i>dwelling houses</i> existing prior to the commencement of the planning scheme; (b) provides for all required car parking to be accommodated on site within, behind or beside the main building; (c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and (d) avoids any material impact on the amenity of adjoining or nearby residential premises through the provision of landscape buffers, screen fencing and appropriate site layout.
Development in the Emerging Community Zone (Sunshine Cove)			
PO19	<p>Development in the Emerging community zone at Sunshine Cove:-</p> <ul style="list-style-type: none"> (a) contributes to the establishment of a walkable residential community in a waterside setting, comprising of a number of high quality, attractive, environmentally responsible and sustainable mixed density residential neighbourhoods; (b) provides for a range of lot sizes, dwelling types and live/work buildings, with the highest density of residential development provided in key locations; (c) provides for an interconnected open space network and community facilities that meet the needs of the local community; (d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and (e) protects the function and visual amenity of Maroochy Boulevard 	AO19	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.</p>

Performance Outcomes		Acceptable Outcomes	
	and the Sunshine Motorway.		
Development in the Community Facilities Zone (Tourist Parks)			
PO20	Development provides for the existing <i>tourist park</i> sites located at Cotton Tree and Maroochydore Beach to be retained or redeveloped as <i>tourist parks</i> .	AO20	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
Development in the Principal Centre Zone Generally			
Land Use Intent			
PO1	Development in the Principal centre zone provides for the Maroochydore Principal Regional Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.	AO1	No acceptable outcome provided.
PO2	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Regional Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.	AO2	No acceptable outcome provided.
PO3	<p>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone) to occur in the relevant precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.19.4.3 to occur in the relevant precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.19.4.3 is an inconsistent use and is not intended to occur in the Principal centre zone in Precinct MAR LPP-2 or Precinct MAR LPP-3.</p>	AO3	No acceptable outcome provided.
Integration and Connectivity with the Maroochydore City Centre Priority Development Area			
PO4	Development in the Principal centre zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	linkages.		
Accessibility, Permeability and Legibility			
PO5	Development provides for a walkable waterfront and open space network along the full frontages of Cornmeal Creek and Maud Canal providing public access at all times and connectivity through the Principal Regional Activity Centre and beyond to the Maroochy River and foreshore and surrounding residential areas.	AO5	Development ensures that a walkable waterfront and open space network is provided in public ownership in accordance with the greenspace link and key pedestrian/cycle link identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .
PO6	Development provides for a high amenity and functional pedestrian promenade, available for public access at all times, extending along the full frontage of Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS) and surrounding residential areas.	AO6.1	Development provides a pedestrian promenade in public ownership along the full frontage of the Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS), and surrounding residential areas.
		AO6.2	The pedestrian promenade is designed and constructed in accordance with the specifications shown on Figure 7.2.19B (Maroochydoore Public Pedestrian Promenade Design) .
		AO6.3	Development provides for shade structures, landscaping and directional signage to be installed within the pedestrian promenade.
PO7	Development provides mid-block pedestrian connections which:- (a) are located to reflect the desired lines of pedestrian movement between major points of attraction and public spaces that are available for public access at all times; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO7.1	Development for a large floor plate use in the Principal centre zone, or on land otherwise identified as accommodating a through block pedestrian linkage on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) provides publicly accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
		AO7.2	The pedestrian connections are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 days per week public access.
Built Form			
PO8	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the <i>streetscape</i> and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context including views and vistas and the preferred character of the area in which it is located; and (c) have a high architectural quality.	AO8	No acceptable outcome provided.
PO9	Development provides buildings that:- (a) are closely related to streets, public spaces and pedestrian routes; (b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate	AO9	Development for a building in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for a maximum <i>site cover</i> of 90% for the podium element, and 50% for the tower element, where the following criteria are met:-

Performance Outcomes		Acceptable Outcomes	
	<p>pedestrian movement and other functions associated with the building;</p> <p>(c) exhibit well-defined podium and tower elements which provide a slender building profile above podium level; and</p> <p>(d) are sited and oriented to cause least environmental impact.</p>		<p>(a) the site has a principal <i>frontage</i> of at least 20 metres;</p> <p>(b) deep planted landscapes are provided at the principal <i>frontage</i> of the site and are of a sufficient size and dimension to accommodate mature trees; and</p> <p>(c) the development demonstrates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design.</p> <p>OR</p> <p>In all other circumstances, development complies with the <i>site cover</i> requirements of the applicable use code.</p>
PO10	<p>Development provides spaces between buildings which:-</p> <p>(a) allow for light and air penetration;</p> <p>(b) provide for an adequate level of privacy and outlook;</p> <p>(c) avoid wind tunnelling effects; and</p> <p>(d) sensitively respond to adjoining uses.</p>	AO10.1	<p>Development ensures that a building which incorporates a tower element but not a podium element is <i>setback</i> a minimum of 6 metres from the side boundary.</p>
		AO10.2	<p>Development ensures that a building which incorporates a tower element and a podium element provides for the following:-</p> <p>(a) the podium element to have a maximum height of 16 metres and be built to the property boundary <u>unless adjoining a residential use in which case the podium element may only be built to the property boundary up to 4.5 metres in height</u>; and</p> <p>(b) the tower element to be <i>setback</i> 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the same <i>site</i>.</p>
PO11	<p>Development provides buildings that:-</p> <p>(a) are architecturally treated with facades and elevations that avoid large blank walls; and</p> <p>(b) incorporate roof forms, openings and <i>setbacks</i> that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Regional Activity Centre <i>streetscape</i>.</p>	AO11	<p>Development ensures that a building incorporates architectural treatments of facades and elevations such that:-</p> <p>(a) semi-enclosed spaces and colonnades are provided at street level where abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered;</p> <p>(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; and</p> <p>(c) top levels of buildings and roof forms that are shaped to:-</p> <p>(i) reduce their apparent bulk and provide visually attractive skyline silhouettes;</p> <p>(ii) screen mechanical plant from view; and</p>

Performance Outcomes		Acceptable Outcomes	
			(iii) provide roof-top terraces to take advantage of views where appropriate.
PO12	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	AO12	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; (a) complement their setting and be attractive to neighbouring premises; and (b) are not mirrored or highly reflective.
PO13	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Regional Activity Centre <i>streetscape</i> .	AO13.1	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.
		AO13.2	Development ensures that building roof tops allow for the future inclusion of satellite dishes and <i>telecommunications facilities</i> in an unobtrusive manner such that these services are not visible from the street or public open space.
		AO13.3	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Maroochydore Principal Regional Activity Centre.
Active Streets and Public Spaces			
PO14	Development on a <i>site</i> identified as having an active <i>frontage</i> on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides a continuous pedestrian friendly façade and incorporates activities located at ground level that promote a vibrant and lively <i>streetscape</i> character.	AO14	Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO15	Development involving new or extended large floor plate retail uses is located and designed to contribute to vibrant and active streets and public places.	AO15	Development for a large format retail use (such as a <i>showroom</i> , <i>discount department store</i> , <i>department store</i> or a <i>supermarket</i>) provides a main entrance onto a public street with any external walls that would otherwise front the street, containing sleeping uses.
PO16	Development ensures that the ground floor level of a building:- (a) is adaptable, allowing for changes in land use over time; and (b) distinguish the commercial and sub-tropical identity of the Maroochydore Principal Regional Activity Centre.	AO16	Development provides for business uses in premises having a <i>primary active street frontage</i> as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to have a minimum floor to ceiling height of 3.5 metres at the ground floor level.
PO17	Development provides for footpaths and walkways intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO17	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on Figure 7.2.19A

Performance Outcomes		Acceptable Outcomes	
			<p>(Maroochydore/Kuluin local plan elements); and</p> <p>(ii) 2.7 metres provided for secondary active street frontages specified on Figure 7.2.19A</p> <p>(Maroochydore/Kuluin local plan elements); and</p> <p>(b) a shelter type that comprises one or more of the following:-</p> <p>(i) verandah;</p> <p>(ii) colonnade;</p> <p>(iii) awning;</p> <p>(iv) covered pergola;</p> <p>(v) arcade.</p>
Housing Diversity			
PO18	Development ensures that a range of <i>dwelling</i> types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.	AO18	<p>Development ensures at least 10% of all <i>dwelling</i>s on a <i>site</i> are equal to or less than 100m² in <i>gross floor area</i>.</p> <p>Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.</p>
Streetscapes, Public Spaces and Landscapes²			
PO19	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	<p>AO19.1</p> <p>AO19.2</p> <p>AO19.3</p> <p>AO19.4</p>	<p>Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, 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 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 footpath paving treatments and street furniture that integrate with adjoining development and setback areas and align with public footpaths.</p>
PO20	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space, provides for the following:-	AO20	No acceptable outcome provided.
	<p>(a) a high level of non-discriminatory pedestrian access to maintain an active <i>frontage</i>;</p> <p>(b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i>.</p>		
PO21	Development provides for art installations to be incorporated where possible, as an essential element to engage users of the urban environment.	AO21	No acceptable outcome provided.
Car Parking			
PO22	Development provides for or contributes	AO22	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
	to the provision of consolidated or shared car parking which serves a variety of nearby uses.		
PO23	Development in Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides car parking areas and service areas that are not visually dominant from a street or public open space.	AO23.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the <i>streetscape</i> or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the <i>site</i> , incorporated wholly within a building or below ground level, and shared driveways.
		AO23.2	Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
PO24	Development in a precinct other than Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides ground level car parking areas and service areas that do not dominate the street <i>frontage</i> .	AO24.1	Development provides for any ground level car parking area to be:- (a) located behind or contained within a building and not visible from the street <i>frontage</i> ; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.
		AO24.2	Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be <i>setback</i> a minimum of 5 metres and not be adjacent to or visible from the street.
Development in the Principal Centre Zone in Precinct MAR LPP-1 (City Core)			
PO25	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) identified on Local Plan Map LPM22 comprises a vibrant and high intensity mixed use core where the principal business and administrative functions are complemented by retailing, entertainment, education, community and cultural facilities, tourism and residences.	AO25	No acceptable outcome provided.
PO26	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) does not comprise <i>showrooms</i> so that it does not delay or compromise the following:- (a) the capacity of the existing and planned road transport infrastructure networks in the Maroochydore Principal Regional Activity Centre; (b) the employment potential of the Maroochydore Principal Regional Activity Centre; (c) the intended urban design outcomes for the Maroochydore Principal Regional Activity Centre; (d) the principle of a transit oriented community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Regional Activity Centre.		
Development in the Principal Centre Zone (Key Site 1 – Sunshine Plaza)			
PO27	<p>Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) ensures that significant expansion or redevelopment of the Sunshine Plaza Shopping Centre or adjacent properties:-</p> <ul style="list-style-type: none"> (a) occurs in an integrated manner in accordance with a master plan or approved plan of development; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) facilitates a high level of accessibility to the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS); (d) provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network and provides for development which reinforces and activates these links; (e) does not compromise the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre; (f) provides strong linkages with surrounding development and, in particular, the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity; (g) provides public road links as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to improve local connectivity; and (h) minimises visual and amenity impacts associated with car parking and servicing areas. 	AO27	No acceptable outcome provided.
Development in the Principal Centre Zone (Key Site 2 – Big Top)			
PO28	<p>Development in the Principal centre zone on Key Site 2 (Big Top) ensures that redevelopment of the site:-</p> <ul style="list-style-type: none"> (a) provides for the <i>site</i> to be developed as a high quality, integrated, mixed use development incorporating a range of centre activities and residential accommodation; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) provides an attractive address to all street <i>frontages</i> and to 	AO28	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Cornmeal Creek;</p> <p>(d) facilitates a high level of accessibility to the Maroochydore Station transit interchange;</p> <p>(e) provides for development which reinforces and activates the public pedestrian and urban open space link along Cornmeal Creek;</p> <p>(f) provides strong linkages with surrounding development and, in particular, the provision of through block pedestrian links connecting Ocean Street and Duporth Avenue with Cornmeal Creek Esplanade, and other urban design elements and treatments necessary to create a high level of integration and connectivity;</p> <p>(g) provides <i>primary active street frontages</i> to Cornmeal Creek, Ocean Street, Duporth Avenue and Horton Parade and the 'urban laneway' through the <i>site</i> connecting Ocean Street with Cornmeal Creek Esplanade;</p> <p>(h) maintains existing vehicular access points; and</p> <p>(i) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>		
Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area)			
PO29	Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Hospitality Area) identified on Local Plan Map LPM22 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere.	AO29	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)			
PO30	Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on Local Plan Map LPM22 complies with the following:- <p>(a) development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground <i>storey</i>;</p> <p>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</p> <p>(c) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit</p>	AO30	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>and pedestrian priority;</p> <p>(d) development with a <i>frontage</i> 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;</p> <p>(e) development provides for bicycle and pedestrian infrastructure which connects the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.</p>		
PO31	Development provides for all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m ² per tenancy.	AO31	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct in MAR LPP-3 (Maroochy Boulevard/Dalton Drive)			
PO32	<p>Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive), identified on Local Plan Map LPM22, complies with the following:-</p> <p>(a) development predominantly comprises medium intensity business and residential activities including <i>offices</i> and smaller scale <i>shops</i> and <i>showrooms</i>;</p> <p>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core).</p>	AO32	No acceptable outcome provided.
PO33	<p>Development provides for the following:-</p> <p>(a) all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m² per tenancy;</p> <p>(b) the total maximum <i>gross leasable floor area</i> of all retail business uses (other than <i>showroom</i>) to not exceed 20,000m² for the precinct.</p>	AO33	No acceptable outcome provided.
PO34	Development provides for Maroochy Boulevard and Dalton Drive to be established as attractive landscaped boulevards incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.	AO34	No acceptable outcome provided.
PO35	Development to the north of the Dalton Drive east-west extension is integrated with the adjoining development in the Priority Development Area, having regard to block size, access arrangements, intended uses, built form and stormwater flow requirements.	AO35	No acceptable outcome provided.
PO36	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	AO36	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	the safety and efficiency of these major transport infrastructure elements is maintained.		
PO37	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.	AO37	No acceptable outcome provided.
PO38	Development fronting Dalton Drive or Maroochy Boulevard provides for the following:- (a) <i>showroom</i> development that maintains a strong built form along Dalton Drive and Maroochy Boulevard and incorporates land uses that activate these <i>frontages</i> ; (b) car parking that is located behind buildings and does not dominate the street <i>frontage</i> ; (c) consolidated access points to Dalton Drive and Maroochy Boulevard.	AO38	No acceptable outcome provided.
PO39	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochy Regional Activity Centre.	AO39	Development fronting Maroochy Boulevard has a minimum height of 8 metres.

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

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

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

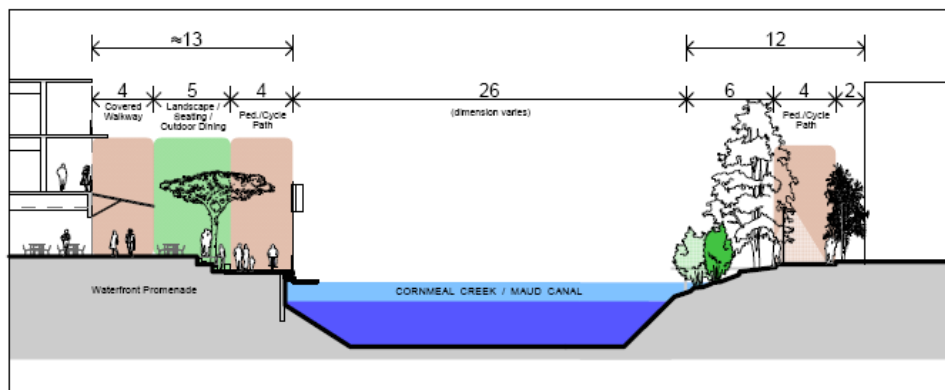
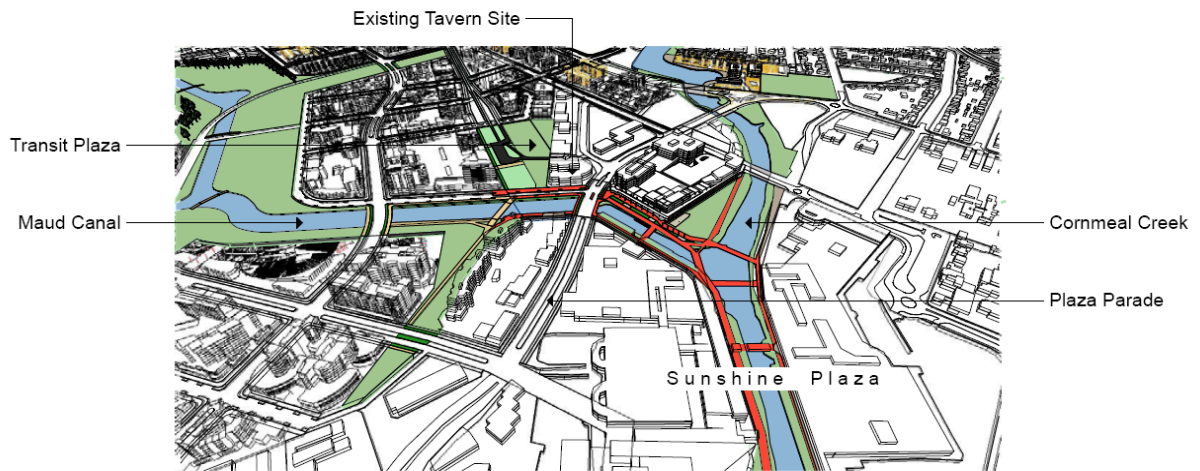
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(o) Sales office (p) Service station (q) Shop (if not involving a department store) (r) Shopping centre (if not involving a department store) (s) Showroom (where each individual tenancy does not exceed a gross leasable floor area of 3,000m ²) (t) Theatre (u) Veterinary services	
Industrial activities	
Service industry	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	None
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Park	None
Other activities	
(a) Major electricity infrastructure (where for underground high voltage sub-transmission power lines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a local utility)	None

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

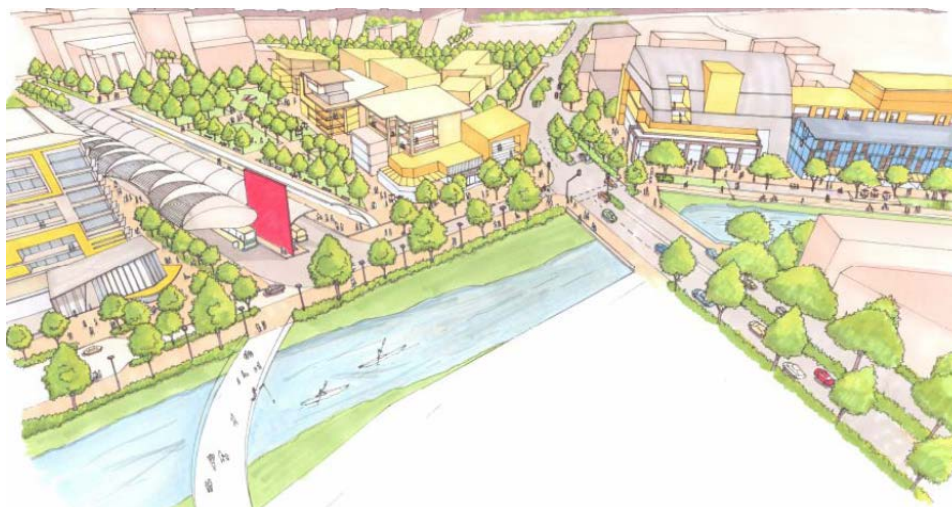
Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones) for Lot 6 SP239529.

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

Figure 7.2.19B Maroochydore Public Pedestrian Promenade Design



Public Pedestrian Promenade Indicative Section



7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.1 Application

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

7.2.20.2 Context and setting

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

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

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

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

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

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

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

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

7.2.20.3 Purpose and overall outcomes

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

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

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

7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

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

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

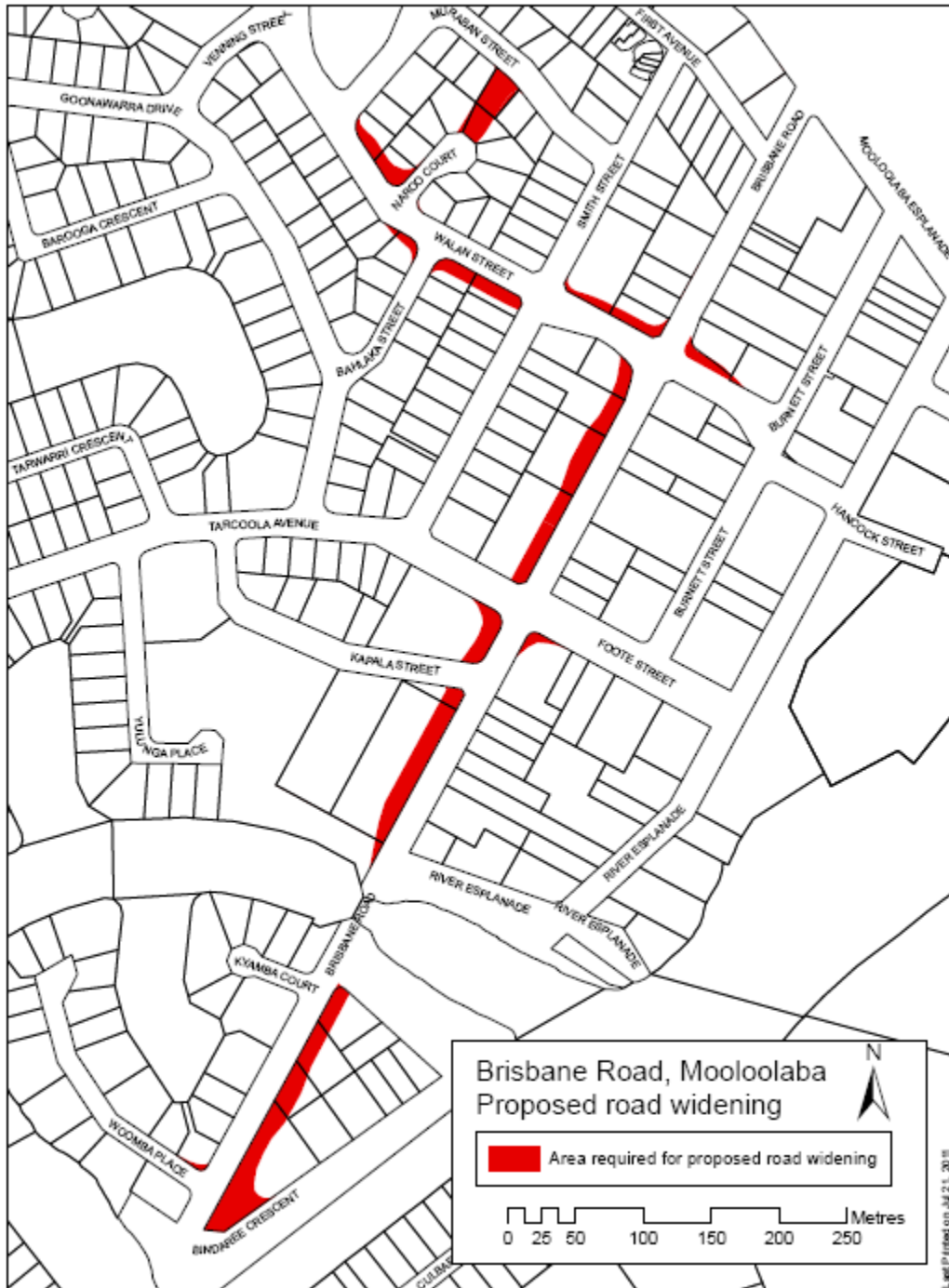
Performance Outcomes		Acceptable Outcomes	
	<p>integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is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

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

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

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

Figure 7.2.20B Brisbane Road upgrade



7.2.21 Mooloolah local plan code

7.2.21.1 Application

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

7.2.21.2 Context and setting

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

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

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

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

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

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

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

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

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

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

7.2.21.3 Purpose and overall outcomes

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

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

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

7.2.21.4 Performance outcomes and acceptable outcomes

Table 7.2.21.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

Performance Outcomes		Acceptable Outcomes	
	<p><i>transport networks</i> including:-</p> <ul style="list-style-type: none"> (a) the proposed North Coast Rail Line realignment and duplication; (b) the potential future road overpass connecting Mooloolah Road and Jones Street; and (c) the pedestrian and cycle overpass linking the two business areas of the town. 		
Development in the Local Centre Zone Generally			
PO7	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <ul style="list-style-type: none"> (a) support Mooloolah Town Centre's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors. 	A07	No acceptable outcome provided.
PO8	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) is sympathetic to the rural character and identity of Mooloolah; (b) complements the traditional built form and <i>streetscape</i>; (c) provides an active interface to the street; and (d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street. 	A08	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> (a) provides for Bray Road, Jones Street and Mooloolah Road to be maintained and enhanced as wide, attractive and pedestrian friendly main streets; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reflects and enhances the character of existing buildings on the western side of the railway; (d) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.21A (Mooloolah local plan elements); (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerb; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street including a well defined shopfront and entry doors; (h) uses colour schemes and external finishes consistent with the theme established on the western side of the railway; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (k) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.

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

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

7.2.22 Nambour local plan code

7.2.22.1 Application

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

7.2.22.2 Context and setting

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

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

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

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

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

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

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

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

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

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

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

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

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

7.2.22.3 Purpose and overall outcomes

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

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

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

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

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

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

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

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

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

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

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

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

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

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct NAM LPP-3 – Town Centre Frame)	
Residential activities	
(k) <i>Caretaker's accommodation</i> (l) <i>Community residence</i> (m) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (n) <i>Dwelling unit</i> (o) <i>Multiple dwelling</i> (p) <i>Residential care facility</i> (q) <i>Resort complex</i> (r) <i>Retirement facility</i> (s) <i>Rooming accommodation</i> (t) <i>Short-term accommodation</i>	None
Business activities	
(v) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i>) (w) <i>Agricultural supplies store</i> (x) <i>Bar</i> (y) <i>Car wash</i> (z) <i>Food and drink outlet</i> (where not incorporating a <i>drive-through facility</i>) (aa) <i>Funeral parlour</i> (bb) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (cc) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (dd) <i>Health care services</i> (ee) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (ff) <i>Office</i> (gg) <i>Sales office</i> (hh) <i>Service station</i> (ii) <i>Shop</i> (where occupying not more than 200m ² of	(e) <i>Garden centre</i> (where exceeding a <i>gross leasable floor area</i> of 300m ²) (f) <i>Hardware and trade supplies</i> (where exceeding a <i>gross leasable floor area</i> of 300m ²)

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

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

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

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

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

Figure 7.2.22B Typical vertical proportions along part of Currie Street

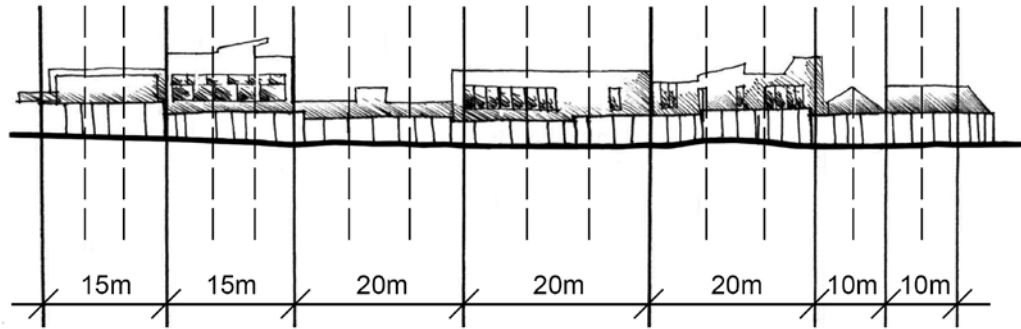
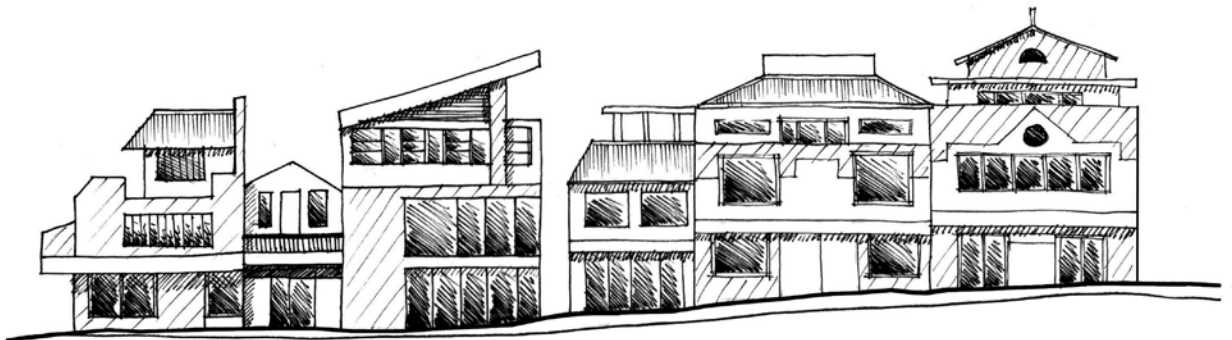


Figure 7.2.22C Articulated and 'fine grain' skyline



7.2.23 Palmwoods local plan code

7.2.23.1 Application

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

7.2.23.2 Context and setting

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

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

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

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

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

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

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

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

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

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

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

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

7.2.23.3 Purpose and overall outcomes

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

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

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

7.2.23.4 Performance outcomes and acceptable outcomes

Table 7.2.23.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

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

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

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

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

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

7.2.24 Peregian South local plan code

7.2.24.1 Application

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

7.2.24.2 Context and setting

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

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

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

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

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

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

7.2.24.3 Purpose and overall outcomes

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

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

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

7.2.24.4 Performance outcomes and acceptable outcomes

Table 7.2.24.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

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

7.2.25 Sippy Downs local plan code

7.2.25.1 Application

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

7.2.25.2 Context and setting

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

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

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

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

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

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

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

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

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

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

7.2.25.3 Purpose and overall outcomes

- (1) The purpose of the Sippy Downs local plan code is to provide locally relevant planning provisions for the assessment of development within the Sippy Downs local plan area.
- (2) The purpose of the Sippy Downs local plan code will be achieved through the following overall outcomes:-
 - (a) The Sippy Downs local plan area is a diverse urban area comprising a number of residential neighbourhoods and the University of the Sunshine Coast, supported by a major regional activity centre at Sippy Downs Town Centre.
 - (b) Urban and rural residential development in the Sippy Downs local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect the environmental and natural landscape values of the Mooloolah River National Park, Sippy Creek and bushland areas at the base of the Buderim escarpment, and to ensure the efficient provision of *infrastructure* and services.
 - (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the lower Buderim escarpment, Mountain Creek and Sippy Creek and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of an interconnected system of ecological and open space linkages. Development in the Sippy Downs Town Centre provides a biodiversity offset for native *vegetation* cleared as part of the development.⁴
 - (d) Development provides for high quality, sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. In the Major centre zone and High density residential zone, development:-
 - (i) has a perimeter block form to maintain and define an active public realm and allow significant densities to be achieved without high rise buildings; and
 - (ii) achieves a comfortable pedestrian scale and quality in the public realm by providing buildings with a variety of heights to reduce the wall effects of development and create a varied skyline.
 - (e) Development supports the role and function of the Sippy Downs Town Centre (Precinct SID LPP-1) as a major regional activity centre, providing a broad range of higher order retail, commercial, community, entertainment and employment generating uses to service the needs of residential areas within the local plan area and surrounding areas, including residential areas south of Buderim and west of Mooloolaba and the emerging community of Palm view, as well as significant residential development to support transit oriented development outcomes.
 - (f) Development in the Sippy Downs Town Centre (Precinct SID LPP-1) does not detract from or have an adverse impact on the intended role and function of:-

⁴ Note—the clearing of native *vegetation* for the purposes of providing for the development of the Sippy Downs Town Centre Major Regional Activity Centre is considered to satisfy the community interests test set out in section 3.7.2.1(c) of the Strategic Framework. Notwithstanding this, *vegetation* is still to be retained in the specific circumstances required by this code. **Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)** sets out the requirements for environmental offsets. Approval for clearing may still be required under State or Federal legislation.

- (i) Maroochydore as the principal regional activity centre for the Sunshine Coast; or
 - (ii) nearby major regional activity centres at Nambour and Kawana.
- (g) Development supports the role and function of the University of the Sunshine Coast and the Sippy Downs Business and Technology Sub-precinct as regional employment opportunity areas which:-
- (i) in the case of the University of the Sunshine Coast, provides a focus for tertiary education, training and research activities; and
 - (ii) in the case of the Sippy Downs Business and Technology Sub-precinct, provides a focus for science and technology related business and industries and has a strong nexus with the University of the Sunshine Coast.
- (h) Development in the Major centre zone in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core):-
- (i) provides the main retail, commercial and civic uses for the local plan area in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (ii) results in the creation of a traditional main street based town centre rather than a shopping centre or internalised mall type of development;
 - (iii) incorporates medium to high density residential uses as part of *mixed use developments*⁵;
 - (iv) is characterised by its vibrant, active streets with high pedestrian activity and buildings with close street relationships;
 - (v) results in a walkable centre characterised by wide tree lined streets and public spaces marking prominent corners and provides expansive social space for community life and interaction;
 - (vi) provides a simple, grid-based urban form and movement network which ensures a high level of connectivity for pedestrians, cyclists and vehicles;
 - (vii) provides *public open space* in the form of a centrally located Town Square and a number of Mini Plazas at specific locations;
 - (viii) provides land for the establishment of a multi purpose, integrated community facility;
 - (ix) provides safe, efficient and legible pedestrian access to public transport *infrastructure*;
 - (x) ensures retail uses are dispersed across the town centre core rather than being consolidated in one area;
 - (xi) provides that all retail premises being a *supermarket* or a *discount department store* are separated by a street and are not developed as an indoor retail shopping mall; and
 - (xii) provides that all or most retail uses address and activate the street.
- (i) Development in the Major centre zone in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-
- (i) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses;
 - (ii) comprises a range of commercial, educational, health care, government and some residential uses that support and complement the Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (iii) provides for uses including research facilities, laboratories, research and technology-based industries, *offices* and consulting rooms, a conference centre, studios, media production facilities, community and education-related uses and tourist and conference accommodation;
 - (iv) provides for medium density *mixed use developments* incorporating residential and non-residential uses;
 - (v) provides a simple grid-based urban form and movement network that links with extensions of the Town Centre Core (Sub-precinct SID LPSP-1a) grid and extensions of the University of the Sunshine Coast grid;
 - (vi) provides *public open space* in the form of a Town Plaza and a number of Mini Plazas at specific locations; and
 - (vii) provides for a small local (not full service) activity centre that:-

⁵ Note—*mixed use development* in the Sippy Downs Town Centre may be staged such that initial stages of development do not include a residential component provided that:-

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

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

7.2.25.4 Performance outcomes and acceptable outcomes

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

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

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

Performance Outcomes		Acceptable Outcomes	
	<p>including:-</p> <p>(a) proposed new roads within the Sippy Downs Town Centre (Precinct SID LPP-1), the Stringybark Road area and elsewhere in the local plan area where identified on Figure 7.2.25A (Sippy Downs local plan elements);</p> <p>(b) the Sunshine Motorway; and</p> <p>(c) the Bruce Highway.</p>		
Development in the Local Centre Zone			
PO10	<p>Development in the Local centre zone supports the role and function of:-</p> <p>(a) the Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and</p> <p>(b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.</p>	AO10	No acceptable outcome provided.
PO11	<p>Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:-</p> <p>(a) for the Chancellor Park West Local Centre, a total of 8,400m²; and</p> <p>(b) for other local centres, a total of 1,000m².</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>	AO11	No acceptable outcome provided.
PO12	<p>Development in the Local centre zone provides for no more than one <i>supermarket</i> to be established so as to protect the role and function of the Sippy Downs Town Centre.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity;</p> <p>(b) vibrant and active streets and public spaces;</p> <p>(c) a high level of comfort and convenience for pedestrians; and</p> <p>(d) functional and integrated car parking and servicing areas which do not dominate the street.</p>	AO13	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale and character of development on adjoining sites;</p> <p>(b) has building openings overlooking the street;</p> <p>(c) provides for <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.25A (Sippy Downs local plan elements);</p> <p>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p>

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

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

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

Table 7.2.25.4.2 Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre) ⁶

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

⁶ Editor's note—the **Planning Scheme Policy for Sippy Downs Town Centre** provides guidance in relation to the achievement of certain outcomes in this code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Performance Outcomes		Acceptable Outcomes	
	intersection of 'A' and 'V' Streets.		
PO60	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>food and drink outlet</i> :- (a) is of a small scale boutique nature; (b) is not a <i>high volume convenience restaurant</i> ; (c) provides outdoor dining; (d) does not result in the total <i>gross leasable floor area</i> of all <i>food and drink outlets</i> in the Sub-precinct exceeding 100m ² ; (e) does not exceed 50m ² ; and (f) is located centrally within the Sub-Precinct on the southern side of 'A' Street on either corner of the intersection of 'A' and 'V' Streets.	AO60	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO61	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for the following:- (a) a building fronting a Principal Street:- (i) is <i>setback</i> no more than 3 metres from the property <i>frontage</i> at the ground <i>storey</i> ; (ii) is massed horizontally rather than vertically; (iii) is stepped back no more than 5 metres above the fourth <i>storey</i> to allow for balconies and roof form expression; and (iv) does not step back above the fourth <i>storey</i> where on a corner; and (b) a building fronting a Local Access Street:- (i) is <i>setback</i> no more than 5 metres at the ground <i>storey</i> ; and (ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.	AO61	No acceptable outcome provided.
Minimum Residential Density (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO62	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO62	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO63	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Forest Park which:- (a) is transferred to <i>Council</i> in freehold tenure; (b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; (c) primarily provides for the retention	AO63	Development provides the Forest Park West which:- (a) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; and (b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .

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

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

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

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

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

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

Figure 7.2.25B Sippy Downs Town Centre Master Plan

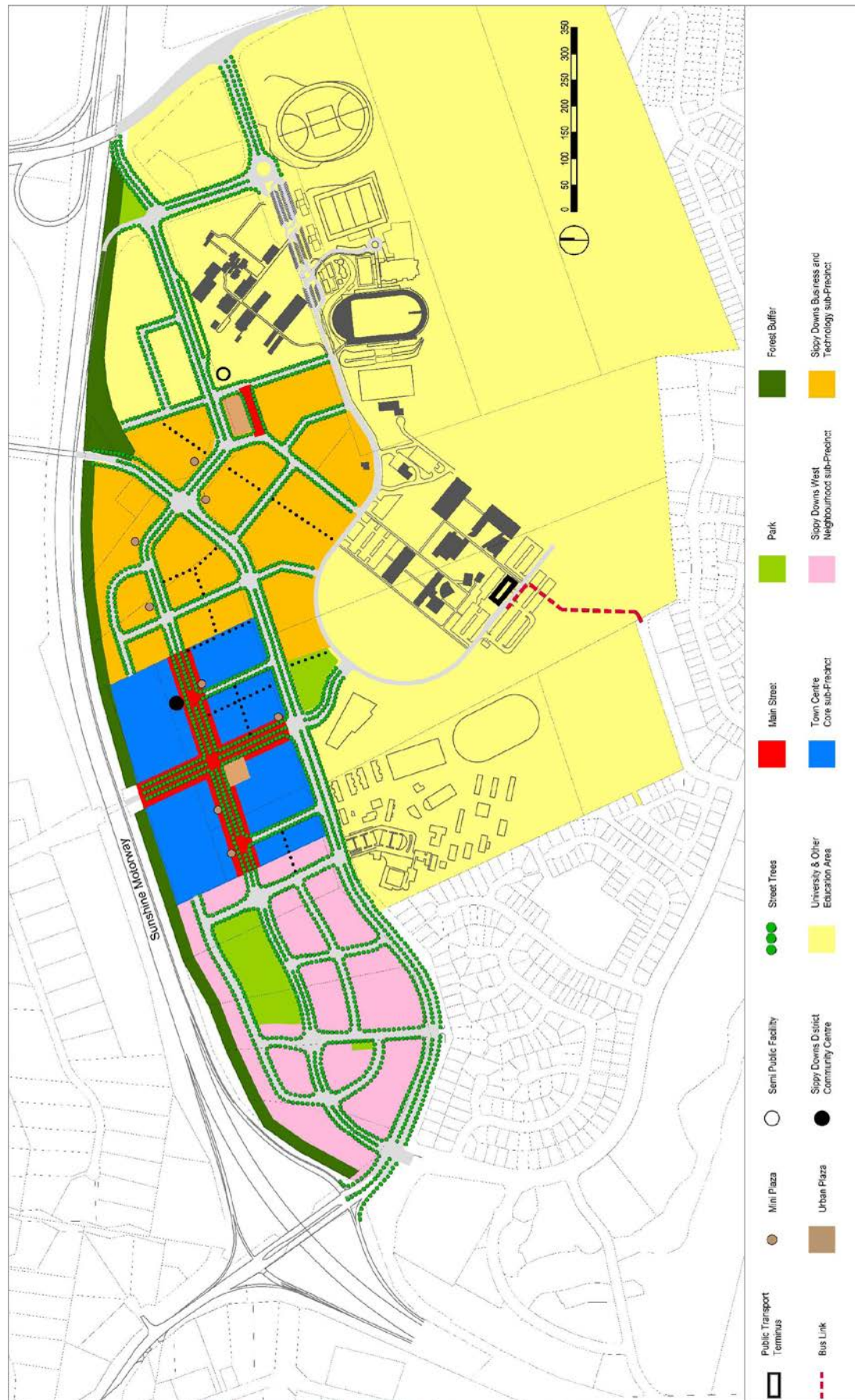


Figure 7.2.25C Sippy Downs Town Centre Core Plan

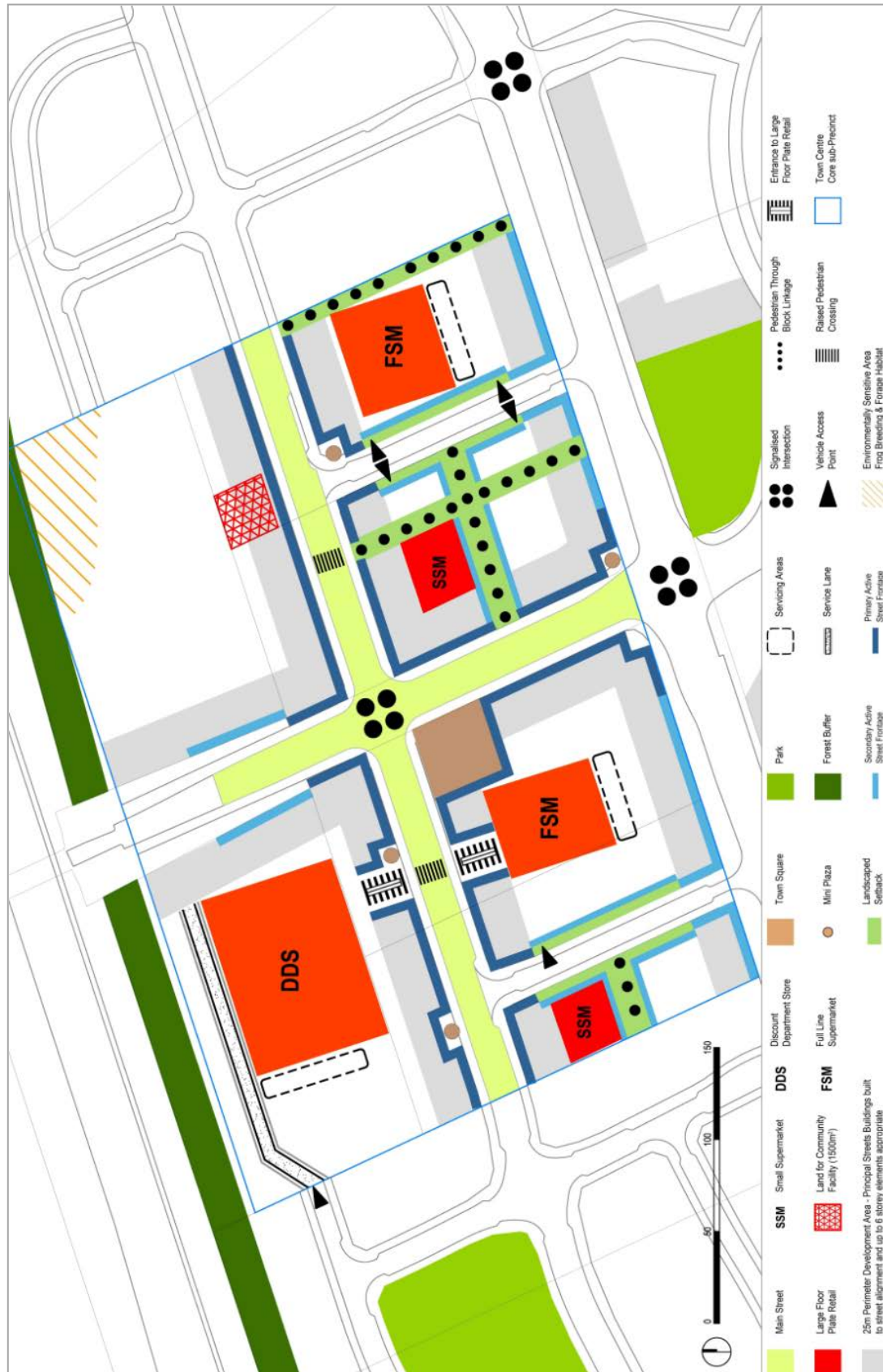


Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations

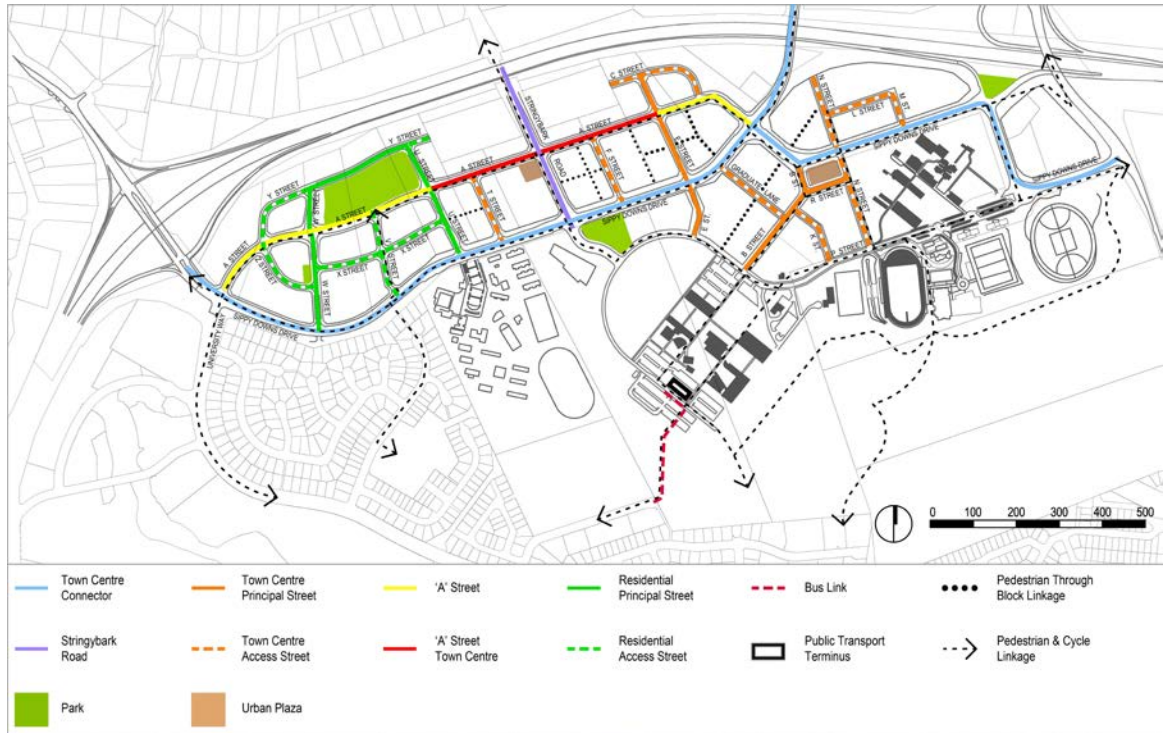


Figure 7.2.25E Sippy Downs Town Centre Building Heights



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



7.2.26 Woombye local plan code

7.2.26.1 Application

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

7.2.26.2 Context and setting

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

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

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

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

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

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

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

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

7.2.26.3 Purpose and overall outcomes

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

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

7.2.26.4 Performance outcomes and acceptable outcomes

Table 7.2.26.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

7.2.27 Yandina local plan code

7.2.27.1 Application

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

7.2.27.2 Context and setting

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

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

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

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

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

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

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

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

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

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

7.2.27.3 Purpose and overall outcomes

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

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

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

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

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

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

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

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

9.3 Use codes

9.3.1 Business uses and centre design code

9.3.1.1 Application

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

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Business uses and centre design code is to ensure business uses and other centre activities:-
 - (a) are developed in a manner consistent with the Sunshine Coast Activity Centre Network; and
 - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Business uses and centre design code will be achieved through the following overall outcomes:-
 - (a) a business use or centre activity is consistent with the Sunshine Coast Activity Centre Network;
 - (b) a business use or centre activity incorporates building and landscape design that responds to the region's sub-tropical climate as well as the character of the particular local area;
 - (c) a business use or centre activity provides for the establishment of safe, comfortable and vital pedestrian environments;
 - (d) a business use or centre activity is integrated into its surrounds and reflects high quality town centre, *streetscape* and landscape design principles;
 - (e) a business use or centre activity avoids or, where avoidance is not practicable, minimises adverse impacts upon the amenity, privacy and environmental quality of nearby residential uses, recognising that activity centres are mixed use environments where some impacts may occur; and
 - (f) a business use or centre activity which is an *adult store* is not located in an *adult store sensitive use area*.

9.3.1.3 Performance outcomes and acceptable outcomes

Table 9.3.1.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Activity Centre Role and Function			
PO1	The business use or centre activity is of a type, scale and intensity that is consistent with the Sunshine Coast activity centre network.	AO1	No acceptable outcome provided.
Relationships of Buildings to Streets and Public Spaces			
PO2	The business use or centre activity is in a building that:- (a) clearly defines, frames or encloses the street and other useable public and semi-public open space; and	AO2.1	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a <i>site</i> identified as having a <i>primary active street frontage</i> or <i>secondary active street</i>

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

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

Performance Outcomes		Acceptable Outcomes	
			facade more than 45 metres in length.
Building Features and Articulation			
PO7	The business use or centre activity is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; (c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) responds to the character and amenity of neighbouring premises.	AO7.1	The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during warmer months.
		AO7.2	To assist in creating or maintaining a coherent <i>streetscape</i> , the building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO7.3	The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.
PO8	Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces.	AO8	A building having a height of more than 2 storeys incorporates variations in materials, colours, textures or other built form elements that help to differentiate between the podium and other building levels.
PO9	The business use or centre activity is in a building which has a top level and roof form that is shaped to:- (a) provide an articulated and visually attractive skyline silhouette; and (b) screen mechanical plants from view.	AO9	No acceptable outcome provided.
On-site Landscapes			
PO10	The business use or centre activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	AO10.1	A minimum of 10% of the <i>site</i> is comprised of deep planted landscapes.
		AO10.2	Landscapes are provided on-site in accordance with the following:- (a) shade trees, low planting and hard landscapes are provided along street <i>frontages</i> not occupied by buildings or driveways; (b) shade trees are provided in car parks; (c) a landscape strip is provided between the business use and any adjacent residential use which:- (i) has a minimum width of 2 metres; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and (d) planting is provided on top of podium levels and on the roof or roof level of car parking structures.

Performance Outcomes		Acceptable Outcomes	
Landscape of Long Term Vacant Sites			
PO11	Where the business use or centre activity is to be developed incrementally, or redevelopment of a <i>site</i> in a centre is delayed following the completion of demolition works, appropriate landscape works and other site treatments are undertaken to ensure that the <i>site</i> makes a positive contribution to the amenity of the centre.	AO11	Where a business use is staged and some or all of the land subject to a development is to remain vacant, or where redevelopment following demolition is delayed for more than 3 months, the following works are carried out:- (a) the <i>site</i> is cleared of all rubble, debris and demolition materials; (b) the <i>site</i> is graded (to the same level as the adjoining footpath wherever practicable) and turfed; (c) the <i>site</i> is fenced and landscaped with perimeter planting consisting of advanced specimens of fast growing species; (d) drainage is provided to prevent ponding; (e) the <i>site</i> is maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) the <i>site</i> is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and (g) public access is provided where public safety can be maintained.
Undergrounding of Electricity			
PO12	The business use or centre activity provides for electricity <i>infrastructure</i> to the <i>site</i> in a way that minimises its visual impact on the centre <i>streetscape</i> .	AO12	Where development involves the construction of a new building, electricity is located underground for the full <i>frontage</i> of the <i>site</i> .
Environmental Management and Amenity of Residential Premises			
PO13	The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.	AO13.1	Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:- (a) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the <i>site's</i> context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) locating site service facilities and areas such that they are not adjacent to the <i>frontage</i> of a street or public space.
		AO13.2	Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:- (a) careful selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
PO14	The business use or centre activity	AO14	Where the development is adjacent to a

Performance Outcomes		Acceptable Outcomes	
	maintains the privacy of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.		residential use, the reasonable privacy and amenity of such accommodation is maintained by:- (a) siting and orienting buildings to minimise the likelihood of overlooking; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into residential accommodation; and (c) incorporating screening over building openings.
PO15	Where the business use or centre activity is in a <i>mixed use building</i> , the development provides residents of the building with reasonable privacy and security.	AO15.1 AO15.2 AO15.3	Entry areas for the residents of, and visitors to, residential accommodation are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users. Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.
PO16	Where the business use or centre activity requires the use of acoustic attenuation measures to avoid or minimise adverse impacts on nearby residential premises, such measures are designed and constructed so as to be compatible with the local <i>streetscape</i> , and discourage crime and anti-social behaviour.	AO16	No acceptable outcome provided.
Requirements for a Corner Store in a Residential Area			
PO17	Where the business use involves the establishment of a <i>corner store</i> in a residential area, the <i>corner store</i> :- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved <i>corner stores</i> ; and (b) is compatible with the scale and intensity of development in the neighbourhood.	AO17.1 AO17.2 AO17.3	The <i>corner store</i> is located on a <i>site</i> that:- (a) has <i>access</i> and <i>frontage</i> to a collector street or higher order road; or (b) is adjacent to a community activity or an existing non-residential use. The <i>corner store</i> is located on a <i>site</i> that is more than 400 metres radial distance from:- (a) any existing <i>shop</i> ; (b) any <i>site</i> with a current approval for a <i>shop</i> ; or (c) any land included in a <i>centre zone</i> . The <i>site cover</i> of the building in which the <i>corner store</i> is accommodated does not exceed 50%.
Requirements for an adult store in an adult store sensitive area			
PO18	An <i>adult store</i> is not located in an <i>adult store sensitive use area</i> .	AO18	No acceptable outcome provided.

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Part 10 Other plans

10.1 Preliminary

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

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

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

10.2 Palmview Structure Plan

10.2.1 Preliminary

10.2.1.1 Introduction

This Part comprises the Palmview Structure Plan.

10.2.1.2 Purpose of Structure Plan

The Palmview Structure Plan provides an integrated land use and infrastructure framework for the Master Planned Area.

10.2.1.3 Master Planned Area

10.2.1.3.1 Master Planned Area declaration details

The declaration details for the Palmview master planned area are specified in **Table 10.3.1.3.1 (Palmview master planned area declaration details)**.

Table 10.3.1.3.1 Palmview Master Planned Area declaration details

Date of declaration	18 December 2009
Palmview master planned area map	Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional context (refer to Schedule 2 (Mapping)))

10.2.1.4 Structure Plan Elements

- (1) The Palmview Structure Plan comprises the following elements:-
 - (a) the strategic outcomes for the Master Planned Area;
 - (b) the category of development and assessment and assessment benchmarks for assessable development and requirements for accepted development for development in the Master Planned Area;
 - (c) a Palmview structure plan area code.
- (2) The Palmview Structure Plan is supported by the following:-
 - (a) *Sunshine Coast Planning Scheme*;
 - (b) the *Planning scheme policy for the Palmview Structure Plan*;
 - (c) infrastructure arrangements which apply to land in the Master Planned Area.
- (3) The structure plan maps detailed in **Table 10.3.1.4 (Master Planned Area Maps)** identify in a spatial context the outcomes intended for the Master Planned Area.

Table 10.3.1.4 Master Planned Area Maps

Column 1 Map Number	Column 2 Map Title
OPM P1	Other Plans Map OPM P1 Palmview Master Planned Area and Regional Context
OPM P2(a)	Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land
OPM P2(b)	Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas
OPM P3	Other Plans Map OPM P3 Palmview Master Planned Area Land Use Structure
OPM P4	Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements
OPM P5	Other Plans Map OPM P5 Palmview Master Planned Area Development Entitlements
OPM P6	Other Plans Map OPM P6 Palmview Master Planned Area Precincts and Sub-precincts
OPM P7	Other Plans Map OPM P7 Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing

Column 1 Map Number	Column 2 Map Title
OPM P8	Other Plans Map OPM P8 Palmview Master Planned Area Road Transport Infrastructure Network
OPM P9	Other Plans Map OPM P9 Palmview Master Planned Area Public Transport Infrastructure Network
OPM P10	Other Plans Map OPM P10 Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network
OPM P11	Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network
OPM P12	Other Plans Map OPM P12 Palmview Master Planned Area Non-urban Open Space Infrastructure Network
OPM P13	Other Plans Map OPM P13 Palmview Master Planned Area Community Facilities Infrastructure Network
OPM P14	Other Plans Map OPM P14 Palmview Master Planned Area Electricity Infrastructure Network

10.2.1.5 Relationship to the SP Act and Act

- (1) The Palmview Structure Plan is a structure plan for the Master Planned Area which was incorporated into the planning scheme under section 761A of the SP Act.
- (2) The Palmview Structure Plan specifies the following for the purposes of the Act:-
 - (a) a strategic framework, including strategic outcomes for the Master Planned Area that applies to assessable development requiring impact assessment in the Master Planned Area; and
 - (b) a Structure Plan Area Code that applies to accepted development subject to requirements and assessable development in the Master Planned Area.

10.2.1.6 Compliance with the Structure Plan

- (1) The following rules apply in determining compliance with the Palmview structure plan area code for accepted development subject to requirements:-
 - (a) the development must comply with the acceptable outcomes in the Palmview structure plan area code;
 - (b) where the development does not comply with the acceptable outcomes the development becomes assessable development requiring code assessment unless stated to be assessable development requiring impact assessment.
- (2) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring code assessment:-
 - (a) the development complies with the Palmview Structure Plan if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes.
- (3) The following rules apply in determining compliance with the Palmview Structure Plan for assessable development requiring impact assessment:-
 - (a) the development complies with the Palmview structure plan area code if it complies with the performance outcomes of the Palmview structure plan area code or the overall outcomes of the Palmview structure plan area code if it does not comply with the performance outcomes; and
 - (b) the development complies with the strategic outcomes for the Palmview Structure Plan if it is consistent with the strategic outcomes for the Palmview Structure Plan.

10.2.1.7 Relationship to State Planning Instruments

This matter is dealt with in Section 2.1 of the *Sunshine Coast Planning Scheme 2014*.

10.2.1.8 Relationship to Sunshine Coast Planning Scheme

- (1) The following provisions of the *Sunshine Coast Planning Scheme* apply to the assessment of development for the Master Planned Area:-
 - (a) **Part 1 (About the planning scheme);**
 - (b) **Part 3 (Strategic framework);**
 - (c) **Part 4 (Priority infrastructure plan);**
 - (d) Section 8.2.1 (Acid sulfate soils overlay code), Section 8.2.4 (Bushfire hazard overlay code) and Section 8.2.7 (Flood hazard overlay code) of **Part 8 (Overlay codes);**
 - (e) **Part 9 (Other codes);**
 - (f) **Part 10 (Other plans);**
 - (g) **Schedule 1 (Definitions)** except for the terms defined in Section 10.3.1.12 (Structure Plan Definition of Terms);
 - (h) Other Plans Map OPM P1 to P14 in **Schedule 2 (Mapping);**
 - (i) the overlay maps in **Schedule 2 (Mapping)** related to the acid sulfate soils overlay and bushfire hazard overlay as applicable to the Master Planned Area;
 - (j) **Schedule 6 (Planning scheme policies).**
- (2) The provisions of the Palmview Structure Plan prevail over the other provisions of the *Sunshine Coast Planning Scheme* to the extent of any inconsistency.

10.2.1.9 Planning Scheme Policy for the Palmview Structure Plan

A planning scheme policy for the Palmview 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 Palmview structure plan area code.

10.2.1.10 Infrastructure Arrangements

- (1) An infrastructure arrangement is:-
 - (a) an infrastructure agreement entered into between an owner of land in the Master Planned Area and the Council which is identified as an infrastructure arrangement for the purposes of this document; and
 - (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) An infrastructure agreement has been entered into for land in the Master Planned Area.

10.2.1.11 Structure Plan Definition of Terms

In the Palmview Structure Plan:-

Affordable housing means housing for which low to moderate income earning households pay no more than 30 percent of gross household income on rent and no more than 35 percent 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.

Defined flood event means the modelled 1:100 year Average Recurrence Interval 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.

Ecological rehabilitation means the application of specific techniques, either active or passive, to rehabilitate disturbed, degraded, reduced or otherwise compromised ecosystems to a more natural extent, structure and ecological function.

Ecologically important area means an ecologically important area specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**¹ being an area which comprises one or more of the following:-

- (a) State significant vegetation;
- (b) State, regional or local habitat corridor;
- (c) ecological buffer;
- (d) land in Queensland conservation estate (i.e. National Park and Conservation Park).

Environmental enhancement area means an environmental enhancement area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which:-

- (a) provides continuity between habitat;
- (b) is of the following types:-
 - (i) Type A, being an area undergoing natural regeneration;
 - (ii) Type B, being an area located such that it provides a strategic opportunity for the creation of a large and intact ecological area; and
- (c) has been determined to represent a high priority for ecological rehabilitation.

Environmental protection area means an environmental protection area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which comprises one or more of the following:-

- (a) an endangered regional ecosystem, of concern regional ecosystem or least concern regional ecosystem under the *Vegetation Management Act 1999*;
- (b) habitat or likely habitat for scheduled species under the *Nature Conservation (Wildlife) Regulation 2006*;
- (c) areas or likely areas of listed threatened species, listed threatened ecological communities, protected critical habitat or listed migratory species under the *Environment Protection and Biodiversity Conservation Act 1999*;
- (d) essential habitat as mapped by the State government for the purposes of regulating vegetation clearing under the *Vegetation Management Act 1999*;
- (e) a spring under the *Water Act 2000*;
- (f) stream orders 3, 4 and 5 of watercourses under the *Water Act 2000*;
- (g) a coastal wetland, tidal waters, erosion prone area or coastal management district under the *Coastal Protection and Management Act 1995*;
- (h) a wetland as mapped by the State government in partnership with the Commonwealth Government through the Queensland Wetlands Program;
- (i) habitat for flora or fauna species of local ecological significance.

Environmental transition area means an environmental transition area specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being an area which is required to separate and buffer the environmental protection area and the Environmental enhancement area from the sources of environmental impacts and protect important habitat corridors.

Flood prone land means the land inundated by the defined flood event as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**² or as otherwise identified in the flood hazard provisions of the Sunshine Coast Planning Scheme applicable to land within the Master Planned Area.

Infrastructure arrangement see **Section 10.3.1.10(1) (Infrastructure Arrangements)**.

Net residential density means housing density expressed as dwellings per hectare, calculated by dividing the number of dwellings created by the total of the area of residential lots plus the area of local roads and parks.

Scenic amenity and highway acoustic buffer means the non-urban land area adjacent to the Bruce Highway as specifically identified on **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** being the area that is intended to maintain the appearance of the natural and landscape separation between urban communities, protect the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protect the amenity of the future Palmview community.

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

¹ **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

² **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)** and **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)** specifically identifies the primary biophysical constraints which define the extent of land suitable for urban development in the Master Planned Area.

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

10.2.2 Master Planned Area Strategic Framework

10.2.2.1 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 Act and is the basis of the outcomes specified in the Palmview Structure Plan.
- (3) The strategic framework comprises the following for the Master Planned Area:-
 - (a) a context and setting statement;
 - (b) the strategic outcomes.

10.2.2.2 Master Planned Area Context and Setting

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

The Master Planned Area is located immediately south of the Sippy Downs/Chancellor Park urban community and to the west of the Kawana Town Centre and the Kawana Waters Community Development Area.

The Master Planned Area is approximately 926 hectares in area with boundaries generally defined by:-

- (a) *Sippy Creek, Cavalry Road, Claymore Road and Mooloolah River National Park in the north;*
- (b) *the Mooloolah River in the east;*
- (c) *the Palmview Conservation Park, Laxton Road and the Mooloolah River in the south; and*
- (d) *the Bruce Highway in the west.*

The Master Planned Area is characterised by gently undulating topography which reflects its location within and on the margins of the coastal plain. The Master Planned Area generally slopes down from its western and central parts to Sippy Creek and the Mooloolah River.

Approximately 45% of the Master Planned Area is subject to the defined flood event. Acid sulfate soils exist in low lying parts of the Master Planned Area.

Although large parts of the Master Planned Area have previously been cleared to accommodate rural activities, stands of remnant vegetation remain in corridors adjacent to waterways and in peripheral areas.

The Master Planned Area currently forms part of a large non-urban area that separates the Caloundra Coastal urban area from urban communities on and surrounding the Buderim plateau.

10.2.2.3 Master Planned Area Strategic Outcomes

- (1) The strategic outcomes for the Master Planned Area comprise the following:-
 - (a) intent for structure plan area;
 - (b) intent for preferred dominant land use areas;
 - (c) land use structure;
 - (d) open space;
 - (e) character and identity;
 - (f) residential development;
 - (g) centres and employment;
 - (h) integrated transport;
 - (i) infrastructure;
 - (j) community wellbeing;
 - (k) ecological sustainability and environmental management.

- (2) The following structure plan maps spatially represent elements of the strategic outcomes for the Master Planned Area:-
- (a) **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context);**
 - (b) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land);**
 - (c) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
 - (d) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
 - (e) **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements);**
 - (f) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements).**

10.2.2.4 Strategic Outcome 1 – Intent for Master Planned Area

- (1) The Palmview Master Planned Area is developed as a transit oriented community that promotes ecologically sustainable development.
- (2) Development in the Master Planned Area complements Sippy Downs and contributes to the creation of an integrated community, offering a range of affordable living and employment opportunities, social services, complementary business and commercial uses, community facilities and recreational experiences.
- (3) Development in the Master Planned Area provides for the protection and enhancement of waterways, wetlands, bushland and the Mooloolah River floodplain such that climate resilience is enhanced and a network of green open space is established that defines the boundary of urban development and provides an attractive setting for neighbourhoods.
- (4) Development in the Master Planned Area provides for sustainable stormwater management infrastructure which protects water quality, environmental values and public health.
- (5) Development in the Master Planned Area provides for the rural and natural qualities which distinguish the Sunshine Coast from other areas to be maintained through the provision of a wide green multi-purpose buffer to the Bruce Highway, ensuring the character and visual amenity values of this important gateway are sustained.
- (6) Development in the Master Planned Area contributes to the creation of a high quality lifestyle with a diversity of housing choices available to meet all life stages and affordability. A community of compact, distinct, well connected, walkable and thoughtfully designed neighbourhoods are established that provide safe, pleasant and friendly places to live and promote a sense of community and community responsibility. The Sunshine Coast's subtropical, outdoor lifestyle is celebrated with high quality community and open spaces for people of all ages to socialise, exercise and play.
- (7) Development in the Master Planned Area provides for high quality design and construction of civil works, buildings, places and spaces that create a distinctive look and feel that strongly reflects appropriate responses to landscape setting, local climatic influences and the contemporary, vernacular, subtropical coastal building style. Houses, businesses and community buildings are designed and built to 'sit' in a green, leafy landscape.
- (8) Development in the Master Planned Area provides for the establishment of a vibrant, mixed use town centre that provides a focus for the community, offering convenient access to a range of shopping, local employment and services as well as unique, well designed civic spaces and community and cultural facilities. The town centre is supported by two lower order local centres conveniently located to provide for the day to day needs of residents.
- (9) Development in the Master Planned Area provides opportunities for a variety of local jobs to be provided making a contribution to improved levels of self containment within the Palmview and Sippy Downs communities. A small Local Employment Area located to the south of the Palmview town centre provides a range of low impact industry and service industry uses and complementary business and commercial uses. Businesses do not rely on direct access or frontage to the Bruce Highway for their viability.
- (10) Development in the Master Planned Area supports the establishment of a culture of sustainable transport use. This is reflected in high patronage of public transport, cycle ways and pedestrian paths. These connections provide convenient access to employment, retail, business, education, recreation, sporting, cultural and health facilities. The keystone of this network is a high quality, integrated public transport system which provides convenient access to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital. Improved public transport outcomes respond to the major challenges posed by climate change and peak oil by reducing car dependency whilst also minimising traffic impacts on existing developed areas.

- (11) Development in the Master Planned Area provides for the provision of infrastructure, including public transport, roads, bicycle and pedestrian paths, water management infrastructure, urban and non-urban open space, community facilities and services, energy, waste management and telecommunications infrastructure that leads development, supports the growth of the community and increases the capacity of the community to meet its needs.

10.2.2.5 Strategic Outcome 2 – Intent for Preferred Dominant Land Use Areas

10.2.2.5.1 Residential Area Intent

Development in the Master Planned Area provides for the Residential Area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low-medium rise and density accommodation ranging from dwelling houses to multiple dwellings in various configurations. Whilst a broad range of housing options are intended to be established within the Residential Area it is anticipated that more intensive residential development occur in locations immediately surrounding the District Activity Centre Area.

10.2.2.5.2 District Activity Centre Area Intent

Development in the Master Planned Area provides for the District Activity Centre Area to be developed as a high quality district level town centre for the Master Planned Area providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development. The District Activity Centre Area is intended to be the most concentrated urban setting in the Master Planned Area and is intended to incorporate a traditional street fronting main street layout, a town park, civic plazas and the main transit station as significant structural elements.

10.2.2.5.3 Local Activity Centre Area Intent

Development in the Master Planned Area provides for each Local Activity Centre Area to be developed as a high quality local level centre (not full service) that provides for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods. Each Local Activity Centre (not full service) is intended to incorporate a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

10.2.2.5.4 Local Employment Area Intent

Development in the Master Planned Area provides for the Local Employment Area to be developed as a high quality local employment area that complements the District Activity Centre Area and primarily services the community of Sippy Downs and Palmview. The Local Employment Area is intended to accommodate a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area and is to be established as an attractive, small scale local employment area.

10.2.2.5.5 Major Urban Open Space Area Intent

Development in the Master Planned Area provides for the Major Urban Open Space Area to be developed for a range of public sport and recreation parks required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region. Where practicable and compatible with sport and recreational functions, it is intended that Ecologically important areas within the Major Urban Open Space Area be protected and rehabilitated.

10.2.2.5.6 Environmental Open Space Area Intent

The Environmental Open Space Area provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other Ecologically important areas. The Environmental Open Space Area is an extensive area intended to be included in nature conservation or other protective public tenure. The Environmental Open Space Area is not intended to be developed for urban purposes, other than the infrastructure identified on the structure plan maps.

10.2.2.5.7 Scenic Amenity and Highway Acoustic Buffer Intent

Development in the Master Planned Area provides for the protection of the Scenic amenity and highway acoustic buffer as a non-urban land area that maintains the appearance of natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community. It is intended that the Scenic amenity and

highway acoustic buffer accommodate only a limited range of non-urban uses compatible with the rural and natural landscape character of the land surrounding the Master Planned Area.

10.2.2.5.8 Community Facilities Area Intent

Development in the Master Planned Area provides for the Community Facilities Area to be developed to primarily service the needs of the Palmview community in the Master Planned Area. The Community Facilities Area includes land for public and private educational establishments and other major public purposes. It is intended that land included in the Community Facilities Area will be reserved and developed for its intended purposes and that the land will accommodate all associated servicing functions required for the facilities to be able to operate, e.g. bus drop-off/set down areas and parking areas.

10.2.2.6 Strategic Outcome 3 – Land Use Structure

- (1) Development in the Master Planned Area recognises and strengthens the importance of the existing and emerging relationships between the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre, the Sunshine Coast University Hospital and the Master Planned Area as identified conceptually on **Other Plans Map OPM P1 (Palmview Master Planned Area and Regional Context)** in order to significantly advance self containment and the creation of sustainable communities for the central Sunshine Coast. In particular this will be achieved through the following:-
 - (a) providing an integrated transport network effectively linking Palmview to the key nodes of the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital;
 - (b) providing a diverse range of housing and affordable living opportunities in close proximity to these key nodes;
 - (c) protecting and reinforcing the significant environmental and landscape values that separate these key nodes and that are required to be maintained as part of the non-urban and urban open space infrastructure networks which frame and define their boundaries.
- (2) Development in the Master Planned Area for Urban purposes, other than the limited infrastructure identified on the structure plan maps, does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
 - (b) in an Ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to ensure the following:-

- (c) minimise development of flood prone land, except in respect to those areas that have been identified as being required for development so that land use and infrastructure can be configured to achieve an optimal transit oriented development outcome for the Master Planned Area³;
 - (d) minimise changes to the flood characteristics in the Mooloolah River catchment;
 - (e) protect and rehabilitate Ecologically important areas and reinforce ecological connections between the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and otherwise preserve the functions of the non-urban open space infrastructure network;
 - (f) provide for the establishment of a Scenic amenity and highway acoustic buffer that maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community;
 - (g) avoid or mitigate the adverse impacts of further significant development for Urban purposes on the coastal plain.
- (3) Development in the Master Planned Area provides for the following:-
 - (a) the establishment of a transit oriented community that meets best practice standards for affordable and sustainable urban development and infrastructure;

³ In preparing the Palmview Structure Plan, Council has determined that incorporating a limited area of land inundated by the defined flood event in the land suitable for urban development, so as to achieve an optimal transit oriented development outcome for the Master Planned Area, does satisfy an overriding need in the public interest in that:-

- (a) it would result in a significant overall benefit for a significant part of the community in social, economic or environmental terms; and
- (b) the benefit cannot otherwise be satisfied by other land that is suitable and reasonably available.

- (b) a movement network which creates a high degree of accessibility and permeability and which prioritises pedestrians, cyclists and public transport over private vehicle use;
 - (c) an extensive and integrated network of non-urban and urban open space, community facilities infrastructure and other public spaces.
- (4) Development in the Master Planned Area complies with the land use structure identified conceptually on **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)** that incorporates the following preferred dominant land use areas:-
- (a) the Residential Area;
 - (b) the District Activity Centre Area;
 - (c) the Local Activity Centre Area;
 - (d) the Local Employment Area;
 - (e) the Major Urban Open Space Area;
 - (f) the Environmental Open Space Area;
 - (g) the Scenic Amenity and Highway Acoustic Buffer;
 - (h) the Community Facilities Area.
- (5) 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 **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)**;
 - (b) provides for and otherwise does not compromise the existing and planned infrastructure networks as identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview 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.
- (6) Development in the Master Planned Area is limited to the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)** upon which the infrastructure arrangements are based.

10.2.2.7 Strategic Outcome 4 – Open Space

- (1) Development in the Master Planned Area provides for the establishment of an integrated non-urban open space infrastructure network which:-
- (a) frames the edges of and separates urban areas within the Master Planned Area from other urban communities;
 - (b) provides for the protection, enhancement, buffering and reconnection of Ecologically important areas including the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors;
 - (c) builds ecosystem condition, resilience and capacity to evolve and adapt to environmental change including climate change and to absorb impacts resulting from development;
 - (d) provides for large areas of un-fragmented land to be set aside for ecological protection and enhancement to sustain plant and animal populations, biological processes and ecosystem viability;
 - (e) provides for the protection of protected and threatened communities and species and enhances their habitat, including wildlife corridors and connectivity to improve species recovery;
 - (f) protects water quality (including surface water and ground water) within the Mooloolah River and its tributaries and accommodates elements of stormwater conveyance and treatment that are appropriate within an ecological setting;
 - (g) provides for the management of threatening processes including impacts from development, climate change, invasive species and edge effects;
 - (h) provides for the protection of important landscape and scenic amenity values;
 - (i) provides the community with a range of low impact environmental recreation and educational opportunities and outdoor experiences compatible with the protection of ecological values; and
 - (j) effectively integrates with the urban open space infrastructure network.
- (2) Development in the Master Planned Area provides for the establishment of an integrated urban open space infrastructure network which:-
- (a) provides accessible, functional and appealing urban parks which deliver a diversity of highly accessible sporting, recreational and leisure opportunities that reinforce a community sense of place and contribute to the liveability of urban areas and the health and wellbeing of the community;

- (b) protects and enhances Ecologically important areas which are contained within the urban open space infrastructure network;
 - (c) protects water quality including surface and ground water within the Mooloolah River and its tributaries; and
 - (d) effectively integrates with and protects the non-urban open space infrastructure network.
- (3) Development in the Master Planned Area provides for:-
- (a) the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (i) the Environmental protection area, that contains land with the highest in-situ environmental value;
 - (ii) the Environmental enhancement area, that represents the best opportunities for reconnection of the Environmental protection area and other Ecologically important areas outside the Master Planned Area and that are intended to be a primary location for ecological rehabilitation;
 - (iii) the Environmental transition area, that provides separation and buffering for Environmental protection areas and Environmental enhancement areas from the sources of environmental impact and protects important habitat corridors;
 - (iv) ecological rehabilitation works and embellishments in the environmental protection area, the environmental enhancement area and the environmental transition area;
 - (v) the Scenic amenity and highway acoustic buffer which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and protects the amenity of the future Palmview community.
 - (b) the urban open space infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (i) land for a town square and transit plaza adjacent to the major transit station in the District Activity Centre;
 - (ii) land for regional, district and local sports and recreation parks;
 - (iii) land for green boulevards that provide strong pedestrian and bicycle connections to and between elements of urban open space infrastructure, non-urban open space infrastructure and community facilities infrastructure;
 - (iv) embellishments in addition to land for urban open space infrastructure.

10.2.2.8 Strategic Outcome 5 – Character and Identity

- (1) Development in the Master Planned Area maintains and enhances key elements of the area's existing and planned character and identity comprising the following:-
- (a) the Scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** which maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity from the Bruce Highway as a scenic route with a natural and landscape edge and protects the amenity of the future Palmview community⁴; and
 - (b) the landscape values contained in and associated with the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors.
- (2) Development in the Master Planned Area provides for the establishment of quality urban places that:-
- (a) reflect appropriate responses to the landscape setting, local climatic influences and the community's preference for a lifestyle based on outdoor experiences;
 - (b) incorporate integrated streetscape and public place design and art that contribute to a sense of place and community identity; and
 - (c) are accessible and legible to bicycle and pedestrian use.

10.2.2.9 Strategic Outcome 6 – Residential Development

- (1) Development in the Master Planned Area provides for:-

⁴ The Scenic amenity and highway acoustic buffer as specifically identified on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** has a design width of 80 metres measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening.

- (a) an estimated minimum of 6,589 dwellings to be established in the Master Planned Area; and
 - (b) a maximum of 6,937 dwellings to be established in the Master Planned Area.
- (2) Development in the Master Planned Area provides for residential uses that are designed to support high levels of walking, cycling and public transport use.
 - (3) Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for urban areas within the Master Planned Area with the highest density of residential development located within and immediately surrounding the Palmview District Activity Centre and local activity centres so as to facilitate transit oriented development and provide high levels of access to infrastructure and services.
 - (4) Development in the Master Planned Area provides a wide range of appropriately located and designed housing types to meet the needs of the future community, contribute to housing affordability and promote affordable living.
 - (5) Development in the Master Planned Area provides for the development of a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.

10.2.2.10 Strategic Outcome 7 – Centres and Employment

- (1) Development in the Master Planned Area supports and is consistent with the Sunshine Coast Activity Centres Network.
- (2) Development in the Master Planned Area provides for the Sippy Downs Town Centre to be established as the primary Major Regional Activity Centre servicing the communities of Sippy Downs and the urban areas within the Master Planned Area.
- (3) Development in the Master Planned Area provides for the District Activity Centre to:-
 - (a) be established as a district level centre only, providing a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential uses;
 - (b) have a maximum gross floor area (GFA) for all business and commercial uses of not more than 15,000m²;
 - (c) be located in a central location within the Master Planned Area adjacent to the public transport corridor and the dedicated bicycle and pedestrian corridor;
 - (d) be based upon a 'main street' and 'traditional town centre' layout and design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
 - (e) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
 - (f) incorporate principles of sustainable and sub-tropical building design.
- (4) Development in the Master Planned Area provides for the District Activity Centre to be complemented by two Local Activity Centres (not full service) that:-
 - (a) fulfil the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; and
 - (b) have a maximum gross floor area (GFA) of not more than 2,500m² each.
- (5) Development in the Master Planned Area provides for all activity centres to achieve the following:-
 - (a) be located in such a way as to achieve a high level of integration with public transport infrastructure, the transit plaza, town square, and open space infrastructure;
 - (b) be located centrally within neighbourhoods in order to maximise opportunities to create walkable catchments;
 - (c) be based upon a main street design with street fronting retail layouts instead of enclosed or parking-lot dominant retail formats;
 - (d) incorporate attractive, high amenity public areas at locations that encourage and support social interaction and casual meeting; and
 - (e) incorporate principles of sustainable and sub-tropical building design.
- (6) Development in the Master Planned Area provides for the Local Employment Area to:-

- (a) be established as a local employment area, primarily servicing the communities of Sippy Downs and Palmview and accommodating a range of low impact industry and service industry uses and complementary business and commercial uses;
- (b) have a maximum gross floor area (GFA) of not more than 20,000m²;
- (c) not duplicate the range of services planned to be established within the District Activity Centre or the Sippy Downs Town Centre.

10.2.2.11 Strategic Outcome 8 – Integrated Transport

- (1) Development in the Master Planned Area is serviced by an integrated transport infrastructure network which supports transit oriented development, prioritises and promotes pedestrian, cycle and public transport modes over private vehicle use and connects the Master Planned Area to the regional transport network.
- (2) Development in the Master Planned Area provides for the integrated transport network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Structure Plan Infrastructure Elements)** that incorporates the following:-
 - (a) an integrated transport network effectively linking the Palmview District Activity Centre to the Sippy Downs Town Centre, the Kawana Town Centre, the University of the Sunshine Coast and the Sunshine Coast University Hospital;
 - (b) an extensive and highly permeable network of local bicycle and pedestrian paths linking residential neighbourhoods with key urban open space and non-urban open space infrastructure, community facilities infrastructure and services and activity centres;
 - (c) local bus loops servicing the Master Planned Area and Sippy Downs communities and providing internal and external transit connections;
 - (d) the major north-south road and public transport link connecting Claymore Road to Caloundra Road and to the Caloundra City Centre, the Sunshine Coast Business and Industrial Park and the planned Caloundra South urban community;
 - (e) the planned and appropriately sequenced connection of the Master Planned Area to Springhill Drive to ensure no adverse impact on the effectiveness or efficiency of this road;
 - (f) a highly permeable internal local road network which provides for local traffic circulation and servicing;
 - (g) the establishment of fauna fencing and fauna crossing treatments to allow for controlled fauna movement in the Master Planned Area.
- (3) Development in the Master Planned Area is not directly connected to and is not dependent upon access to the Bruce Highway. Indirect access to the Bruce Highway via a future western service road is only to be provided once the western service road is provided as part of future upgrading of the Bruce Highway road corridor.
- (4) Development in the Master Planned Area provides for through traffic to be directed to higher order roads that traverse the Master Planned Area so as to maintain high levels of amenity for neighbourhoods within and immediately adjacent to the Master Planned Area.

10.2.2.12 Strategic Outcome 9 – Community Wellbeing

- (1) Development in the Master Planned Area provides for the development of an accessible, inclusive, cohesive, interactive, safe and healthy community that:-
 - (a) is provided with a range of community facilities infrastructure and services to meet the needs of the community;
 - (b) has access to a network of community gathering spaces that are connected to activity centres, urban open space infrastructure, non-urban open space infrastructure, community facilities infrastructure and services, public transport infrastructure and bicycle and pedestrian infrastructure;
 - (c) protects sites, places and areas of indigenous cultural heritage significance;
 - (d) incorporates the principles of crime prevention through environmental design and Universal design; and
 - (e) has neighbourhoods that incorporate Affordable housing and promote affordable living.
- (2) Development in the Master Planned Area provides for the community facilities infrastructure network identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporates the following:-
 - (a) land for educational facilities;

- (b) land for local government district and local community facilities including a branch library, community and neighbourhood centres and meeting spaces;
- (c) land for a local government depot;
- (d) land for an Energex substation.

10.2.2.13 Strategic Outcome 10 – Infrastructure

- (1) Development in the Master Planned Area provides for other infrastructure networks identified conceptually and in part only on **Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)** that incorporate the following:-
 - (a) integrated water management infrastructure;
 - (b) electricity infrastructure.
- (2) Development in the Master Planned Area provides for integrated water management infrastructure comprising water supply infrastructure, sewer infrastructure and stormwater infrastructure that enable sustainable and innovative management of water, waste, energy and other natural resources.
- (3) Development in the Master Planned Area provides for the establishment of a high quality and reliable telecommunications infrastructure network to homes, businesses and community buildings.
- (4) 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 achieve the desired standards of service;
 - (f) to be provided ahead of or in conjunction with the staging of development.

10.2.2.14 Strategic Outcome 11 – Ecological Sustainability and Environmental Management

- (1) Development in the Master Planned Area occurs in a manner that minimises its ecological footprint and reflects the principles of ecologically sustainable development, by:-
 - (a) establishing the non-urban open space infrastructure network and the urban open space infrastructure network;
 - (b) maximising opportunities for the use of bicycle, pedestrian and public transport modes;
 - (c) minimising energy consumption and promoting the use of renewable energy sources;
 - (d) minimising water consumption through re-use, use of alternative sources and demand reduction measures;
 - (e) protecting amenity, including impacts from air, noise and light pollution;
 - (f) minimising land degradation;
 - (g) protecting biodiversity;
 - (h) protecting water quality including surface and ground water in the Mooloolah River National Park, the Palmview Conservation Park, the Birtinya Wetlands and the Mooloolah River and Sippy Creek riparian corridors and accommodating elements of stormwater management that are appropriate to its environmental or urban setting;
 - (i) using materials that promote the sustainable use of resources;
 - (j) minimising the amount of waste generated from all sources;
 - (k) maintaining natural regimes for groundwater flow rates, balance and chemistry; and
 - (l) preventing creation of artificial waterbodies other than those required primarily for stormwater quality treatment.
- (2) Development for excavation and filling in the Master Planned Area, other than where required to establish the limited infrastructure identified on the structure plan maps, does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)**; or
 - (b) in an Ecologically important area as specifically identified on **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)**;

in order to:-

- (c) prevent a loss of flood storage;
- (d) prevent a loss of or change to surface and ground water flow paths;
- (e) prevent acceleration or retardation of flows;
- (f) prevent any reduction in flood warning times elsewhere in the floodplain;
- (g) prevent potential damage to property;
- (h) prevent adverse environmental impacts as a result of changes in flood characteristics;
- (i) avoid disturbance of acid sulfate soils;
- (j) protect the environmental characteristics of sensitive downstream waterways and wetland ecosystems; and
- (k) protect the function of essential infrastructure and services existing or planned for the Master Planned Area.

10.2.3 Master Planned Area Precincts and Sub-Precincts

10.2.3.1 Introduction

This section specifies the following:-

- (1) the precincts and sub-precincts into which the Master Planned Area is divided; and
- (2) the category of development and assessment in the Master Planned Area.

10.2.3.2 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 10.3.3.2 (Structure Plan Area Precincts and Sub-precincts)** as specifically identified on **Other Plans Map OPM P7 (Palmview Master Planned Area Precincts and Sub-precincts)**.

Table 10.3.3.2 Master Planned Area Precincts and Sub-precincts

Column 1 Precincts	Column 2 Sub-precincts
Mixed Density Residential Precinct	Not Applicable
Medium Density Residential Precinct	Not Applicable
District Activity Centre Precinct	Not Applicable
Local Activity Centre Precinct	Not Applicable
Local Employment Area Precinct	Not Applicable
Community Purpose Precinct	Not Applicable
Urban Open Space Precinct	Recreation Park Sub-precinct
	Sports Park Sub-precinct
Non-urban Open Space Precinct	Environmental Protection and Enhancement Sub-precinct
	Landscape Protection and Enhancement Sub-precinct

10.2.3.3 Tables of Assessment

10.2.3.3.1 Tables of Assessment Generally

- (1) The Tables of Assessment regulate development being a material change of use, reconfiguring a lot, building work and operational work.
- (2) The Tables of Assessment identify whether development is accepted development, accepted development subject to requirements, assessable development requiring code assessment or assessable development requiring impact assessment.
- (3) For development being a material change of use, the Tables of 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;

- (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 Assessment also identify the following:-

- (a) applicable codes for accepted development subject to requirements and assessable development requiring code assessment;
- (b) the provisions of the *Sunshine Coast Planning Scheme* applicable to the Master Planned Area for assessable development requiring impact assessment.

Editor's note—Schedule 27 of the *Planning Regulation 2017* also identifies the matters that assessable development requiring code assessment must have regard to.

Editor's note—Schedule 31 of the *Planning Regulation 2017* also identifies the matters that assessable development requiring impact assessment must have regard to.

(5) The Tables of Assessment are listed in **Table 10.3.3.3A (Development Type and Tables of Assessment)**.

Table 10.3.3.3A Development Type and Tables of Assessment

Column 1 Sub-section	Column 2 Development Type	Column 3 Table of Assessment
10.3.3.3.2	Precinct and Sub-precinct Tables of Assessment Material Change of Use	Mixed Density Residential Precinct Table of Assessment (Table 10.3.3.3B) Medium Density Residential Precinct Table of Assessment (Table 10.3.3.3C) District Activity Centre Precinct Table of Assessment (Table 10.3.3.3D) Local Activity Centre Precinct Table of Assessment (Table 10.3.3.3E) Local Employment Area Precinct Table of Assessment (Table 10.3.3.3F) Community Purpose Precinct Table of Assessment (Table 10.3.3.3G) Urban Open Space Precinct Table of Assessment (Table 10.3.3.3H(i) and (ii)) Non-urban Open Space Precinct Table of Assessment (Table 10.3.3.3I(i) and (ii))
10.3.3.3.3	Other Tables of Assessment Reconfiguring a Lot Building Work Operational Work	Reconfiguring a Lot Table of Assessment (Table 10.3.3.3J) Building Work Table of Assessment (Table 10.3.3.3K) Operational Work Table of Assessment (Other than Placing an Advertising Device on Premises (Table 10.3.3.3L)) Operational Work Table of Assessment (Where Placing an Advertising Device on Premises (Table 10.3.3.3M))

10.2.3.3.2 Tables of Assessment for Material Change of Use

Table 10.3.3.3B Mixed Density Residential Precinct Table of Assessment

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Community residence (Consistent Use)	Accepted development	<ul style="list-style-type: none"> Palmview structure plan area code Schedule 6, Part 2, Item 6 sections (b) – (e) of the Regulation
Dual occupancy (Consistent use)	Accepted development	<ul style="list-style-type: none"> Palmview structure plan area code Dual occupancy code

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multiunit residential uses code • Prescribed other development codes
Multiple dwelling (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multiunit residential uses code • Prescribed other development codes
Residential care facility (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Retirement facility (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
All other defined uses in the residential activity group (Inconsistent use if tourist park, nature based tourism or relocatable home park)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Home based business if for a home office. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Home based business code
Home based business if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sales office (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if for a corner store. (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Shop if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community care centre (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:-	Accepted development	<ul style="list-style-type: none"> • No requirements applicable

MIXED DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.		
Community use if not otherwise specified (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use if cemetery, crematorium or hospital)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility, (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3C Medium Density Residential Precinct Table of Assessment

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code assessable	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Community residence	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan • Schedule 6, Part 2, Item 6

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)

1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the *Planning Regulation 2017* specifies a different category of development and assessment.

Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>		area code sections (b) – (e) of the Regulation
Dual occupancy <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Dual occupancy code
Dwelling house <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Dwelling house code
Dwelling unit <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multiunit residential uses code • Prescribed development codes other
Multiple dwelling <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multiunit residential uses code • Prescribed development codes other
Residential care facility <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed development codes other
Retirement facility <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed development codes other
Rooming accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed development codes other
Short term accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed development codes other
All other defined uses in the residential activity group <i>(Inconsistent use if dwelling house, tourist park, relocatable home park, or nature based tourism)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Home based business if for a home office. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Home based business if:- <i>(a) not for a home office; and</i> <i>(b) not involving a high impact home based business activity.</i> <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • Home based business code
Home based business if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sales office <i>(Consistent Use)</i>	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Shop if for a corner store. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed development codes other
Shop if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

MEDIUM DENSITY RESIDENTIAL PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to conditions or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1	Column 2	Column 3
Defined Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other defined uses in the business activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes • Child care centre code
Community care centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes • Community activities code
Community use if:- <i>(a) located on Council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the Council.</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Community use if not otherwise specified <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes • Community activities code
Emergency services <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes • Community activities code
All defined uses in the community activity group <i>(Inconsistent use if cemetery, crematorium or hospital)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3D District Activity Centre Precinct Table of Assessment

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Dual occupancy <i>if forming part of a mixed use building and located above ground storey.</i> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan code • Dual occupancy code
Dual occupancy <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Dwelling unit <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
Multiple dwelling <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi unit residential uses code • Prescribed other development codes
Residential care facility <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Residential care and retirement facility code • Prescribed other development codes
Rooming accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
Short term accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
All other defined uses in the residential activity group <i>(Inconsistent use if dwelling house, tourist park, relocatable home park or nature based tourism)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Adult store <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet <i>if not incorporating a drive through facility and in an existing building.</i> <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet <i>if not incorporating a drive through facility.</i> <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet <i>if not otherwise specified.</i> <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Function facility <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Business uses and centre design code
Garden centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Hardware and trade supplies if not exceeding a gross floor area of 300m ² . <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Hardware and trade supplies if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Home based business if for a home office. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> Home based business code
Home based business if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Multi-unit residential uses area code if incorporating a residential component Prescribed development codes other
Market if conducted by a not-for-profit organisation on Council owned or controlled land. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Market if not otherwise specified. <i>(Consistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Office <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Sales office <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> Palmview structure plan area code Sales office code
Shop if in an existing building. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> Business uses and centre design code <ul style="list-style-type: none"> Transport and parking code
Shop if not otherwise specified. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centres design code <ul style="list-style-type: none"> Prescribed development codes other
Shopping centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Business uses and centre design code <ul style="list-style-type: none"> Prescribed development codes other
Theatre if not for a cinema.	Code assessment	<ul style="list-style-type: none"> Palmview structure plan <ul style="list-style-type: none"> Prescribed other

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>		area code development codes • Business uses and centre design code
Theatre if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Veterinary services <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Business uses and centre design code • Prescribed development codes other
All other defined uses in the business activity group <i>(Inconsistent use if other than a service station or car wash)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Service industry <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Industry uses code • Prescribed development codes other
All other defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Child care centre code • Prescribed development codes other
Community care centre <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Community activities code • Prescribed development codes other
Community use if:- <i>(a) located on Council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the Council.</i>	Accepted development	• No requirements applicable
Community use if not otherwise specified <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Community activities code • Prescribed development codes other
Educational establishment <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Community activities code • Prescribed development codes other
Emergency services <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Community activities code • Prescribed development codes other
Place of worship <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Community activities code • Prescribed development codes other
All other defined uses in the community activity group <i>(Inconsistent use)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Sport and recreation uses code • Prescribed development codes other
Indoor sport and recreation <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Sport and recreation uses code • Prescribed development codes other

DISTRICT ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Park <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
All other defined uses in the sport and recreation activity group <i>(Inconsistent Use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3E Local Activity Centre Precinct Table of Assessment

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Caretaker's accommodation code Nuisance code Transport and parking code
Dual occupancy if forming part of a mixed use building and located above ground storey. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan code Dual occupancy code
Dual occupancy if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Dwelling unit <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Multi-unit residential uses code Prescribed other development codes

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Short accommodation term (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Multi-unit residential uses code • Prescribed other development codes
All other defined uses in the residential activity group (Inconsistent use if for a dwelling house, tourist park, relocatable home park, resort complex or nature based tourism)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Food and drink outlet if not incorporating a drive through facility (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Garden centre (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m². (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Health care services (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Home based business if for a home office. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Home based business if:- (a) not for a home office; and (b) not involving a high impact home based business activity. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Home based business code
Home based business if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Hotel (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Multi-unit residential uses code if incorporating a residential component • Prescribed other development codes
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Market if not otherwise specified. (Consistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Office	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<i>(Consistent use)</i>		area code development codes • Business uses and centre design code
Sales office <i>(Consistent use)</i>	Accepted development	• Palmview structure plan area code • Sales office code
Shop if in an existing building. <i>(Consistent use)</i>	Accepted development	• Business uses and centre design code • Transport and parking code
Shop if not otherwise specified. <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
Shopping centre <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
Veterinary services <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Business uses and centre design code
All other defined uses in the business activity group <i>(Inconsistent use if other than function facility)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Service industry <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Industry uses code
All other defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Child care centre code
Community care centre <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
Community use if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	Accepted development	• No requirements applicable
Community use if not otherwise specified. <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
Emergency services <i>(Consistent use)</i>	Code assessment	• Palmview structure plan area code • Prescribed development codes • Community activities code
All other defined uses in the community activity group <i>(Inconsistent use if cemetery, crematorium or hospital)</i>	Impact assessment	• Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park <i>(Consistent use)</i>	Accepted development	• No requirements applicable

LOCAL ACTIVITY CENTRE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
All other defined uses in the sport and recreation activity group <i>(Inconsistent use if major sport, recreation and entertainment, motor sport facility or outdoor sport and recreation)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview structure plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3F Local Employment Area Precinct Table of Assessment

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Caretaker's accommodation code • Nuisance code • Transport and parking code
All other defined uses in the residential activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Car wash <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Food and drink outlet if:- <i>(a) having a gross floor area not exceeding 100m²;</i> <i>(b) not involving a drive</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<i>through facility; and (c) not involving a food and drink outlet that requires a liquor licence. (Consistent use)</i>		
Food and drink outlet if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Garden centre (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Hardware and trade supplies if not exceeding a gross floor area of 300m ² . (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Office if located above the ground storey. (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Office if not otherwise specified (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Outdoor sales (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
Sales office (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Sales office code
Service station (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Service station code • Prescribed other development codes
Veterinary services (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Business uses and centre design code • Prescribed other development codes
All other defined uses in the business activity group (Inconsistent use if other than an agricultural supplies store, funeral parlour or hardware and trade supplies)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
Bulk landscape supplies (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Low impact industry (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Research and technology industry (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Service industry (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
Warehouse (Consistent use)	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Industry uses code • Prescribed other development codes
All other defined uses in	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan

LOCAL EMPLOYMENT AREA PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
the industrial activity group <i>(Inconsistent use if extractive industry, high impact industry, marine industry, medium impact industry or special industry)</i>		<ul style="list-style-type: none"> • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Child care centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Community use if:- <i>(a) located on Council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the Council.</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Community use if not otherwise specified <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
All other defined uses in the community activity group <i>(Inconsistent use if cemetery, community care centre or hospital)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Indoor sport and recreation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Park <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility.	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified.	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use if air services, parking station, port services or renewable energy facility)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3G Community Purpose Precinct Table of Assessment

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category for development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Nuisance code • Transport and parking code • Caretaker's accommodation code
All other defined uses in the residential activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Market if not otherwise specified. <i>(Consistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community Purpose Precinct Annotations		
Any use annotated on a Community Purpose Precinct where located on Council owned or controlled land. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Any use annotated on a Community Purpose Precinct where not otherwise specified. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes • Applicable use code
Community Uses Not Specified on Community Purpose Precinct Annotations		
Child care centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Child care centre code • Prescribed other development codes
Educational establishment <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community care centre <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Community use if:- <i>(a) located on council owned or controlled land; and</i> <i>(b) undertaken by or on behalf of the council.</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Community use if not otherwise specified. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Community activities code • Prescribed other development codes
Emergency services <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Prescribed other development codes

COMMUNITY PURPOSE PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category for development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Community activities code
Place of worship (Consistent use)	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Community activities code Prescribed other development codes
All other defined uses in the community activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent use if major sport and recreation, motor sport facility or outdoor sport and recreation)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group (Inconsistent use)	Impact assessable	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use if air services, major electricity infrastructure, port services or renewable energy facility)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3H(i) Urban Open Space Precinct – Recreation Park Sub-precinct Table of Assessment

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Caretaker's accommodation code Transport and parking code

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> Nuisance code
All other defined uses in the residential activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Market if not otherwise specified. <i>(Consistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community use if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Community use if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All defined uses in the community activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> Palmview Structure Plan area code Sport and recreation uses code Prescribed other development codes
Outdoor sport and recreation if:- (a) located on council owned or controlled land; and (b) undertaken by or on behalf of the council. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Outdoor sport and recreation if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Park <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

URBAN OPEN SPACE PRECINCT – RECREATION PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3H(ii) Urban Open Space Precinct – Sports Park Sub-precinct Table of Assessment

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation (Consistent use)	Code assessment	<ul style="list-style-type: none"> Palmview structure plan area code Caretaker's accommodation code Nuisance code Transport and parking code
All other defined uses in the residential activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
Market if conducted by a not-for-profit organisation on Council owned or controlled land. (Consistent use)	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Market if not otherwise specified (Consistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> Palmview Structure Plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
Community use if:- (a) located on council owned or controlled land; and	Accepted development	<ul style="list-style-type: none"> No requirements applicable

URBAN OPEN SPACE PRECINCT – SPORTS PARK SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<i>(b) undertaken by or on behalf of the council. (Consistent use)</i>		
Community use if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the community activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Club <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Indoor sport and recreation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Outdoor sport and recreation <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code • Prescribed other development codes
Park <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified.	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3(i) Non-urban Open Space Precinct – Environmental Protection and Enhancement Sub-precinct Table of Assessment

NON-URBAN OPEN SPACE PRECINCT – ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1	Column 2	Column 3
Defined Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
All defined uses in the residential activity group <i>(Inconsistent use if other than nature based tourism)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
All defined uses in the business activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
All defined uses in the community activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park if for ecological protection and rehabilitation purposes only. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Park if not otherwise specified. <i>(Consistent use)</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Sport and recreation uses code
All other defined uses in the sport and recreation activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
All defined uses in the rural activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. <i>(Consistent use)</i>	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified. <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) <i>(Inconsistent use)</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

Table 10.3.3.3I(ii) Non-urban Open Space Precinct – Landscape Protection and Enhancement Sub-precinct Table of Assessment

NON-URBAN OPEN SPACE PRECINCT – LANDSCAPE PROTECTION AND ENHANCEMENT SUB-PRECINCT (MATERIAL CHANGE OF USE)		
1. Development identified in a table of assessment as accepted development subject to requirements or assessable development requiring code assessment that exceeds the height limits specified in the Palmview structure plan area code as applicable to the site is assessable development requiring impact assessment except where the <i>Planning Regulation 2017</i> specifies a different category of development and assessment.		
Column 1 Defined Use	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
All defined uses in the residential activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Business activities		
All defined uses in the business activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Industrial activities		
All defined uses in the industrial activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Community activities		
All defined uses in the community activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Sport and recreation activities		
Park (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
All other defined uses in the sport and recreation activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Rural activities		
Animal husbandry (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
Cropping (Consistent use)	Accepted development	<ul style="list-style-type: none"> • Palmview structure plan area code • Rural uses code
All other defined uses in the rural activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Other activities		
Utility installation if for a local utility. (Consistent use)	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Utility installation if not otherwise specified. (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
All other defined uses in the other activity group (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Undefined uses		
Any use not defined in Schedule 1 (Definitions) (Inconsistent use)	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

10.2.3.3.3 Other Tables of Assessment

Table 10.3.3.3J Reconfiguring a Lot Table of Assessment

Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Creating Lots by Subdividing Another Lot where: (a) a variation approval applies for:	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code

Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
<p>(i) the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or</p> <p>(ii) premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a variation approval; or</p> <p>(b) an application for a variation approval has been made for:</p> <p>(i) the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements); or</p> <p>(ii) premises within the relevant Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), the subject of a variation approval.</p>		<ul style="list-style-type: none"> • Reconfiguring a lot code • Landscaping code • Nuisance code • Safety and security code • Stormwater management code • Transport and parking code • Works, services and infrastructure code
Creating Lots by Subdividing Another Lot in Area A, Area B or Area C identified on Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements), where not otherwise specified above.	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Creating an Easement for the purposes of giving access to a lot from a constructed road or for providing infrastructure associated with the development of the Palmview Master Planned Area.	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Transport and parking code • Works, services and infrastructure code
Rearranging Boundaries of a Lot	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Reconfiguring a lot code • Landscaping code • Nuisance code • Stormwater management code • Transport and parking code • Works, services and infrastructure code

Note:-

- Reconfiguring a lot involving the creation of a lot by subdividing another lot of premises is:
 - assessable development requiring code assessment if the premises is the subject of a variation approval for a material change of use of the premises or a development application for a variation approval for a material change of use of the premises; or
 - assessable development requiring impact assessment if paragraph (a) does not apply.

Table 10.3.3.3K Building Work Table of Assessment

1. This table applies to building work not associated with a Material Change of Use.		
Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Minor Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area
Minor Building Work where not otherwise specified.	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Building Work where associated with an approved Material Change of Use of Premises.	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Building Work where exceeding the height limits specified in the Palmview structure plan area code.	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as applicable to the Master Planned Area

1. This table applies to building work not associated with a Material Change of Use.		
Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Building Work <i>not otherwise specified.</i>	Accepted development ⁵ or Code assessment where the applicable Use Code does not identify acceptable outcomes.	<ul style="list-style-type: none"> • Palmview structure plan area code • The Use Code applicable to the use for which the Building Work is to be undertaken • Transport and parking code

Table 10.3.3.3L Operational Work (Other than Placing an Advertising Device on Premises) Table of Assessment

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work ⁶		
Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Operational Work <i>where associated with an approved Material Change of Use.</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, Services and Infrastructure code
Operational Work <i>where associated with an approved Reconfiguring a Lot.</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, services and infrastructure code
Operational Work (other than Excavation or Filling) <i>where associated with the provision of the infrastructure identified on the structure plan maps.</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Landscaping code • Stormwater management code • Transport and parking code • Works, services and infrastructure code
Operational Work (Excavation or Filling) <i>where on land other than:-</i> (a) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes on Other Plans Map OPM P2(a) Palmview Structure Plan Are Flood Prone Land;</i> or (b) <i>an Ecologically important area on Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas.</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, services and infrastructure code
Operational Work (Excavation or Filling) <i>where:-</i> (a) <i>on land identified as:-</i> (i) <i>land inundated by the defined flood event which is not suitable to be filled for inclusion as land for Urban purposes on Other Plans Map OPM P2(a) Palmview Structure Plan Area Flood Prone Land;</i> or (ii) <i>an Ecologically important area on Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas;</i> and (b) <i>associated with the provision of the infrastructure identified on the structure plan maps.</i>	Code assessment	<ul style="list-style-type: none"> • Palmview structure plan area code • Stormwater management code • Works, services and infrastructure code
Operational Work <i>where not otherwise specified.</i>	Impact assessment	<ul style="list-style-type: none"> • Palmview Structure Plan • Sunshine Coast Planning Scheme as

⁵ Building work that is accepted development or accepted development subject to requirements under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

⁶ The definition of building work in the *Planning Act 2016* includes excavation or filling for, or incidental to, building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure.

1. This Table of Assessment does not apply to Excavation or Filling associated with Building Work⁶

Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
		applicable to the Master Planned Area

Table 10.3.3.3M Operational Work (Where Placing an Advertising Device on Premises) Table of Assessment

Column 1 Development	Column 2 Category of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
Placing an advertising device on premises if:- (a) <i>for a sign type described in the Advertising devices code other than one of the following:-</i> (i) <i>above awning sign;</i> (ii) <i>billboard identification sign;</i> (iii) <i>high-rise building sign;</i> (iv) <i>pylon identification sign;</i> (v) <i>roof top sign;</i> (vi) <i>sign written roof sign;</i> (vii) <i>three-dimensional sign; and</i> (b) <i>not a third party sign.</i>	Accepted development	<ul style="list-style-type: none"> Advertising devices code
Placing an advertising device on premises if not otherwise specified.	Code assessment	<ul style="list-style-type: none"> Advertising devices code
Placing an advertising device on premises if for a third party sign.	Impact assessment	<ul style="list-style-type: none"> Palmview structure plan Sunshine Coast Planning Scheme as applicable to the Master Planned Area

10.2.4 Palmview Structure Plan Area Code

10.2.4.1 Introduction

- (1) This section provides the Palmview structure plan area code for the Master Planned Area.
- (2) The Palmview 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) performance outcomes that contribute to the achievement of the overall outcomes;
 - (c) acceptable outcomes for assessable development requiring code assessment;
 - (d) acceptable outcomes for accepted development subject to requirements (as indicated by an 's').
- (3) The following structure plan maps spatially represent elements of the Palmview structure plan area code:-
 - (a) **Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Areas);**
 - (b) **Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas);**
 - (c) **Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure);**
 - (d) **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements);**
 - (e) **Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts);**
 - (f) **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing);**
 - (g) **Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network);**
 - (h) **Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network);**
 - (i) **Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network);**
 - (j) **Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network);**
 - (k) **Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network);**
 - (l) **Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network);**
 - (m) **Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network);**
- (4) The Palmview structure plan area code applies to accepted development subject to requirements and assessable development in the Master Planned Area.

10.2.4.2 Overall Outcomes for the whole of the Master Planned Area

- (1) Development in the Master Planned Area for urban purposes other than the infrastructure identified on the structure plan maps does not occur:-
 - (a) on land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on **Other Plans Map OPM P2(a) Palmview Master Planned Area Flood Prone Land**); and
 - (b) in an ecologically important area as specifically identified on **Other Plans Map OPM P2(b) Palmview Master Planned Area Ecologically Important Areas**).
- (2) Development in the Master Planned Area is consistent with the intent for the relevant precinct and sub-precinct in which the development is proposed to occur.
- (3) 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.
- (4) Development in the Master Planned Area does not exceed the development entitlements specifically identified on **Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)**.

- (5) Development in the Master Planned Area is carried out in accordance with the sequence identified conceptually on **Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)** or an alternative sequence included in an infrastructure arrangement applicable to the land the subject of the development.
- (6) Development in the Master Planned Area contributes to housing affordability and promotes affordable living.
- (7) Development in the Master Planned Area provides a high level of accessibility to local employment, educational facilities, business and community facilities, public transport, open space and recreation and other facilities and does not adversely impact on the amenity of surrounding residential areas, the integrated transport network and public safety.
- (8) Development in the Master Planned Area prioritises pedestrian, bicycle and public transport over private vehicle use.
- (9) Development in the Master Planned Area meets best practice standards for sustainability.
- (10) Development in the Master Planned Area incorporates a high standard of urban design and landscaping.
- (11) Development in the Master Planned Area incorporates the principles of crime prevention through environmental design and Universal design.
- (12) Development in the Master Planned Area incorporates an integrated water management system that:-
 - (a) ensures impacts upon surface and ground water quality are avoided; and
 - (b) maintains water balance and chemistry.

10.2.4.3 Performance outcomes and acceptable outcomes for the whole of the Master Planned Area

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
<i>Regional Context, Settlement Pattern Structure and Ultimate Population</i>			
PO1	The form, pattern and structure of development in the Master Planned Area recognises the role and context of the Master Planned Area in the region through the following:- <ol style="list-style-type: none"> (a) providing a diverse range of housing and affordable living opportunities for students, workers and families in close proximity to the University of the Sunshine Coast, the Sunshine Coast University Hospital, the Sippy Downs Town Centre and the Kawana Town Centre; (b) providing for the establishment of an integrated transport network effectively connecting the Master Planned Area to the Sippy Downs Town Centre, the University of the Sunshine Coast, the Kawana Town Centre and the Sunshine Coast University Hospital; (c) providing for the establishment of other modal connections that provide a high level of regional connectivity between the Master Planned Area and key regional employment locations and major regional activity centres; (d) protecting and reinforcing the significant environmental and landscape values of land which frames and separates urban communities and is required to be maintained as part of 	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	the non-urban and urban open space infrastructure networks.		
PO2	<p>The form, pattern and structure of development provides for the establishment of a transit oriented community with the following characteristics:-</p> <ul style="list-style-type: none"> (a) a compact urban form with strongly defined edges which protect important ecological and landscape values; (b) a mix of land uses in a configuration and at a density that promotes local self containment, supports the provision of a high quality public and active transport network and results in reduced dependency on private vehicle use; (c) a wide range of housing options including different dwelling sizes and types that meet the needs of a range of household types and population groups; (d) high levels of access and connectivity to local employment, business and community services, public transport, open space and recreation and other facilities; (e) high quality sub-tropical and sustainable design that maximises amenity, street activity, pedestrian connectivity and environmental performance. 	AO2	No acceptable outcome provided.
PO3	Development provides for a maximum of 6,937 dwellings to be established within the Master Planned Area.	AO3	No acceptable outcome provided.
Ecological and Landscape Protection⁷			
PO4	<p>Development for urban purposes, other than the infrastructure identified on the structure plan maps avoids the following areas:-</p> <ul style="list-style-type: none"> (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land); (b) Ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas); (c) the Scenic amenity and highway acoustic buffer as specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network). 	AO4	No acceptable outcome provided.
PO5	<p>Development provides for the ecological and landscape protection and rehabilitation of the non urban open space infrastructure network in accordance with the following:-</p> <ul style="list-style-type: none"> (a) Table 10.3.4.3A (Outcomes for Non- 	AO5	No acceptable outcome provided.

⁷ The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>urban Open Space Infrastructure Area);</p> <p>(b) Table 10.3.4.3B (Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units).</p>		
PO6	<p>Development provides for an environmental offset for the area of an Ecologically important area specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas) that is adversely impacted by the provision of infrastructure for the Master Planned Area in accordance with the following:-</p> <p>(a) the minimum standards specified in Table 10.3.4.3C (Environmental Offset Requirements);</p> <p>(b) an environmental offset is to be provided either within or outside the Master Planned Area, but is not to include land already specifically identified as non-urban open space on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure);</p> <p>(c) where an environmental offset is to be provided outside the Master Planned Area, the environmental offset area is to have a nexus with the Master Planned Area (e.g. the offset area is provided within the downstream catchment or within a habitat corridor associated with the Master Planned Area) and is to be consolidated rather than isolated;</p> <p>(d) an environmental offset is not to be used for any material or commercial gain in relation to carbon sequestration unless the planting for 'additionality'⁸ has been considered and the Council has agreed to its use for carbon sequestration;</p> <p>(e) an environmental offset is to be the responsibility and liability of the owner on which the development to which the environmental offset relates is being carried out although the owner may make a contractual arrangement with a third party (i.e. private contractor, registered environmental charity or public sector entity) to carry out all or part of the environmental offset, subject to satisfactory demonstration that the ecological and landscape protection outcomes are met;</p> <p>(f) the costs of management and maintenance are to form part of the environmental offset and where it is proposed to transfer enduring management responsibility to another party, the completion criteria and</p>	AO6	No acceptable outcome provided.

⁸ 'additionality' refers to the determination of whether the offset activity would have occurred in the absence of the offset program or according to a business as usual scenario.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>financial bonding is to be agreed with the Council in an infrastructure agreement;</p> <p>(g) an environmental offset does not apply where an environmental offset requirement has been approved under Federal and/or State Government legislation for the clearing or otherwise disturbance of the subject area;</p> <p>(h) an environmental offset is to:-</p> <ul style="list-style-type: none"> (i) be used as a last resort only and not as a reward for poor environmental performance; (ii) address both a direct offset⁹ and a contributing offset¹⁰; (iii) offer "like for like or better" or as close as practicable to "like for like" in terms of environmental values, vegetation habitat, species, ecosystem, landscape, hydrology and physical area; (iv) provide additional protection to environmental values at risk or additional management actions to improve environmental values; (v) be based upon a robust and consistent assessment process; (vi) be clearly defined, transparent and enforceable; (vii) demonstrate security of purpose, tenure and management; (viii) result in a net environmental benefit; and (ix) satisfy all statutory requirements. 		
PO7	Development protects and enhances the environmental protection area specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) .	AO7	No acceptable outcome provided.
PO8	Development provides for the ecological rehabilitation of the environmental enhancement area specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) in order to reconnect isolated patches of remnant vegetation, support wildlife corridors and actively assist the process of natural regeneration.	AO8	No acceptable outcome provided.
PO9	Development provides for the Environmental transition area specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) to be:-	AO9	No acceptable outcome provided.
	(a) rehabilitated as a buffer to the		

⁹ Direct offsets counterbalance the adverse environmental impact directly with the aim of achieving a 'net environmental outcome'. Direct offsets include restoration or rehabilitation of existing degraded ecosystems, enhancement or re-establishment of ecosystems in areas of low representation or poor condition, re-establishment or enhancement of biodiversity corridors, implementation of species recovery plans and acquisition of land subject to threatening processes and inclusion into a conservation reserve or equivalent legal tenure.

¹⁰ Contributing offsets activities should be considered as part of a combined approach with direct offset activities. Contributing offsets include conservation activities (i.e. nature refuge, conservation covenant), protection (i.e. fencing, buffering etc), research, fauna crossings, education, removing threats, or ongoing management activities (such as monitoring, maintenance, preparing management plans, evaluation, reporting).

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>Environmental protection area and Environmental enhancement area to ensure the following:-</p> <ul style="list-style-type: none"> (i) maintenance and appropriate buffering of existing vegetation and habitat; (ii) maintenance of habitat corridors and fauna movement through the area; (iii) maintenance of water quality and natural hydrological conditions; (iv) maintenance of public safety; and <p>(b) only developed for the following activities where compatible with the primary function of the environmental transition area:-</p> <ul style="list-style-type: none"> (i) the creation of the recreation parks and associated amenities conceptually identified on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure); (ii) soft elements of water sensitive urban design of stormwater infrastructure such as grass swales; and (iii) pedestrian trails and cycle paths; (iv) interpretative signage and other amenities typically associated with conservation parks. 		
PO10	<p>Development provides for the protection and enhancement of the Scenic amenity and highway acoustic buffer specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) as a mosaic of bushland and open grassland areas which:-</p> <ul style="list-style-type: none"> (a) when established:- <ul style="list-style-type: none"> (i) retains some of the visual characteristics of the undeveloped rural floodplain landscape; (ii) achieves a sense of a natural and rural coastal plain landscape as viewed from the Bruce Highway; (iii) screens urban development in the Master Planned Area from the Bruce Highway; and (iv) minimises light intrusion onto the Bruce Highway from urban development within the Master Planned Area; (v) provides appropriate acoustic and air quality conditions for development in the Master Planned Area through vegetated acoustic mounding to be located centrally within the buffer (not the highway edge) and without the need for an acoustic wall; (vi) provides for compatible uses such as low impact recreation; (vii) provides habitat values and connectivity and facilitates safe 	AO10	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>fauna movement through the area;</p> <p>(viii) is an integral part of the non-urban open space infrastructure network;</p> <p>(b) provides for the retention of existing vegetation supplemented by the planting of a range of local indigenous native plant species;</p> <p>(c) has a minimum width of 80 metres measured from the eastern boundary of the Bruce Highway road corridor proposed widening;</p> <p>(d) does not incorporate the following:-</p> <p>(i) urban elements such as structures (other than limited structures associated with recreation parks), fences (other than rural or fauna fencing) and lighting;</p> <p>(ii) an advertising device;</p> <p>(e) is established prior to the commencement of development within 500 metres of the Scenic amenity and highway acoustic buffer; and</p> <p>(f) is in accordance with the standards for the Scenic amenity and highway acoustic buffer outcomes in the Planning Scheme Policy for Palmview Structure Plan.</p>		
PO11	<p>Development provides for a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to be provided:-</p> <p>(a) entirely within the Master Planned Area; or</p> <p>(b) partly within the Master Planned Area and partly in areas proximate to the Master Planned Area if the entirety of this benchmark cannot practically be achieved within the Master Planned Area.</p>	AO11	No acceptable outcome provided.
PO12	<p>Development ensures the following:-</p> <p>(a) the protection of the biodiversity and ecosystem values of springs, waterways and wetlands;</p> <p>(b) avoidance of any adverse impacts on ground water;</p> <p>(c) the protection of bank stability, channel integrity and in-stream habitat.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development ensures the following:-</p> <p>(a) subdivision layouts avoid private lots backing on to Ecologically important areas;</p> <p>(b) fauna exclusion fencing is provided to separate residential areas from ecologically important areas;</p> <p>(c) fauna sensitive design features such as fauna "funneling" fences or structures, underpasses and overpasses are provided;</p> <p>(d) barriers to fauna movement across and between Ecologically important areas is avoided.</p>	AO13	No acceptable outcome provided.
PO14	<p>Development avoids or minimises impacts on biodiversity values as a result of environmental weeds, declared plants,</p>	AO14	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	poisonous and noxious plants, pest animals or introduced weed species ¹¹ .		
PO15	Development incorporates landscaping that includes the following elements:- (a) indigenous native plants of local provenance; (b) known food for wildlife and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; (d) enhancement of links between existing habitats.	AO15	No acceptable outcome provided.
Environmental Resource Management and Natural Hazards			
PO16	Development ensures the following:- (a) acid sulfate soils are not disturbed; (b) where acid sulfate soils are disturbed, works are managed to avoid or minimise the release of acid and metal contaminants.	AO16	Development complies with the Acid Sulfate Soils Overlay Code .
PO17	Development ensures the following:- (a) the risk to public health, from insect borne arboviruses and nuisance caused by biting insects is minimised; (b) the presence or expansion of breeding sites for mosquito larvae is not intensified; (c) new waterbodies and stormwater treatment devices are designed to minimise the potential breeding opportunities of biting insects; (d) mosquito control measures that are designed and implemented so as not to:- (i) affect the ecological integrity of natural wetlands or waterways; and (ii) cause a risk to public health and safety.	AO17	No acceptable outcome provided.
PO18	Development minimises the threat of bushfire to life and property and incorporates fire management measures which maintain and enhance biodiversity.	AO18	Development complies with the Bushfire Hazard Overlay Code .
PO19	Development provides for the identification and protection of sites, places and areas having indigenous cultural heritage significance.	AO19	No acceptable outcome provided.
PO20	Development provides for the protection of amenity and minimises impacts from air, noise and light pollution.	AO20	No acceptable outcome provided.
PO21	Development maintains the viability of the Meridan Plains Extractive Resource Area through the following:- (a) avoiding significant land use conflicts; (b) configuring infrastructure associated with the development of the Master Planned Area so as to minimise impacts on the arrangement of extraction areas.	AO21	No acceptable outcome provided.
PO22	Development, including the infrastructure identified on the structure plan maps, protects flood storage and conveyance	AO22	Development complies with the Flood Hazard Overlay Code .

¹¹ The Landscape code provides further guidance about environmental weeds and poisonous and noxious plants.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>capacity and splits and minimises the risk of loss of life, injury or damage to property and infrastructure.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO4 also provides outcomes relating to flood prone land in the Master Planned Area.</i></p>		
PO23	<p>Development incorporates best practice stormwater management including water sensitive urban design and erosion and sediment control systems which:-</p> <p>(a) protect water quality within the Mooloolah River and Sippy Creek riparian corridors and their tributaries;</p> <p>(b) minimise erosion and sediment loss; and</p> <p>(c) protect the environmental characteristics of downstream receiving environments.</p> <p><i>Note:-</i></p> <p><i>The Stormwater management code also provides outcomes relating to Stormwater Management for land within the Master Planned Area.</i></p>	AO23	No acceptable outcome provided.
PO24	<p>Development incorporates best practice groundwater management which:-</p> <p>(a) protects groundwater flows and quality;</p> <p>(b) protects downstream groundwater dependant ecosystems; and</p> <p>(c) where required, provides for passive artificial groundwater recharge infiltration systems.</p>	AO24	No acceptable outcome provided.
PO25	<p>Development for excavation and filling in the Master Planned Area, other than where required to establish the infrastructure identified on the structure plan maps, avoids the following areas:-</p> <p>(a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land);</p> <p>(b) Ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas).</p> <p><i>Note:-</i></p> <p><i>The Works, services and infrastructure code also provides outcomes relating to Filling and Excavation.</i></p>	AO25	No acceptable outcome provided.
Neighbourhood Design, Housing and Density¹²			
PO26	Development creates a series of identifiable	AO26	No acceptable outcome provided.

¹² The Planning Scheme Policy for the Palmview Structure Plan provides general advice about neighbourhood design, housing and density outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>neighbourhoods which have:-</p> <ul style="list-style-type: none"> (a) an urban structure that reduces dependency on private vehicles and is more energy and land efficient; (b) a layout which is unique and not based on a repetitive design approach and is responsive to the site and landscape context; (c) an activity centre centrally located within the neighbourhood; (d) legible street, pedestrian and bicycle and open space networks focusing on walkability and street connectivity; (e) a strong local identity; (f) a legible, accessible, connected open space network while creating public open spaces that are unique to each individual neighbourhood; and (g) community facilities at locations that are highly accessible and easily identifiable (i.e. on the corner of two higher order streets or in a highly visible location). 		
PO27	<p>Development demonstrates how the overall outcomes are to be achieved at a neighbourhood scale with particular reference to the following:-</p> <ul style="list-style-type: none"> (a) the arrangement of bicycle and pedestrian paths and local roads; (b) protection and maintenance of local public transport circulation routes and corridors, stops and service coverage; (c) the provision of urban and non-urban open space infrastructure; (d) the provision of local activity centres (not full service) and higher housing densities within close proximity to these centres; (e) the arrangement and orientation of lots for residential uses; (f) the provision of adequate infrastructure and services within the neighbourhood to ensure that non-residential uses such as a corner store and educational establishments which are established within or adjacent to neighbourhoods are serviced to avoid adverse impacts on the amenity and character of the neighbourhood; (g) elements of sub-tropical and sustainable design that can practically be depicted at a neighbourhood level. 	AO27	No acceptable outcome provided.
PO28	<p>Development involving gated communities, such as particular types of retirement facilities are designed to ensure:-</p> <ul style="list-style-type: none"> (a) the connectivity of road, public transport and bicycle and pedestrian infrastructure networks is not compromised; and (b) perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces. 	AO28	No acceptable outcome provided.
PO29	Development provides a diversity of housing	AO29	Development incorporates a lot layout for

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self containment within neighbourhoods; (c) meet the changing needs of the community over time; (d) support community development; and (e) meet the needs and expectations of the full range of household types and population groups.		each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to the district activity centre, public transport stops and urban open space.
PO30	Development contributes to housing affordability and promotes affordable living.	AO30	Development provides for Affordable housing and ensures that it is dispersed and not concentrated in any one neighbourhood.
PO31	Development provides for a significant proportion of attached dwellings that incorporate Universal design principles to maximise flexibility and useability for all sections of the population, including elderly persons, children and people with a disability.	AO31.1	Development provides for universally designed attached dwellings to reflect the following principles:- (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 user; (b) flexible in use – the design accommodates a wide range of individual preferences and abilities; (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; (d) easy to interpret – the design allows information to be communicated effectively to the home occupant, regardless of ambient conditions or the users sensory abilities; (e) safe and sensible to use – the design minimises hazards and adverse consequences of accidental or unintended actions; (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; (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.
		AO31.2	Development provides for adaptable housing to be designed in accordance with <i>Australian Standard AS 4299 – 1995: Adaptable Housing</i> .
PO32	Development provides for accommodation especially suited to elderly persons and people with a disability or special need, including independent housing, supported accommodation and residential care.	AO32	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
PO33	Development provides for an average net residential density of at least 18 dwellings per hectare to be achieved for that part of the Master Planned Area identified as being suitable for urban development and included in an urban precinct being a residential precinct, district activity centre precinct, local activity centre precinct, local employment area precinct or community purpose precinct.	AO33	Development achieves the minimum average net residential density specified for the precinct or sub-precinct in which the development is located.
Sub-tropical and Sustainable Design¹³			
PO34	Development responds to the sub-tropical climate and coastal plain setting through the following:- (a) ensuring a strong presence of nature and water through the following:- (i) orientation to urban and non-urban open space; (ii) retention of significant views to waterways and natural landmarks; (iii) the fostering of tree planting and continuous vegetation; (iv) the incorporation of green walls and rooftop gardens where appropriate; (b) creating an open and permeable built environment through the following:- (i) ensuring a diversity of useable and sheltered outdoor places in a development; (ii) providing opportunities for informality; (iii) promoting access to urban and non-urban open space; (c) incorporating local interpretations of sub-tropical architecture and landscape design.	AO34	No acceptable outcome provided.
PO35	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission limiting measures including the following:- (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; (b) use of the energy efficient infrastructure systems.	AO35	No acceptable outcome provided.
Reconfiguring a Lot			
PO36	Development for reconfiguring a lot provides for no new lots, other than lots required to provide the infrastructure identified on the structure plan maps, to be created in the following areas:- (a) land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes as specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land) ;	AO36	No acceptable outcome provided.

¹³ The Planning Scheme Policy for the Palmview Structure Plan provides further standards for and guidance about the achievement of sub-tropical and sustainable design outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(b) Ecologically important areas as specifically identified on Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas) .		
PO37	Development for reconfiguring a lot provides for a pattern of subdivision that maximises the north-south orientation of lots created for residential uses.	AO37	No acceptable outcome provided.
Sequencing of Development			
PO38	Development is carried out in accordance with the sequencing of development and the transport infrastructure network specified on Other Plans Map OPM P8 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing) .	AO38	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO39	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and the adjacent lots; (b) separate the lots from incompatible uses and <i>infrastructure</i> ; and (c) do not create 'reverse amenity' situations where the continued operation of existing uses is compromised by the proposed development.	AO39	No acceptable outcome provided.
Acoustic Amenity and Noise^{14 15}			
PO40	Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use. <i>Note:- This performance outcome relates to a 'reverse amenity' situation where a proposed sensitive land use may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed sensitive land use to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</i>	AO40	The sensitive land use is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area. OR Where located in an area where adverse noise impacts are likely, the sensitive land use mitigates all potential impacts through site layout, design, construction, and operation.
PO41	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO41	No acceptable outcome provided.

¹⁴ Editor's note – the Planning scheme policy for nuisance code provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

¹⁵ Note – Council will take the order of occupancy of new and existing noise sources into consideration in implementing performance outcome PO39 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Avoidance of Contaminated Land			
PO42	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	AO42	No acceptable outcome provided.

Table 10.3.4.3A Outcomes for Non-urban Open Space Infrastructure Area

Non-urban open space infrastructure area	Ecological protection and rehabilitation objectives
Environmental protection area	<ul style="list-style-type: none"> • Provide for management that assists in the area becoming largely self sustaining and in good bio-condition for its corresponding regional ecosystem. • Provide for long-term security of tenure for conservation purposes.
Environmental enhancement area – Type A	<ul style="list-style-type: none"> • Provide for assisted regeneration back to the area's former regional ecosystem and in good bio-condition. • Enhance landscape scale habitat connectivity. • Provide for long-term security of tenure for conservation purposes.
Environmental enhancement area – Type B	<ul style="list-style-type: none"> • Provide for strategic rehabilitation to enhance landscape connectivity and ecological values. • Provide for long-term security of tenure for conservation purposes.
Environmental transition area	<ul style="list-style-type: none"> • Provide for establishment of buffer areas that enhance the ecological values of Environmental protection areas and Environmental enhancement areas and protect them from the impacts of adjacent development. • Allow for compatible passive recreation uses including pedestrian and cycleways, picnic areas and open play areas and water sensitive urban design features.
Scenic amenity and highway acoustic buffer	<p>Provide for native landscaping which:</p> <ol style="list-style-type: none"> enhances the rural character of the area; provides a visual relief and noise buffer from the Bruce Highway; allows for compatible low impact recreation uses; allows for farm forestry uses or tree planting for carbon offsets, where appropriate; and provides environmental linkages and habitat value.

Table 10.3.4.3B Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
Landscape Unit 1	<p>Landscape unit 1 is located at the eastern end of the plan area and is contiguous with the Mooloolah River National Park to the north and the Birtinya Wetlands to the east and incorporates the riparian corridor of the Mooloolah River. This landscape unit is characterised by a combination of remnant status vegetation, cleared areas and naturally regenerating ecosystems. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Increase in the extent of wetland and riparian ecosystems. • Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to support the regeneration of ecosystems through a combination of passive and active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • cease slashing; • establish fencing and exclude grazing; • removal of invasive exotic species; • infill planting to supplement natural regeneration; • active revegetation as required, with particular emphasis on consolidating wetland and riparian vegetation'; • bed and bank restoration works as required; • careful management or rectification of the concentrated surface drainage or modified flows to natural sedgeland and wetland areas to avoid damage from scouring, changes in wetland community hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 2	<p>Landscape unit 2 is located at the eastern end of the plan area. It incorporates the Mooloolah River riparian zone, extending upstream to its confluence with Sippy Creek. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) with the endangered RE 12.3.1 (gallery rainforest/notophyll vine forest on alluvial plains) as subdominant vegetation within the Mooloolah River riparian zone and cleared pasture with isolated trees.</p> <p>Remnant vegetation within this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Increase in extent of wetland and riparian ecosystems to provide a minimum width of vegetation of 100 metres from the high bank of the Mooloolah River. • Enhancement of the landscape scale habitat connectivity forming part of the Mooloolah River Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation; • bed and bank restoration works as required; • careful management or rectification of concentrated surface drainage or modified flows to natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, the provision of degraded habitat for the establishment invasive species and other negative impacts.
Landscape Unit 3	<p>Landscape Unit 3 is located at the eastern end of the plan area. It is contiguous with the Mooloolah River National Park to the north and extends into Landscape unit 1 to the east.</p> <p>This landscape unit is characterised by cleared areas with isolated trees. A large proportion of this landscape unit is identified as significant wetland by the SEQ Regional Coastal Management Plan and HES by the <i>South East Queensland Regional Plan</i>.</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining grassland as grazing habitat for macropods. • Enhancement of the landscape scale habitat connectivity by creating a mosaic of habitat types. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of hydrological function. 	<p>The management of this landscape unit is to retain grassland habitat.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of grass cover by regular slashing; • selective revegetation, with particular emphasis on establishing "habitat stepping stones"; • careful management or rectification of the concentrated surface drainage or modified flows to

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
			natural sedgeland and wetland areas so as to prevent damage from scouring, changes in wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 4	<p>Landscape unit 4 is located centrally within the plan area. At its southern extent, this landscape unit includes the riparian corridor on the northern side of Sippy Creek. Remnant vegetation at its northern edge abuts residential development. Claymore Road forms the eastern extent of this landscape unit.</p> <p>This landscape unit is characterised by a combination of cleared land and remnant vegetation. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the northern boundary and in the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog). The construction of Claymore Road has altered the hydrological regime of this landscape unit and it is now hydrologically separate from landscape units 1-3. The resultant habitat is considered important for supporting frog populations.</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species, with particular emphasis on maintaining sedgelands as habitat for frogs. • Increased extent of wetland and riparian ecosystems to provide a minimum width of vegetation on the northern side of Sippy Creek of 100 metres from the high bank. • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor. • Protection of the water quality of the Sippy Creek, Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation and sedgelands as frog habitat and re-establish riparian ecosystems through mainly active mechanisms.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of sedgelands; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west and north to south; • planting densities to consider the Manning's roughness coefficient; • bed and bank restoration works as required; and • careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 5	<p>Landscape unit 5 is located centrally and forms a band that traverses the plan area. It forms the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north and extends south to the confluence of Sippy Creek with the Mooloolah River.</p> <p>This landscape unit is characterised by a large tract of remnant vegetation bordered by cleared pasture. Existing vegetation includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains) along the riparian zone of Sippy Creek and RE 12.9-10.14 (<i>Eucalyptus pilularis</i> tall open forest on alluvial plains).</p> <p>A large proportion of this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes Essential Habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along east-west and north-south alignments forming part of the Sippy Creek Corridor. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of Sippy Creek and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities at the western and southern edges of the landscape unit (identified as RR1). • Maintenance and enhancement of biodiversity values within an urban recreation area. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation and protect habitat from the impacts of development.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • remove invasive exotic species; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation area; • maintain grassed transition zone between residential development and vegetated areas; • careful management or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 6	Landscape unit 6 is located in the north-west of the plan	<ul style="list-style-type: none"> • Increased extent of wetland and riparian ecosystems 	The management of this landscape unit is to re-establish

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>area, forming the riparian zone on the southern side of Sippy Creek and is a significant component of the Sippy Creek fauna corridor. It is adjacent to residential development to the north.</p> <p>This landscape unit is characterised by cleared pasture with a narrow band of remnant vegetation in the riparian zone. Existing vegetation includes of concern RE 12.3.2 (<i>Eucalyptus grandis</i> tall open forest on alluvial plains) along the riparian zone of Sippy Creek.</p> <p>All remnant vegetation within this landscape unit is a referable wetland and has been identified as HES by the <i>South East Queensland Regional Plan</i>.</p>	<p>to provide a minimum width of vegetation on the southern side of Sippy Creek of 100 metres from the high bank.</p> <ul style="list-style-type: none"> • Rehabilitation of the wetland and riparian ecosystems to remnant status. • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of Sippy Creek and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities at the edges of the landscape unit (identified as RR1). 	<p>riparian ecosystems through mainly active mechanisms. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • remove invasive exotic species; • active revegetation, with particular emphasis on consolidating and expanding riparian vegetation and reconnecting habitat from east to west to provide a minimum 100 metre wide corridor along Sippy Creek; • bed and bank restoration works as required; and • maintenance of a grassed transition zone between residential development and a vegetated area.
Landscape Unit 7	<p>Landscape unit 7 is located centrally and forms a band that traverses the plan area, connecting landscape unit 5 to the Mooloolah River riparian corridor that lies just to the south of the Plan Area. It forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by remnant vegetation and a mosaic of vegetation and cleared land. Existing vegetation includes of concern RE 12.3.13 (Closed heathland on seasonally waterlogged alluvial plains near the coast) and RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>All remnant vegetation within this landscape unit is identified as significant wetland by the <i>SEQ Regional Coastal Management Plan</i> and HES by the <i>South East Queensland Regional Plan</i>.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along a north-south alignment. • Increase the extent of wetland ecosystems, with particular emphasis on active regeneration of land enclosed by remnant vegetation. • Rehabilitation of wetland ecosystems to remnant status. • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the Mooloolah River and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities in the south-western portion of this landscape unit (identified as DR3). • Maintenance and enhancement of biodiversity values within urban recreation areas. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • establish fencing and exclude grazing; • removal of invasive exotic species, • infill planting to supplement natural regeneration; • active revegetation, with particular emphasis on consolidating and expanding wetland vegetation and reconnecting habitat from north to south; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in an urban recreation areas; • maintain a grassed transition zone between residential development and vegetated area; • careful management or rectification of the concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scouring, changes in the wetland hydrology, the provision of degraded habitat for the establishment of invasive species and other negative impacts.
Landscape Unit 8	<p>Landscape unit 8 is located along the western end of the southern boundary of the plan area. It is contiguous with the Palmview Conservation Park to the south and forms part of the Palmview fauna corridor.</p> <p>This landscape unit is characterised by patches of remnant vegetation along drainage lines and an extensive area of naturally regenerating vegetation. Existing vegetation</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity, with particular emphasis on reconnecting fragmented habitat along an east-west alignment. • Increase the extent of wetland ecosystems. • Rehabilitation of wetland ecosystems to remnant status. 	<p>The management of this landscape unit is to retain and enhance remnant vegetation, re-establish habitat connectivity through mainly active mechanisms and protect habitat from the impacts of development. Management actions are to include the following:-</p> <ul style="list-style-type: none"> • establish fencing/ exclude grazing from regenerating

Landscape Unit	Description	Ecological protection and rehabilitation outcomes	Management requirements
	<p>includes RE 12.3.5 (<i>Melaleuca quinquenervia</i> open forest on coastal alluvial plains).</p> <p>Remnant vegetation within this landscape unit is identified as referable wetland and significant wetland by the SEQ Regional Coastal Management Plan and HES by the South East Queensland Regional Plan.</p> <p>This landscape unit includes essential habitat for threatened species <i>Crinia tinnula</i> (Wallum froglet) and <i>Litoria freycineti</i> (Wallum Rocketfrog).</p>	<ul style="list-style-type: none"> • Provision of habitat for significant flora and fauna species. • Protection of the water quality of the adjacent wetland ecosystem and off-site receiving environments. • Maintenance of the hydrological function. • Provision of opportunities for low impact recreation facilities in the south-western and northern portions of the landscape unit (identified as DR2). • Provision of opportunities for complementary sports facilities at the southern edge of the landscape unit (identified as DS2). • Maintenance and enhancement of biodiversity values within urban recreation areas. 	<p>areas;</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • infill planting to supplement natural regeneration; • active revegetation as required, with particular emphasis on consolidating wetland vegetation; • retain mature and hollow bearing trees, minimise public access under Eucalypts by buffering with vegetation and locate recreation infrastructure away from Eucalypts in urban recreation areas; • maintain grassed transition zone between residential development and vegetated areas; and • careful management and/or rectification of concentrated surface drainage or modified flows into natural sedgeland and wetland areas so as to prevent damage from scour, changes in wetland hydrology, provision of degraded habitat for establishment invasive species and other negative impacts.
Landscape Unit 9	<p>Landscape unit 9 is located at the western end of the plan area and extends along the Bruce Highway from the edge of landscape unit 6 in the north to the southern boundary of the plan area.</p> <p>This landscape unit is characterised by cleared areas with scattered trees.</p>	<ul style="list-style-type: none"> • Enhancement of landscape scale habitat connectivity by creating a mosaic of habitat types. • Provision of habitat for significant flora and fauna species. 	<p>The management of this landscape unit is to retain and establish mosaic vegetation.</p> <p>Management actions are to include the following:-</p> <ul style="list-style-type: none"> • removal of invasive exotic species; • maintenance of grass cover by regular slashing; • selective revegetation, with particular emphasis on establishing "habitat stepping stones".

Table 10.3.4.3C Environmental Offset Requirements

Environmental Value Impacted	Environmental Offset Outcome Sought	Location	Environmental Offset Requirement Offset Type	Provision Rate
Mapped Environmental Protection Area or other Regional Ecosystem (where located outside the Structure Plan Area)				
Vine Forest (comparable with Regional Ecosystem 12.3.1 & 12.3.2)	Conserve vegetation, prevents loss of biodiversity, reduces land degradation and maintain ecological processes.	Within 20km of the site and within the local government area.	Secure an existing similar vegetation community which is under threat or rehabilitate and secure a suitable offset area.	1.5 for 1
Heath (comparable with Regional Ecosystem 12.3.13 & 12.3.14)			Maintain safe ecological linkages and fauna movement corridors.	1.5 for 1
Mixed Eucalypt (comparable with Regional Ecosystem 12.9-10.14)				1.5 for 1
Wetland or Waterway (comparable with Regional Ecosystem 12.3.5)	Improve the integrity and viability of wetlands, waterways and riparian corridors. Improve water quality, flows and aquatic habitat.		Recovery of degraded wetlands. Improvement in water quality and riparian health.	2 for 1
Mapped Environmental Enhancement Area				
Environmental Enhancement Area Type A	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	1.5 for 1
Environmental Enhancement Area Type B	Assist regeneration in areas of high rehabilitation potential.	Within 20km of the site and within Council boundaries.	Rehabilitate and protect similar habitat.	1 for 1
Rare and Threatened Species				
Endangered Species, Vulnerable Species and Rare Species.	Improve the population viability of relevant species in the wild.	Within 5km of site and within the local government area.	For fauna, secure existing habitat under threat or rehabilitate and secure habitat for that species and provide safe ecological linkages and fauna movement corridors. For flora, secure existing habitat under threat or translocate, propagate, replant and secure habitat for that species.	2 for 1

Notes

- Where the environmental offset triggers a mapped environmental protection area or enhancement area and a rare and threatened species, the higher offset ratio applies.
- Where the environmental offset is required due to infrastructure preventing the achievement of the 483.4 hectare ecological protection and rehabilitation requirement (i.e. by impacting upon an Environmental transition area or other area not already covered in this table), the environmental offset is to be provided as rehabilitated land within 20km of the site and within the local government area on a 1 for 1 basis. Consideration is to be given to using an environmental offset on private land where an infrastructure agreement is in place.

10.2.4.4 Overall outcomes for the Mixed Density Residential Precinct

- (1) The Mixed Density Residential Precinct is developed as a series of high quality, interconnected, walkable and transit supportive residential neighbourhoods.
- (2) Development in the Mixed Density Residential Precinct accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Mixed Density Residential Precinct incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

10.2.4.5 Performance outcomes and acceptable outcomes for the Mixed Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
<i>Intent for the Mixed Density Residential Precinct</i>			
PO1	<p>Development complies with the following intent for the Mixed Density Residential Precinct:-</p> <ul style="list-style-type: none"> (a) development provides for a series of interconnected, walkable and transit supportive residential neighbourhoods; (b) development provides for a range of residential living environments that accommodate a diversity of lifestyles and recognise the particular character and environmental attributes of different parts of the Master Planned Area; (c) development accommodates a variety of housing forms including detached, semi-attached and multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (d) development incorporates integrated transport and urban open space infrastructure networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity; (e) development achieves:- <ul style="list-style-type: none"> (i) a minimum net residential density of 15 dwellings per hectare; and (ii) an average net residential density of at least 18 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps. 	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Mixed Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2.1^s	Development ensures that the Building height of a dwelling house in the Mixed Density Residential Precinct does not exceed a Building height of 8.5 metres.
		AO2.2^s	Development ensures that any other Building height or structure in the Mixed Density Residential Precinct does not exceed a Building height of 11 metres.

10.2.4.6 Overall outcomes for the Medium Density Residential Precinct

- (1) The Medium Density Residential Precinct is developed as a high quality, medium density residential core within the primary walking catchment of the District Activity Centre and transit station.
- (2) Development in the Medium Density Residential Precinct provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses.
- (3) Development in the Medium Density Residential Precinct provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods and incorporates integrated transport and open space networks that provide a high level of permeability and connectivity between neighbourhoods and key points of economic and community activity.

10.2.4.7 Performance outcomes and acceptable outcomes for the Medium Density Residential Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Medium Density Residential Precinct			
PO1	Development complies with the following intent for the Medium Density Residential Precinct:- (a) development provides for the establishment of a medium density residential core within the primary walking catchment of the District Activity Centre and main transit station; (b) development provides for predominately multi-unit residential uses in conjunction with complementary ancillary uses such as urban open space and community facilities; (c) development provides for a transition between the higher intensity uses provided in the District Activity Centre and surrounding mixed density residential neighbourhoods; (d) development incorporates integrated transport and open space infrastructure networks that provide a high level of permeability and connectivity between	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	neighbourhoods and key points of economic and community activity; (e) development achieves an average net residential density of at least 35 dwellings per hectare; (f) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Medium Density Residential Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO2^s	Development ensures that the Building height of buildings and structures in the Medium Density Residential Precinct does not exceed a Building height of 13.5 metres.

10.2.4.8 Overall outcomes for the District Activity Centre Precinct

- (1) The District Activity Centre Precinct is developed as a high quality district level activity centre servicing the Palmview community in the Master Planned Area.
- (2) Development in the District Activity Centre Precinct does not unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and the Master Planned Area.
- (3) Development provides for retail uses to be of a scale that is consistent with the following:-
 - (a) the role of the District Activity Centre as defined by the Sunshine Coast Activity Centre Network;
 - (b) the local needs of the Palmview community in the Master Planned Area;
 - (c) a maximum gross floor area of 15,000m².
- (4) Development in the District Activity Centre Precinct accommodates a range of retail, business and commercial, entertainment and community facilities in conjunction with more intensive residential development and is the most concentrated urban setting in the Master Planned Area.
- (5) Development in the District Activity Centre Precinct provides for the establishment of a town centre with a traditional street fronting main street layout and a town park, civic plazas and the main transit station as significant structural elements.

10.2.4.9 Performance outcomes and acceptable outcomes for the District Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the District Activity Centre Precinct¹⁶			
PO1	Development complies with the following	AO1	No acceptable outcome provided.

¹⁶ The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the district activity centre precinct outcomes.

Performance Outcomes

Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)

	<p>intent for the District Activity Centre Precinct:-</p> <ul style="list-style-type: none"> (a) development provides for the establishment of a district level activity centre servicing the Palmview community in the Master Planned Area; (b) development is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the Sippy Downs Town Centre as the Major Regional Activity Centre for Sippy Downs and Palmview; (c) development provides for the establishment of a small town centre comprising a traditional main street, a town park, civic plazas and the main transit station as significant structural elements contributing to social interaction and community identity; (d) development does not involve the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format which is the antithesis of what is desired for this precinct; (e) development provides for a total gross floor area of 15,000m² for all business and commercial uses; (f) development provides for high levels of mobility and accessibility within the precinct with the public transport corridors and the main transit station supported by an interconnected network of bicycle and pedestrian infrastructure which prioritises these modes and facilitates access to key facilities within the precinct; (g) development is arranged to maximise the vibrancy of public spaces and semi-public spaces through the following:- <ul style="list-style-type: none"> (i) configuring active uses along frontages to public spaces which maximise pedestrian activity; (ii) ensuring a high level of integration with public transport infrastructure including the main transit station, a town square and transit plaza; (iii) ensuring a variety of compatible mixed uses are provided in each site; (iv) incorporating attractive high amenity public and semi-public spaces to encourage and support social interaction 		
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Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>and casual meeting;</p> <p>(v) ensuring spaces comply with crime prevention through environmental design and Universal design principles;</p> <p>(h) development achieves an average net residential density of at least 40 dwellings per hectare;</p> <p>(i) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces and establishes the District Activity Centre as the focal point for the Palmview community in the Master Planned Area;</p> <p>(j) development provides for the infrastructure identified on the structure plan maps.</p>		
Land uses, Locations and Built Form			
PO2	<p>Development does not result in any of the following:-</p> <p>(a) the establishment of a department store;</p> <p>(b) the establishment of a discount department store;</p> <p>(c) the establishment of more than 1 full line supermarket;</p> <p>(d) any full line supermarket exceeding a gross floor area of 4,000m².</p>	AO2	No acceptable outcome provided.
PO3	Development provides for active uses to be concentrated along the main street.	AO3	No acceptable outcome provided.
PO4	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	AO4	No acceptable outcome provided.
PO5	<p>Development provides for the establishment of a District Activity Centre that creates memorable experiences through the following:-</p> <p>(a) contributing to the creation of vibrant, public and semi-public spaces;</p> <p>(b) ensuring that built form contributes to legibility;</p> <p>(c) maximising pedestrian activity;</p> <p>(d) providing a high level of amenity for all users.</p>	AO5	No acceptable outcome provided.
PO6	Development provides for the establishment of a walkable District Activity Centre characterised by tree lined streets, public spaces and expansive social spaces for community life and interaction.	AO6	No acceptable outcome provided.
PO7	Development provides for the establishment of a simple grid pattern street network which ensures a high level of connectivity and accessibility within the District Activity Centre.	AO7	No acceptable outcome provided.
PO8	Development provides for the main street in the District Activity Centre to be established as a people oriented place where walking, cycling, shopping are prioritised over the driving of vehicles	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and which is designed to:- (a) create a safe environment for users; (b) incorporate environmental infrastructure; and (c) create a high quality of visual and physical amenity to the main street.		
PO9	Development provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO9	No acceptable outcome provided.
PO10	Development fronting the main street provides an active frontage and supports uses that are likely to foster informal interaction for extended periods such as catering uses and retail uses.	AO10	No acceptable outcome provided.
PO11	Development provides for the siting and design of large floor plate uses, associated car parking areas, structured car parking and servicing areas to be configured so as to contribute to an active street environment.	AO11	No acceptable outcome provided.
PO12	Development provides for all residential uses in the main street to be located above the ground level.	AO12	No acceptable outcome provided.
PO13	Development provides for floor to ceiling heights at ground level that focus attention on the ground floor, cater for a range of uses and allow for adaptation over time.	AO13	No acceptable outcome provided.
PO14	Development provides for buildings that accommodate business and commercial uses to be designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	AO14	No acceptable outcome provided.
PO15	Development ensures that pedestrian permeability is maximised by the achievement of pedestrian through-block linkages in addition to the street-based pedestrian network.	AO15	No acceptable outcome provided.
PO16	Development for a food and drink outlet does not incorporate a drive through facility.	AO16	No acceptable outcome provided.
PO17	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the District Activity Centre, the site on which it is developed or the streetscape; (b) to service the needs of all users of the development; (c) to avoid pedestrian and vehicular conflict.	AO17	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
Height of Buildings and Structures			
PO18	Development ensures that the Building height of buildings and structures in the District Activity Centre Precinct does not adversely impact upon the character and	AO18^s	Development ensures that the Building height of buildings and structures in the District Activity Centre Precinct does not exceed a Building height of 16 metres.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.		

10.2.4.10 Overall outcomes for the Local Activity Centre Precinct

- (1) The Local Activity Centre Precinct is developed as a high quality local level centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only.
- (2) Development in the Local Activity Centre Precinct is limited in terms of its scale, nature of uses and timing in order not to unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Town Centre.
- (3) Development in the Local Activity Centre Precinct provides a street fronting main street layout with active pedestrian edges and surveillance from residential uses.

10.2.4.11 Performance outcomes and acceptable outcomes for the Local Activity Centre Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
<i>Intent for the Local Activity Centre Precinct</i>			
PO1	Development complies with the following intent for the Local Activity Centre Precinct:- (a) development provides for a local centre (not full service) providing for the convenience retail, local service and community needs of one or a small cluster of neighbourhoods only; (b) development is limited in terms of its scale, nature and timing in order to not unreasonably delay the establishment of or undermine the role of the District Activity Centre or the Sippy Downs Major Regional Activity Centre; (c) development provides for:- (i) a total gross floor area of 2,500m ² for all business and commercial uses in each local activity centre; and (ii) a minimum gross floor area of 1,000m ² for convenience retail uses in each local activity; (d) development achieves a higher residential density around these centres; (e) development provides a main street style of development with active pedestrian edges and surveillance from residential uses; (f) development incorporates a high standard of urban design and landscaping that creates attractive	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to self assessable development)	
	sub-tropical buildings, streets and spaces; (g) development provides for the infrastructure identified on the structure plan maps.		
Land uses, Locations and Built Form			
PO2	Development provides for a pattern of subdivision or site development that facilitates a fine grain built form.	AO2	No acceptable outcome provided.
PO3	Development provides for the vertical integration of uses with all buildings incorporating a mix of residential and non-residential uses.	AO3	No acceptable outcome provided.
PO4	Development provides active frontages with uses that are likely to foster casual social and business interaction for extended periods such as catering uses and retail uses.	AO4	No acceptable outcome provided.
PO5	Development provides for all residential uses to be located above the ground level.	AO5	No acceptable outcome provided.
PO6	Development for a food and drink outlet does not incorporate a drive through facility.	AO6	No acceptable outcome provided.
PO7	Development ensures that parking areas, servicing and access is designed and located as follows:- (a) to ensure that no parking, servicing or access area or structure is a dominant visual element of the Local Activity Centre, the site on which it is developed, or the streetscape; (b) to service the needs of all users of the development; and (c) to avoid pedestrian and vehicular conflict.	AO7	Development provides car parking areas, service areas and access driveways that are located where they will not intrude upon the pedestrian use of footpaths and will not dominate the streetscape through the following:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; (c) shared driveways.
Height of Buildings and Structures			
PO8	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO8^s	Development ensures that the height of buildings and structures in the Local Activity Centre Precinct does not exceed 13.5 metres.

10.2.4.12 Overall outcomes for the Local Employment Area Precinct

- (1) The Local Employment Area Precinct is developed as a high quality local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview.
- (2) Development in the Local Employment Area Precinct maintains high levels of amenity and provides for the establishment of an attractive local employment area.

10.2.4.13 Performance outcomes and acceptable outcomes for the Local Employment Area Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Local Employment Area Precinct¹⁷			
PO1	Development complies with the following intent for the Local Employment Area Precinct:- (a) development provides for the establishment of a local industrial area and business park that complements the District Activity Centre and primarily services the communities of Sippy Downs and Palmview; (b) development accommodates a range of low impact industry and service industry uses and complementary business and commercial uses where retail uses are of a limited gross floor area; (c) development provides that showrooms, hardware and trade supplies having a gross floor area in excess of 300m ² , medium and high impact industrial uses are not established in the precinct; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces; (e) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Land Uses, Locations and Built Form			
PO2	Development avoids conflicts with and protects the amenity of surrounding residential areas.	AO2.1	Development provides for home based business and other incubator opportunities to be located at the periphery of the precinct in a manner that defines the precinct edge and creates a transition between industrial land uses and neighbouring residential precincts.
		AO2.2	Development provides for manufacturing and noise generating industries to be located centrally within the precinct to reduce any impact on the amenity of neighbouring residential precincts.
		AO2.3	Development adjoining residential precincts ensures access to sunlight, view corridors and natural ventilation through appropriate built form and roof design.
		AO2.4	Development provides for a variety of lot sizes to encourage a mix of small to medium built form outcomes.

¹⁷ The Planning Scheme Policy for the Palmview Structure Plan provides general advice for the Local Employment Area precinct outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
		AO2.5	Development on a site adjacent to a residential, open space or environmentally sensitive land use achieves a high standard of siting, design and effective buffering having regard to visual amenity, privacy, noise impacts, odours and light spill.
PO3	Development for non-industrial uses is limited in scale and in type to those uses which:- (a) are compatible with industrial uses; (b) do not compromise the ongoing operation and use of the Local Employment Area Precinct as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO3	No acceptable outcome provided.
PO4	Development for a retail use in association with an industrial use on the same premises is limited to retail uses which are ancillary to the industrial use.	AO4 ^s	Development ensures that the retail sale of goods ancillary to an industrial use (including display areas), does not exceed 20% of the total gross floor area of the premises.
PO5	Development ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans.	AO5	No acceptable outcome provided.
Height of Buildings and Structures			
PO6	Development ensures that the Building height of buildings and structures in the Local Employment Area Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale.	AO6 ^s	Development ensures that the Building height of buildings and structures in the Local Employment Area Precinct does not exceed a Building height of 13.5 metres.

10.2.4.14 Overall outcomes for the Community Purpose Precinct

- (1) The Community Purpose Precinct is developed for major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre including educational establishments, community uses, utility installations or emergency services and other community facilities infrastructure.
- (2) Development in the Community Purpose Precinct provides for the co-location of compatible community facilities and for strong relationships and connections to be developed between community facilities infrastructure and other infrastructure networks.
- (3) Development in the Community Purpose Precinct maintains high levels of amenity for surrounding residential areas and provides for the establishment of attractive and high quality community facilities.

10.2.4.15 Performance outcomes and acceptable outcomes for the Community Purpose Precinct

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Intent for the Community Purpose Precinct			
PO1	Development complies with the following	AO1	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>intent for the Community Purpose Precinct:-</p> <p>(a) development provides for the establishment of major elements of the community facilities infrastructure network not otherwise accommodated within the District Activity Centre or Local Activity Centres including educational establishments, community uses, utility installations or emergency services and other local community facilities infrastructure;</p> <p>(b) development provides for the co-location of compatible community facilities and for strong relationships and connections to be established between the community facilities infrastructure network, the non-urban open-space infrastructure network, the urban open space infrastructure network and the bicycle and pedestrian and public transport infrastructure networks;</p> <p>(c) development avoids conflict with and protects the amenity of surrounding residential areas, including the avoidance of adverse traffic and vehicle parking impacts;</p> <p>(d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces;</p> <p>(e) development provides for the infrastructure identified on the structure plan maps.</p>		
Height of Buildings and Structures			
PO2	<p>Development ensures that the Building height of buildings and structures in the Community Purpose Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance;</p> <p>(e) building massing and scale.</p>	AO2^s	<p>Development ensures that the Building height of buildings and structures in the Community Purpose Precinct does not exceed a Building height of 13.5 metres.</p>

10.2.4.16 Overall outcomes for the Urban Open Space Precinct

- (1) The Urban Open Space Precinct provides a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region.
- (2) Development in the Urban Open Space Precinct provides for the retention and rehabilitation of Ecologically important areas where appropriate and practicable.

10.2.4.17 Performance outcomes and acceptable outcomes for the Urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to accepted development subject to requirements)	
Intent for the Urban Open Space Precinct			
PO1	<p>Development complies with the following intent for the Urban Open Space Precinct:-</p> <ul style="list-style-type: none"> (a) development provides for a range of sport and recreation functions required to service the needs of the Palmview community in the Master Planned Area and the broader community of the region as well as providing for the retention and rehabilitation of any Ecologically important areas where appropriate and practicable; (b) development in the Recreation Park Sub-precinct provides predominantly for passive or informal recreational activities that are low impact and generally compatible with the retention of ecological values; (c) development in the Sports Park Sub-precinct accommodates a full range of recreational activities, including organised sporting activities that in some instances require specific land configurations that may not be compatible with the retention of ecological values; (d) development incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings and spaces; (e) development incorporates principles of crime prevention through environmental design; (f) development effectively integrates with the non-urban open space infrastructure network; (g) development avoids conflicts with and protects the amenity of surrounding residential areas; (h) development provides for the infrastructure identified on the structure plan maps. 	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	<p>Development ensures that the Building height of buildings and structures in the Urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:-</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; (e) building massing and scale. 	<p>AO2.1^s</p> <p>AO2.2^s</p>	<p>Development ensures that the Building height of buildings in the Urban Open Space Precinct does not exceed a Building height of 8.5 metres.</p> <p>Development ensures that the Building height of structures in the Urban Open Space Precinct does not exceed a Building height of 13.5 metres.</p>

10.2.4.18 Overall outcomes for the Non-urban Open Space Precinct

- (1) The Non-urban Open Space Precinct provides land for the protection and enhancement of Ecologically important areas and landscape values;
- (2) Land within the Non-urban Open Space Precinct is not developed for Urban purposes, other than for the infrastructure identified on the structure plan maps.

10.2.4.19 Performance outcomes and acceptable outcomes for the Non-urban Open Space Precinct

Performance Outcomes		Acceptable Outcomes (denoted as ^s where applicable to accepted development subject to requirements)	
Intent for the Non-urban Open Space Precinct			
PO1	Development complies with the following intent for the Non-urban Open Space Precinct:- (a) development provides for the protection and enhancement of important ecological and landscape values; (b) development in the Environmental Protection and Enhancement Sub-precinct provides for the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other Ecologically important areas in nature conservation or other protective tenure, providing for a limited range of environmentally compatible uses and activities including environmental education and interpretative signage, recreation trails and associated amenities; (c) development in the Landscape Protection and Enhancement Sub-precinct provides for the protection of the Scenic amenity and highway acoustic buffer and accommodates a limited range of non-urban uses compatible with the retention of the area's rural and natural landscape character; (d) development meets contemporary best practice standards for sustainability and fauna sensitive design; (e) development incorporates principles of crime prevention through environmental design; (f) development provides for the infrastructure identified on the structure plan maps.	AO1	No acceptable outcome provided.
Height of Buildings and Structures			
PO2	Development ensures that the Building height of buildings and structures in the Non-urban Open Space Precinct does not adversely impact upon the character and amenity of the Master Planned Area or adjacent areas having regard to the following:- (a) overshadowing; (b) privacy and overlooking;	AO2^s	Development ensures that the Building height of buildings and structures in the Non-urban Open Space Precinct does not exceed a Building height of 8.5 metres.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(c) views and vistas; (d) building character and appearance; (e) building massing and scale.		

10.2.4.20 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 the infrastructure networks identified in the following:-
 - (a) the Palmview Structure Plan, in particular the structure plan maps and **Sunshine Coast Planning Scheme** other than to the extent that an infrastructure arrangement applicable to the land subject of the development specifically states that the infrastructure arrangement is to prevail over the Palmview Structure Plan and **Sunshine Coast Planning Scheme** to the extent of any inconsistency;
 - (b) an infrastructure arrangement applicable to the land the subject of the development.
- (3) Development in the Master Planned Area which is adjacent to non-residential uses such as local activity centres and educational establishments provides for adequate infrastructure and services to be established to service the non-residential uses to avoid adverse impacts on the amenity and character of the surrounding areas, in particular, neighbourhoods.
- (4) Development in the Master Planned Area ensures the infrastructure and services necessary to service the development at the desired standards of service are provided ahead of or in conjunction with the staging of the development.
- (5) Development in the Master Planned Area ensures the infrastructure and services are protected and enhanced.
- (6) Development in the Master Planned Area ensures the infrastructure and services are safe, efficient, well located and legible.
- (7) Development in the Master Planned Area ensures that infrastructure and services 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.
- (8) Development in the Master Planned Area ensures that infrastructure and services is designed, located and operated in order to:-
 - (a) reduce greenhouse gas emissions;
 - (b) provide for fauna movement; and
 - (c) minimise impacts on ecologically important areas and important landscape and scenic amenity values.
- (9) Development in the Master Planned Area promotes sustainable energy infrastructure that contributes to the development's ongoing energy needs.
- (10) Development in the Master Planned Area ensures that infrastructure and services 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.
- (11) Development in the Master Planned Area ensures that infrastructure and services is planned, designed and constructed to maximise immunity to risks associated with natural disasters and other public emergencies.

10.2.4.21 Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Infrastructure Generally			
PO1	Development provides for the orderly and efficient provision of planned infrastructure as specified in the following:- (a) the Palmview Structure Plan; (b) the other parts of Sunshine Coast Planning Scheme .	AO1	No acceptable outcome provided.
PO2	Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of the following:- (a) the infrastructure identified in the structure plan maps; (b) other infrastructure not identified in the structure plan maps; (c) services in the Master Planned Area.	AO2	No acceptable outcome provided.
PO3	Development is carried out in accordance with the infrastructure networks identified in the structure plan maps unless otherwise stated in an infrastructure arrangement applicable to the relevant items of the applicable infrastructure network.	AO3	No acceptable outcome provided.
PO4	Development is consistent with the development entitlements upon which the infrastructure and other development obligations have been planned and provided by the local government and other infrastructure providers.	AO4	No acceptable outcome provided.
PO5	Development does not adversely impact on or compromise the existing or planned infrastructure and services networks.	AO5	No acceptable outcome provided.
PO6	Development protects that part of the Master Planned Area which is required for planned or proposed infrastructure and services.	AO6	No acceptable outcome provided.
PO7	Development provides for the following:- (a) for infrastructure that avoids or minimises vegetation clearing and habitat disturbance to the greatest extent practicable; (b) where vegetation clearing and habitat disturbance is unavoidable, for the relocation of fauna and flora.	AO7	No acceptable outcome provided.
PO8	Development provides for infrastructure requiring vegetation clearing and habitat disturbance to be undertaken in the following manner:- (a) to minimise erosion and sediment loss; (b) to protect the environmental characteristics of downstream receiving environments; (c) to provide for the staged rehabilitation of disturbed areas.	AO8	No acceptable outcome provided.
PO9	Development for infrastructure associated with the development of the	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	Master Planned Area in the Ecologically important areas specifically identified on Other Plans Map OPM P2(a) (Palmview Master Planned Area Ecologically Important Areas) provides an environmental offset for the area that is adversely impacted by the infrastructure ¹⁸ .		
PO10	Development provides infrastructure and services which achieves the following:- (a) meets the specified 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.	AO10	No acceptable outcome provided.
Road Transport Infrastructure Network¹⁹			
PO11	Development is carried out in accordance with:- (a) the road transport infrastructure network identified conceptually on Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network) and the development and transport infrastructure network sequencing specified on Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing) ; and (b) the standards for the road transport infrastructure network and fauna movement specified in the Planning Scheme Policy for the Palmview Structure Plan , the Transport and Parking Code and the Planning Scheme Policy for the Transport and Parking Code .	AO11	No acceptable outcome provided.
PO12	Development provides road transport infrastructure which achieves the following:- (a) has sufficient capacity to service the development having regard to anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external	AO12	No acceptable outcome provided.

¹⁸ The *Planning Scheme Policy for the Palmview Structure Plan* provides advice for the environmental offset outcomes.

¹⁹ The *Planning Scheme Policy for the Palmview Structure Plan* provides general advice, standards and guidelines for the road transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>transport network and public safety;</p> <p>(b) integrates with the existing and planned road transport infrastructure network, public transport infrastructure network and bicycle and pedestrian infrastructure network;</p> <p>(c) protects and enhances the function of roads in the road hierarchy;</p> <p>(d) provides a highly connected and permeable road network to allow high levels of movement within and external to the development;</p> <p>(e) where required, provides bus priority at major intersections and is capable of accommodating prioritised public transport circulation;</p> <p>(f) incorporates landscaping and verge treatments that mitigate the appearance of the road as a dominant urban element in the landscape;</p> <p>(g) is safe, efficient and legible in meeting the requirements of the intended use;</p> <p>(h) where required for evacuation purposes is established above the defined flood event;</p> <p>(i) appropriate access and egress for emergency services vehicles.</p>		
PO13	<p>Development provides for a network of local streets which:-</p> <p>(a) is highly permeable;</p> <p>(b) based on a grid or modified grid pattern layout that operates at neighbourhood and district levels; and</p> <p>(c) ensures priority of pedestrians, cyclists and public transport users over private vehicles.</p>	AO13	No acceptable outcome provided.
Public Transport Infrastructure Network²⁰			
PO14	<p>Development is carried out in accordance with:-</p> <p>(a) the public transport infrastructure network identified conceptually on Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network); and</p> <p>(b) the standards for the public transport infrastructure network and fauna movement specified in the Transport and Parking Code, the Planning Scheme Policy for the Transport and Parking Code and the Planning Scheme Policy for the Palmview Structure Plan.</p>	AO14	No acceptable outcome provided.
PO15	<p>Development provides for public transport routes and corridor(s) to be efficiently and effectively connected to:-</p> <p>(a) key destinations such as regional</p>	AO15	No acceptable outcome provided.

²⁰ The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the public transport infrastructure network outcomes related to fauna movement.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and district parks, the District Activity Centre, Local Activity Centres and schools; and (b) regional public transport networks outside of the Master Planned Area.		
PO16	Development provides for public transport routes and corridor(s) to be designed and constructed to:- (a) minimise impacts on residential amenity; (b) maximise safety for users of the corridor and surrounding areas; (c) minimise impacts on Ecologically important areas including changes to the hydrological regime.	AO16	No acceptable outcome provided.
PO17	Development provides land for the main transit station which is intended to:- (a) be established as a prominent feature of the District Activity Centre; (b) be established as a signature transit station in accordance with the <i>Public Transport Infrastructure Manual</i> ; (c) be integrated with the transit plaza and the urban open space infrastructure network and bicycle and pedestrian infrastructure network; (d) create a memorable community place that provides an important source of meaning and identity for residents of the Master Planned Area; (e) incorporate high quality urban design and streetscape treatments; (f) incorporate elements that reflect standard Translink bus stop branding as well as elements of unique design that reflect its importance as a community focal point with the District Activity Centre (g) provide end of trip facilities; and (h) be safe, comfortable, efficient and otherwise fit for purpose.	AO17	No acceptable outcome provided.
PO18	Development provides for other public transport stops which:- (a) are of a regular, intermediate or premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> and distributed throughout the development to efficiently service local neighbourhoods having regard to the planned characteristics of the route and the level of service offered; (b) are to a premium standard in accordance with the <i>Public Transport Infrastructure Manual</i> for a bus stop at a local activity centre and other key destinations such as regional and district sport and recreation parks and schools; (c) are integrated with Local Activity	AO18	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>Centres, the urban open space infrastructure network, community facilities infrastructure network and bicycle and pedestrian infrastructure network;</p> <p>(d) incorporate high quality urban design and streetscape treatments such as appropriate seat, shelter, street furniture and lighting;</p> <p>(e) incorporate secure bicycle storage options with a single bike loop as the minimum requirement at a regular bus stop in conjunction with some form of shade and wet weather protection; and</p> <p>(f) are safe, comfortable, efficient and otherwise fit for purpose.</p>		
Bicycle and Pedestrian Infrastructure Network²¹			
PO19	<p>Development is carried out in accordance with:-</p> <p>(a) the bicycle and pedestrian infrastructure network identified conceptually on Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network); and</p> <p>(b) the bicycle and pedestrian infrastructure network standards specified in the Transport and Parking Code, the Planning Scheme Policy for the Transport and Parking Code and the Planning Scheme Policy for the Palmview Structure Plan.</p>	AO19	No acceptable outcome provided.
PO20	<p>Development provides a bicycle and pedestrian infrastructure network that:-</p> <p>(a) ensures priority for pedestrians, cyclists and public transport users over private vehicles; and</p> <p>(b) incorporates uninterrupted movement of cyclists and pedestrians at existing and proposed bridges, underpasses and other structures over waterways, roads and dedicated transit corridors.</p>	AO20	No acceptable outcome provided.
PO21	<p>Development provides for bicycle and pedestrian infrastructure which incorporates:-</p> <p>(a) adequate facilities at common destinations of cyclists and pedestrians so as to encourage cycleway and pathway use, such as the following:-</p> <p>(i) seats;</p> <p>(ii) standby areas;</p> <p>(iii) secure bicycle parking;</p> <p>(iv) picnic facilities;</p> <p>(v) drinking fountains;</p> <p>(vi) shade;</p>	AO21	No acceptable outcome provided.

²¹ The Planning Scheme Policy for the Palmview Structure Plan provides general advice, standards and guidelines for the bicycle and pedestrian infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	(vii) lighting; (viii) signage; and (b) additional end of trip facilities such as showers and lockers at key cyclist and pedestrian destinations, including the Main Transit Station and commercial buildings within the District Activity Centre.		
PO22	Development provides bicycle and pedestrian infrastructure which:- (a) has sufficient capacity to service the development having regard to the anticipated trip generation and avoids any adverse impacts on surrounding land uses, the external transport network and public safety; (b) integrates with the existing and planned bicycle and pedestrian infrastructure network within and external to the Master Planned Area; (c) connects the existing and planned transport infrastructure network, the urban open space infrastructure network, the community facilities infrastructure network, employment areas 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; (f) complies with the standards specified in the Transport and Parking Code and the Planning Scheme Policy for the Transport and Parking Code .	AO22	No acceptable outcome provided.
PO23	Development provides pleasant, safe, convenient and non-discriminatory access for bicycle and pedestrian infrastructure.	AO23	No acceptable outcome provided.
Water Supply Infrastructure Network			
PO24	Development is located, designed and constructed to protect the integrity of the SEQ water bulk water supply pipeline identified on Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements) .	AO24	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements) . <i>Note:- Should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.</i>
PO25	Development ensures that adequate access is maintained to the SEQ bulk water supply pipeline to allow for maintenance or future upgrade works.	AO25	No permanent barrier is to be constructed that limits access to a SEQ bulk water infrastructure pipeline and any proposed development maintains legal access from a public place for the

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
			purpose of maintenance.
Stormwater Infrastructure Network			
PO26	<p>Development ensures that the stormwater infrastructure network:-</p> <ul style="list-style-type: none"> (a) meets the environmental values and water quality objectives for waters of the Mooloolah River catchment set out under the <i>Environmental Protection (Water) Policy 2009</i>; (b) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (c) incorporates site responsive solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks; (d) integrates stormwater management into the overall urban design including road layout, street design and open space to maximise amenity whilst achieving functionality; (e) which where incorporated into the urban open space infrastructure network is limited to water sensitive urban design features and is excluded from the calculation of the area of the urban open space infrastructure network; (f) avoids 'regional' treatment solutions (for example a single large wetland which treats stormwater for the whole development) and instead incorporates more localised solutions based on identified sub-catchments; (g) provides for the removal of the full range of pollutants using a 'treatment train' approach which removes primary (gross pollutants), secondary (sediments) and tertiary pollutants (nutrients); (h) provides for stormwater to be fully treated to an acceptable level prior to discharge into natural streams or creek systems; (i) avoids the use of ornamental lakes and ensures that any proposed Wetland is self-sustaining; (j) does not concentrate stormwater infrastructure including treatment, conveyance and storage within non-urban open space infrastructure other than in the Environmental transition area where limited to soft elements of water sensitive urban design of stormwater infrastructure such as grass swales and compatible with the primary function of the Environmental transition area; 	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	and (k) is carried out in accordance with the standards for the planning, design and construction of the stormwater infrastructure network specified in the Planning Scheme Policy for Development Works .		
PO27	Development provides stormwater infrastructure which:- (a) services the development; (b) integrates with the existing and planned stormwater infrastructure network; (c) protects and enhances the function of the stormwater infrastructure; and (d) meets the requirements of the intended use. <i>Note:- Performance Outcome PO23 of Section 10.3.4.3 and the Stormwater management code also provide outcomes relating to Stormwater Management for land within the Master Planned Area.</i>	AO27	No acceptable outcome provided.
PO28	Development provides stormwater infrastructure which ensures the proper conveyance of stormwater from premises and prevents the following:- (a) the ponding of stormwater on site; (b) a hazard to personal health and safety or property.	AO28	No acceptable outcome provided.
PO29	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.	AO29	No acceptable outcome provided.
PO30	Development provides for stormwater infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.	AO30	No acceptable outcome provided.
Urban Open Space Infrastructure Network²²			
PO31	Development is carried out in accordance with:- (a) the urban open space infrastructure network identified conceptually on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network) ; and (b) the open space infrastructure network standards specified in the Planning Scheme Policy for the Palmview Structure Plan .	AO31	No acceptable outcome provided.
PO32	Development provides urban open space infrastructure which:- (a) services the development;	AO32	No acceptable outcome provided.

²² The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the urban open space infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<ul style="list-style-type: none"> (b) integrates with the existing and planned urban open space infrastructure network; (c) protects and enhances the function of the urban open space infrastructure; (d) is safe, efficient and legible in meeting the requirements of the intended use. 		
PO33	Development provides urban open space infrastructure which protects and enhances the function of Ecologically important areas within the urban open space infrastructure network.	AO33.1 AO33.2 AO33.3	Development ensures that where urban open space contains an Ecologically important area development is limited to low impact uses, activities and embellishments compatible with the primary ecological function of the area. Development ensures that low impact activities and embellishments in the district and regional recreation parks identified conceptually on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network) comprise the following:- <ul style="list-style-type: none"> (a) soft elements of stormwater infrastructure such as grass swales associated with water sensitive urban design; (b) pedestrian trails and cycle paths; (c) interpretive signage and other amenities associated with conservation parks. Development ensures the following:- <ul style="list-style-type: none"> (a) maintenance and appropriate buffering of existing vegetation and habitat; (b) maintenance of habitat corridors and fauna movement through the area; (c) maintenance of water quality and natural hydrological conditions; (d) maintenance of public safety.
PO34	Development provides for the urban open space infrastructure network to accommodate a wide range of sport and recreation activities where:- <ul style="list-style-type: none"> (a) the Recreation Park Sub-precinct accommodates predominately informal and passive recreation activities including community gardens where appropriate; and (b) the Sports Park Sub-precinct accommodates predominately formal, organised sporting activities. 	AO34	No acceptable outcome provided.
PO35	Development ensures that the urban open space infrastructure network:- <ul style="list-style-type: none"> (a) incorporates the desired level of embellishments for each type of urban open space area in the standards specified in the Planning Scheme Policy for the Palmview Structure Plan; (b) incorporates a diversity of landscape settings that provide opportunities to 	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>define the character of an area through the inclusion of the following:-</p> <p>(i) unique or notable landscape features (including retention or provision of large trees, natural stormwater flow lines, viewscales and elevated features);</p> <p>(ii) innovative and creative design solutions for park infrastructure which promote innovative public art outcomes; and</p> <p>(c) retains as far as practicable natural soil profiles with quality top soil retained or remediated on site to support larger trees and quality landscaping outcomes.</p>		
PO36	<p>Development provides for an urban open space infrastructure network that ensures:-</p> <p>(a) all residents and employees within the Master Planned Area have safe and direct walking and cycling access to the urban open space infrastructure network; and</p> <p>(b) priority of pedestrians, cyclists and public transport users over private vehicles.</p>	AO36	No acceptable outcome provided.
PO37	<p>Development creates an appropriate interface with the urban open space infrastructure network by providing for:-</p> <p>(a) casual surveillance of the urban open space infrastructure network;</p> <p>(b) adjacent buildings to be oriented to take advantage of its parkland setting and associated views; and</p> <p>(c) direct access to the bicycle and pedestrian infrastructure network and the public transport infrastructure network.</p>	AO37	No acceptable outcome provided.
PO38	<p>Development provides for safe, convenient and non-discriminatory access to the urban open space infrastructure network.</p>	AO38	No acceptable outcome provided.
PO39	<p>Development provides for an urban open space infrastructure network which minimises ongoing lifecycle and management costs.</p>	AO39	No acceptable outcome provided.
Non-urban Open Space Infrastructure Network²³			
PO40	<p>Development is carried out in accordance with the non-urban open space infrastructure network specifically identified on Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network).</p>	AO40	No acceptable outcome provided.
PO41	<p>Development provides non-urban open space infrastructure, including land and rehabilitation works and embellishments, which achieves the following:-</p>	AO41	No acceptable outcome provided.

²³ The Planning Scheme Policy for the Palmview Structure Plan provides general advice and standards for the ecological and landscape protection outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	<p>(a) the retention and enhancement of all of the existing biodiversity;</p> <p>(b) the improvement of the healthy functioning and resilience of ecosystems;</p> <p>(c) the maintenance and enhancement of ecosystem services;</p> <p>(d) the recreation of wildlife habitat and corridor linkages;</p> <p>(e) the improvement of recovery of threatened communities and species;</p> <p>(f) the improvement of condition of riparian vegetation and aquatic habitat;</p> <p>(g) the improvement of soil conditioning and land and stream bank stability;</p> <p>(h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and</p> <p>(i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.</p> <p><i>Note:-</i></p> <p><i>Performance Outcome PO11 of Section 10.3.4.3 provides for a 483.4 hectare target for ecological protection and rehabilitation to be achieved by development.</i></p>		
PO42	Development provides for a non-urban open space infrastructure network which integrates with the existing and planned non-urban and urban open space infrastructure networks.	AO42	No acceptable outcome provided.
PO43	Development creates an appropriate interface with the non-urban open space through the following:- <ul style="list-style-type: none"> (a) avoiding private lots directly adjoining non-urban open space and maximising public accessibility along the boundaries of non-urban open space; (b) providing appropriate development controls to minimise disturbance and edge effects; (c) maximising opportunities for casual surveillance; (d) providing appropriate accessibility to bicycle and pedestrian infrastructure networks. 	AO43	No acceptable outcome provided.
PO44	Development provides for a non-urban open space infrastructure network which minimises ongoing lifecycle and management costs.	AO44	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
Community Facilities Infrastructure Network²⁴			
PO45	Development is carried out in accordance with the community facilities infrastructure network identified conceptually on Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network) .	AO45	No acceptable outcome provided.
PO46	Development provides for community facilities infrastructure which:- (a) services the development; (b) is co-located with other community facilities infrastructure and urban open space infrastructure where appropriate to create generous, attractive and highly accessible community nodes; (c) is on land that is in one contiguous parcel, regular in shape, fit for purpose and granted to the Council or other relevant entity in freehold tenure; (d) incorporates principles of Universal design and meets contemporary best practice standards in facility design; (e) is high quality in design and contributes to the creation of memorable community places that provide an important source of meaning and identity for residents of the Structure Plan Area; (f) is multi-functional where appropriate; (g) protects and enhances the function of community facilities infrastructure; and (h) is safe, efficient and legible in meeting the requirements of the intended use.	AO46	No acceptable outcome provided.
PO47	Development provides for community facilities to be located and designed with direct access to the public transport infrastructure network and bicycle and pedestrian infrastructure network.	AO47	No acceptable outcome provided.
Energy Infrastructure Network²⁵			
PO48	Development is carried out in accordance with the electricity infrastructure network identified conceptually on Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network) .	AO48	No acceptable outcome provided.
PO49	Development provides for electricity infrastructure to ensure that the Master Planned Area is provided with a reliable supply of energy.	AO49	Development provides for the installation of electricity infrastructure to be in accordance with the applicable electricity infrastructure entity's requirements.
Telecommunications Infrastructure Network			
PO50	Development provides for telecommunications infrastructure to	AO50	Development provides for the installation of telecommunication infrastructure in

²⁴ The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the community facilities infrastructure network outcomes.

²⁵ The Planning Scheme Policy for the Palmview Structure Plan provides general advice about satisfying the energy infrastructure network outcomes.

Performance Outcomes		Acceptable Outcomes (denoted as 's' where applicable to accepted development subject to requirements)	
	effectively service the development.		accordance with the applicable service provider's requirements.
Other Services			
PO51	Development provides other services required to meet the reasonable needs of users of the development.	AO51	No acceptable outcome provided.

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

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

Table SC1.2.3 Sunshine Coast activity centre network

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

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

Schedule 2 Mapping

SC2.1 Map index

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

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

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

Table SC2.1.1 Community facilities zone annotations

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

Table SC2.1.2 Map index

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

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

Map number	Map title	Gazettal date
ZM55	Zone Map ZM55	24 February 2017
Local plan maps		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	2 May 2014
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	2 May 2014
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	19 March 2018
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	19 March 2018
LPM32	Local Plan Map LPM32 (Buderim Local Plan Precincts)	2 May 2014
LPM33	Local Plan Map LPM33 (Sippy Downs Local Plan Precincts)	2 May 2014
LPM34	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	28 July 2017
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	2 May 2014
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	2 May 2014
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	2 May 2014
Other plans maps		
Palmview Declared Master Planned Area		
OPM P1	Other Plans Map OPM P1 (Palmview Master Planned Area and regional Context)	1 April 2016
OPM P2(a)	Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	1 April 2016
OPM P2(b)	Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	1 April 2016
OPM P3	Other Plans OPM P3 (Palmview Master Planned Area Land Use Structure)	1 April 2016
OPM P4	Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	1 April 2016
OPM P5	Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	1 April 2016
OPM P6	Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	1 April 2016
OPM P7	Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing)	1 April 2016
OPM P8	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	1 April 2016
OPM P9	Other Plans Map OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)	1 April 2016
OPM P10	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	1 April 2016
OPM P11	Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	1 April 2016
OPM P12	Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	1 April 2016
OPM P13	Other Plans Map OPM P13 (Palmview Master Planned Area Community Facilities Infrastructure Network)	1 April 2016
OPM P14	Other Plans Map OPM P14 (Palmview Master	1 April 2016

Map number	Map title	Gazettal date
	Planned Area Electricity Infrastructure Network)	
Overlay maps		
Acid sulfate soils overlay maps		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	2 May 2014
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	2 May 2014
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	2 May 2014
OVM10A	Acid Sulfate Soils Overlay Map OVM10A (Peregian South Local Plan Area)	2 May 2014
OVM11A	Acid Sulfate Soils Overlay Map OVM11A (Coolum Local Plan Area)	2 May 2014
OVM12A	Acid Sulfate Soils Overlay Map OVM12A	2 May 2014
OVM13A	Acid Sulfate Soils Overlay Map OVM13A	2 May 2014
OVM14A	Acid Sulfate Soils Overlay Map OVM14A (Kenilworth Local Plan Area)	2 May 2014
OVM15A	Acid Sulfate Soils Overlay Map OVM15A	2 May 2014
OVM16A	Acid Sulfate Soils Overlay Map OVM16A (Blackall Range Local Plan Area)	2 May 2014
OVM17A	Acid Sulfate Soils Overlay Map OVM17A	2 May 2014
OVM18A	Acid Sulfate Soils Overlay Map OVM18A (Nambour Local Plan Area)	2 May 2014
OVM19A	Acid Sulfate Soils Overlay Map OVM19A (Bli Bli Local Plan Area)	2 May 2014
OVM20A	Acid Sulfate Soils Overlay Map OVM20A	19 March 2018
OVM21A	Acid Sulfate Soils Overlay Map OVM21A (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22A	Acid Sulfate Soils Overlay Map OVM22A (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23A	Acid Sulfate Soils Overlay Map OVM23A	2 May 2014
OVM24A	Acid Sulfate Soils Overlay Map OVM24A	2 May 2014
OVM25A	Acid Sulfate Soils Overlay Map OVM25A	2 May 2014
OVM26A	Acid Sulfate Soils Overlay Map OVM26A	2 May 2014
OVM27A	Acid Sulfate Soils Overlay Map OVM27A (Woombye Local Plan Area)	2 May 2014
OVM28A	Acid Sulfate Soils Overlay Map OVM28A (Palmwoods Local Plan Area)	2 May 2014
OVM29A	Acid Sulfate Soils Overlay Map OVM29A (Eudlo Local Plan Area)	2 May 2014
OVM30A	Acid Sulfate Soils Overlay Map OVM30A	2 May 2014
OVM31A	Acid Sulfate Soils Overlay Map OVM31A (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32A	Acid Sulfate Soils Overlay Map OVM32A (Buderim Local Plan Area)	2 May 2014
OVM33A	Acid Sulfate Soils Overlay Map OVM33A (Sippy Downs Local Plan Area)	2 May 2014
OVM34A	Acid Sulfate Soils Overlay Map OVM34A (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35A	Acid Sulfate Soils Overlay Map OVM35A (Kawana Waters Local Plan Area)	2 May 2014
OVM36A	Acid Sulfate Soils Overlay Map OVM36A	2 May 2014
OVM37A	Acid Sulfate Soils Overlay Map OVM37A	2 May 2014
OVM38A	Acid Sulfate Soils Overlay Map OVM38A	2 May 2014
OVM39A	Acid Sulfate Soils Overlay Map OVM39A (Maleny Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM40A	Acid Sulfate Soils Overlay Map OVM40A	2 May 2014
OVM41A	Acid Sulfate Soils Overlay Map OVM41A (Mooloolah Local Plan Area)	2 May 2014
OVM42A	Acid Sulfate Soils Overlay Map OVM42A (Landsborough Local Plan Area)	2 May 2014
OVM43A	Acid Sulfate Soils Overlay Map OVM43A	2 May 2014
OVM44A	Acid Sulfate Soils Overlay Map OVM44A (Caloundra West Local Plan Area)	2 May 2014
OVM45A	Acid Sulfate Soils Overlay Map OVM45A (Caloundra Local Plan Area)	2 May 2014
OVM46A	Acid Sulfate Soils Overlay Map OVM46A (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47A	Acid Sulfate Soils Overlay Map OVM47A	2 May 2014
OVM48A	Acid Sulfate Soils Overlay Map OVM48A	2 May 2014
OVM49A	Acid Sulfate Soils Overlay Map OVM49A (Beerwah Local Plan Area)	2 May 2014
OVM50A	Acid Sulfate Soils Overlay Map OVM50A (Glass House Mountains Local Plan Area)	2 May 2014
OVM51A	Acid Sulfate Soils Overlay Map OVM51A	2 May 2014
OVM52A	Acid Sulfate Soils Overlay Map OVM52A	2 May 2014
OVM53A	Acid Sulfate Soils Overlay Map OVM53A	2 May 2014
OVM54A	Acid Sulfate Soils Overlay Map OVM54A (Beerburum Local Plan Area)	2 May 2014
OVM55A	Acid Sulfate Soils Overlay Map OVM55A	2 May 2014
Airport environs overlay maps		
OVMBCA(i)	Airport Environs Overlay Map Caloundra Aerodrome (i)	2 May 2014
OVMBM(i)	Airport Environs Overlay Map Maleny (i)	2 May 2014
OVMBSCA(i)	Airport Environs Overlay Map Sunshine Coast Airport (i)	2 May 2014
OVMBCA(ii)	Airport Environs Overlay Map Caloundra Aerodrome (ii)	2 May 2014
OVMBSCA(ii)	Airport Environs Overlay Map Sunshine Coast Airport (ii)	2 May 2014
OVMBCA(iii)	Airport Environs Overlay Map Caloundra Aerodrome (iii)	2 May 2014
OVMBSCA(iii)	Airport Environs Overlay Map Sunshine Coast Airport (iii)	2 May 2014
Biodiversity, waterways and wetlands overlay maps		
OVM1C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(i)	2 May 2014
OVM2C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(i)	2 May 2014
OVM3C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(i) (Eumundi Local Plan Area)	2 May 2014
OVM4C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(i)	2 May 2014
OVM5C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(i)	2 May 2014
OVM6C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(i)	2 May 2014
OVM7C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(i)	2 May 2014
OVM8C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(i) (Yandina Local Plan Area)	2 May 2014
OVM9C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(i)	2 May 2014
OVM10C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(i) (Peregian South Local Plan Area)	2 May 2014
OVM11C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(i) (Coolum Local Plan Area)	2 May 2014
OVM12C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(i)	2 May 2014

Map number	Map title	Gazettal date
OVM13C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(i)	2 May 2014
OVM14C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(i) (Kenilworth Local Plan Area)	2 May 2014
OVM15C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(i)	2 May 2014
OVM16C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(i)	2 May 2014
OVM18C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(i) (Nambour Local Plan Area)	2 May 2014
OVM19C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(i)	19 March 2018
OVM21C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(i) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(i)	2 May 2014
OVM24C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(i)	2 May 2014
OVM25C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(i)	2 May 2014
OVM26C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(i)	2 May 2014
OVM27C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(i) (Woombye Local Plan Area)	2 May 2014
OVM28C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(i) (Palm woods Local Plan Area)	2 May 2014
OVM29C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(i) (Eudlo Local Plan Area)	2 May 2014
OVM30C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(i)	2 May 2014
OVM31C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(i) (Buderim Local Plan Area)	2 May 2014
OVM33C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(i)	2 May 2014
OVM37C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(i)	2 May 2014
OVM38C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(i)	2 May 2014
OVM39C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(i) (Maleny Local Plan Area)	2 May 2014
OVM40C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(i)	2 May 2014
OVM41C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(i) (Landsborough Local Plan Area)	2 May 2014
OVM43C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(i)	2 May 2014

Map number	Map title	Gazettal date
OVM44C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(i) (Caloundra West Local Plan Area)	2 May 2014
OVM45C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(i) (Caloundra Local Plan Area)	2 May 2014
OVM46C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(i) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(i)	2 May 2014
OVM48C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(i)	2 May 2014
OVM49C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(i) (Beerwah Local Plan Area)	2 May 2014
OVM50C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(i) (Glass House Mountains Local Plan Area)	2 May 2014
OVM51C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM51C(i)	2 May 2014
OVM52C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM52C(i)	2 May 2014
OVM53C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM53C(i)	2 May 2014
OVM54C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM54C(i) (Beerburum Local Plan Area)	2 May 2014
OVM55C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM55C(i)	2 May 2014
OVM1C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM1C(ii)	6 March 2015
OVM2C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM2C(ii)	15 August 2016
OVM3C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM3C(ii) (Eumundi Local Plan Area)	6 March 2015
OVM4C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM4C(ii)	6 March 2015
OVM5C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM5C(ii)	6 March 2015
OVM6C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM6C(ii)	6 March 2015
OVM7C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM7C(ii)	15 August 2016
OVM8C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(ii) (Yandina Local Plan Area)	6 March 2015
OVM9C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(ii)	6 March 2015
OVM10C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM10C(ii) (Peregian South Local Plan Area)	6 March 2015
OVM11C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM11C(ii) (Coolum Local Plan Area)	6 March 2015
OVM12C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(ii)	6 March 2015
OVM13C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(ii)	6 March 2015
OVM14C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM14C(ii) (Kenilworth Local Plan Area)	6 March 2015
OVM15C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM15C(ii)	15 August 2016
OVM16C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(ii) (Blackall Range Local Plan Area)	15 August 2016
OVM17C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM17C(ii)	6 March 2015
OVM18C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM18C(ii) (Nambour Local Plan Area)	6 March 2015
OVM19C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM19C(ii) (Bli Bli Local Plan Area)	6 March 2015

Map number	Map title	Gazettal date
OVM20C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(ii)	19 March 2018
OVM21C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(ii) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM23C(ii)	6 March 2015
OVM24C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM24C(ii)	6 March 2015
OVM25C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM25C(ii)	6 March 2015
OVM26C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(ii)	15 August 2016
OVM27C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM27C(ii) (Woombye Local Plan Area)	6 March 2015
OVM28C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM28C(ii) (Palmwoods Local Plan Area)	6 March 2015
OVM29C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM29C(ii) (Eudlo Local Plan Area)	6 March 2015
OVM30C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM30C(ii)	6 March 2015
OVM31C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM31C(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	6 March 2015
OVM32C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM32C(ii) (Buderim Local Plan Area)	6 March 2015
OVM33C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM33C(ii) (Sippy Downs Local Plan Area)	6 March 2015
OVM34C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM34C(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	6 March 2015
OVM35C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM35C(ii) (Kawana Waters Local Plan Area)	6 March 2015
OVM36C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM36C(ii)	6 March 2015
OVM37C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM37C(ii)	6 March 2015
OVM38C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM38C(ii)	6 March 2015
OVM39C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(ii) (Maleny Local Plan Area)	6 March 2015
OVM40C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(ii)	6 March 2015
OVM41C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM41C(ii) (Mooloolah Local Plan Area)	6 March 2015
OVM42C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM42C(ii) (Landsborough Local Plan Area)	6 March 2015
OVM43C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(ii)	6 March 2015
OVM44C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(ii) (Caloundra West Local Plan Area)	6 March 2015
OVM45C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM45C(ii) (Caloundra Local Plan Area)	6 March 2015
OVM46C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM46C(ii) (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM47C(ii)	6 March 2015
OVM48C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM48C(ii)	6 March 2015
OVM49C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(ii) (Beerwah Local Plan Area)	6 March 2015
OVM50C(ii)	Biodiversity, Waterways and Wetlands Overlay Map	6 March 2015

Map number	Map title	Gazettal date
	OVM50C(ii) (Glass House Mountains Local Plan Area)	
OVM51C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM51C(ii)	6 March 2015
OVM52C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM52C(ii)	6 March 2015
OVM53C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM53C(ii)	6 March 2015
OVM54C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM54C(ii) (Beerburrum Local Plan Area)	6 March 2015
OVM55C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM55C(ii)	6 March 2015
Bushfire hazard overlay maps		
OVM1D	Bushfire Hazard Overlay Map OVM1D	2 May 2014
OVM2D	Bushfire Hazard Overlay Map OVM2D	2 May 2014
OVM3D	Bushfire Hazard Overlay Map OVM3D (Eumundi Local Plan Area)	2 May 2014
OVM4D	Bushfire Hazard Overlay Map OVM4D	2 May 2014
OVM5D	Bushfire Hazard Overlay Map OVM5D	2 May 2014
OVM6D	Bushfire Hazard Overlay Map OVM6D	2 May 2014
OVM7D	Bushfire Hazard Overlay Map OVM7D	2 May 2014
OVM8D	Bushfire Hazard Overlay Map OVM8D (Yandina Local Plan Area)	2 May 2014
OVM9D	Bushfire Hazard Overlay Map OVM9D	2 May 2014
OVM10D	Bushfire Hazard Overlay Map OVM10D (Peregian South Local Plan Area)	2 May 2014
OVM11D	Bushfire Hazard Overlay Map OVM11D (Coolum Local Plan Area)	6 March 2015
OVM12D	Bushfire Hazard Overlay Map OVM12D	2 May 2014
OVM13D	Bushfire Hazard Overlay Map OVM13D	2 May 2014
OVM14D	Bushfire Hazard Overlay Map OVM14D (Kenilworth Local Plan Area)	2 May 2014
OVM15D	Bushfire Hazard Overlay Map OVM15D	2 May 2014
OVM16D	Bushfire Hazard Overlay Map OVM16D (Blackall Range Local Plan Area)	6 March 2015
OVM17D	Bushfire Hazard Overlay Map OVM17D	2 May 2014
OVM18D	Bushfire Hazard Overlay Map OVM18D (Nambour Local Plan Area)	2 May 2014
OVM19D	Bushfire Hazard Overlay Map OVM19D (Bli Bli Local Plan Area)	6 March 2015
OVM20D	Bushfire Hazard Overlay Map OVM20D	19 March 2018
OVM21D	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22D	Bushfire Hazard Overlay Map OVM22D (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23D	Bushfire Hazard Overlay Map OVM23D	2 May 2014
OVM24D	Bushfire Hazard Overlay Map OVM24D	2 May 2014
OVM25D	Bushfire Hazard Overlay Map OVM25D	2 May 2014
OVM26D	Bushfire Hazard Overlay Map OVM26D	2 May 2014
OVM27D	Bushfire Hazard Overlay Map OVM27D (Woombye Local Plan Area)	6 March 2015
OVM28D	Bushfire Hazard Overlay Map OVM28D (Palmwoods Local Plan Area)	2 May 2014
OVM29D	Bushfire Hazard Overlay Map OVM29D (Eudlo Local Plan Area)	6 March 2015
OVM30D	Bushfire Hazard Overlay Map OVM30D	2 May 2014
OVM31D	Bushfire Hazard Overlay Map OVM31D (Forest Glen/Kunda Park/Tanawha Local Plan Area)	6 March 2015
OVM32D	Bushfire Hazard Overlay Map OVM32D (Buderim Local Plan Area)	2 May 2014
OVM33D	Bushfire Hazard Overlay Map OVM33D (Sippy Downs Local Plan Area)	2 May 2014
OVM34D	Bushfire Hazard Overlay Map OVM34D	2 May 2014

Map number	Map title	Gazettal date
	(Mooloolaba/Alexandra Headland Local Plan Area)	
OVM35D	Bushfire Hazard Overlay Map OVM35D (Kawana Waters Local Plan Area)	6 March 2015
OVM36D	Bushfire Hazard Overlay Map OVM36D	2 May 2014
OVM37D	Bushfire Hazard Overlay Map OVM37D	2 May 2014
OVM38D	Bushfire Hazard Overlay Map OVM38D	2 May 2014
OVM39D	Bushfire Hazard Overlay Map OVM39D (Maleny Local Plan Area)	2 May 2014
OVM40D	Bushfire Hazard Overlay Map OVM40D	2 May 2014
OVM41D	Bushfire Hazard Overlay Map OVM41D (Mooloolah Local Plan Area)	2 May 2014
OVM42D	Bushfire Hazard Overlay Map OVM42D (Landsborough Local Plan Area)	2 May 2014
OVM43D	Bushfire Hazard Overlay Map OVM43D	2 May 2014
OVM44D	Bushfire Hazard Overlay Map OVM44D (Caloundra West Local Plan Area)	2 May 2014
OVM45D	Bushfire Hazard Overlay Map OVM45D (Caloundra Local Plan Area)	2 May 2014
OVM46D	Bushfire Hazard Overlay Map OVM46D (Golden Beach/Pelican Waters Local Plan Area)	6 March 2015
OVM47D	Bushfire Hazard Overlay Map OVM47D	2 May 2014
OVM48D	Bushfire Hazard Overlay Map OVM48D	2 May 2014
OVM49D	Bushfire Hazard Overlay Map OVM49D (Beerwah Local Plan Area)	2 May 2014
OVM50D	Bushfire Hazard Overlay Map OVM50D (Glass House Mountains Local Plan Area)	2 May 2014
OVM51D	Bushfire Hazard Overlay Map OVM51D	2 May 2014
OVM52D	Bushfire Hazard Overlay Map OVM52D	2 May 2014
OVM53D	Bushfire Hazard Overlay Map OVM53D	2 May 2014
OVM54D	Bushfire Hazard Overlay Map OVM54D (Beerburum Local Plan Area)	2 May 2014
OVM55D	Bushfire Hazard Overlay Map OVM55D	2 May 2014
Coastal protection overlay maps		
OVM1E	Coastal Protection Overlay Map OVM1E	2 May 2014
OVM2E	Coastal Protection Overlay Map OVM2E	2 May 2014
OVM3E	Coastal Protection Overlay Map OVM3E (Eumundi Local Plan Area)	24 February 2017
OVM4E	Coastal Protection Overlay Map OVM4E	2 May 2014
OVM5E	Coastal Protection Overlay Map OVM5E	2 May 2014
OVM6E	Coastal Protection Overlay Map OVM6E	2 May 2014
OVM7E	Coastal Protection Overlay Map OVM7E	2 May 2014
OVM8E	Coastal Protection Overlay Map OVM8E (Yandina Local Plan Area)	24 February 2017
OVM9E	Coastal Protection Overlay Map OVM9E	2 May 2014
OVM10E	Coastal Protection Overlay Map OVM10E (Peregian South Local Plan Area)	24 February 2017
OVM11E	Coastal Protection Overlay Map OVM11E (Coolum Local Plan Area)	24 February 2017
OVM12E	Coastal Protection Overlay Map OVM12E	2 May 2014
OVM13E	Coastal Protection Overlay Map OVM13E	2 May 2014
OVM14E	Coastal Protection Overlay Map OVM14E (Kenilworth Local Plan Area)	24 February 2017
OVM15E	Coastal Protection Overlay Map OVM15E	2 May 2014
OVM16E	Coastal Protection Overlay Map OVM16E (Blackall Range Local Plan Area)	2 May 2014
OVM17E	Coastal Protection Overlay Map OVM17E	2 May 2014
OVM18E	Coastal Protection Overlay Map OVM18E (Nambour Local Plan Area)	24 February 2017
OVM19E	Coastal Protection Overlay Map OVM19E (Bli Bli Local Plan Area)	2 May 2014
OVM20E	Coastal Protection Overlay Map OVM20E	19 March 2018
OVM21E	Coastal Protection Overlay Map OVM21E (Maroochy North Shore Local Plan Area)	19 March 2018

Map number	Map title	Gazettal date
OVM22E	Coastal Protection Overlay Map OVM22E (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23E	Coastal Protection Overlay Map OVM23E	2 May 2014
OVM24E	Coastal Protection Overlay Map OVM24E	2 May 2014
OVM25E	Coastal Protection Overlay Map OVM25E	2 May 2014
OVM26E	Coastal Protection Overlay Map OVM26E	2 May 2014
OVM27E	Coastal Protection Overlay Map OVM27E (Woombye Local Plan Area)	2 May 2014
OVM28E	Coastal Protection Overlay Map OVM28E (Palmwoods Local Plan Area)	24 February 2017
OVM29E	Coastal Protection Overlay Map OVM29E (Eudlo Local Plan Area)	2 May 2014
OVM30E	Coastal Protection Overlay Map OVM30E	2 May 2014
OVM31E	Coastal Protection Overlay Map OVM31E (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32E	Coastal Protection Overlay Map OVM32E (Buderim Local Plan Area)	24 February 2017
OVM33E	Coastal Protection Overlay Map OVM33E (Sippy Downs Local Plan Area)	24 February 2017
OVM34E	Coastal Protection Overlay Map OVM34E (Mooloolaba/Alexandra Headland Local Plan Area)	24 February 2017
OVM35E	Coastal Protection Overlay Map OVM35E (Kawana Waters Local Plan Area)	24 February 2017
OVM36E	Coastal Protection Overlay Map OVM36E	2 May 2014
OVM37E	Coastal Protection Overlay Map OVM37E	2 May 2014
OVM38E	Coastal Protection Overlay Map OVM38E	2 May 2014
OVM39E	Coastal Protection Overlay Map OVM39E (Maleny Local Plan Area)	24 February 2017
OVM40E	Coastal Protection Overlay Map OVM40E	2 May 2014
OVM41E	Coastal Protection Overlay Map OVM41E (Mooloolah Local Plan Area)	24 February 2017
OVM42E	Coastal Protection Overlay Map OVM42E (Landsborough Local Plan Area)	24 February 2017
OVM43E	Coastal Protection Overlay Map OVM43E	2 May 2014
OVM44E	Coastal Protection Overlay Map OVM44E (Caloundra West Local Plan Area)	24 February 2017
OVM45E	Coastal Protection Overlay Map OVM45E (Caloundra Local Plan Area)	24 February 2017
OVM46E	Coastal Protection Overlay Map OVM46E (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47E	Coastal Protection Overlay Map OVM47E	2 May 2014
OVM48E	Coastal Protection Overlay Map OVM48E	2 May 2014
OVM49E	Coastal Protection Overlay Map OVM49E (Beerwah Local Plan Area)	24 February 2017
OVM50E	Coastal Protection Overlay Map OVM50E (Glass House Mountains Local Plan Area)	24 February 2017
OVM51E	Coastal Protection Overlay Map OVM51E	24 February 2017
OVM52E	Coastal Protection Overlay Map OVM52E	2 May 2014
OVM53E	Coastal Protection Overlay Map OVM53E	2 May 2014
OVM54E	Coastal Protection Overlay Map OVM54E (Beerburum Local Plan Area)	24 February 2017
OVM55E	Coastal Protection Overlay Map OVM55E	24 February 2017
Extractive resources overlay maps		
OVM1F	Extractive Resources OverlayMap OVM1F	2 May 2014
OVM2F	Extractive Resources OverlayMap OVM2F	2 May 2014
OVM3F	Extractive Resources OverlayMap OVM3F (Eumundi Local Plan Area)	2 May 2014
OVM4F	Extractive Resources OverlayMap OVM4F	2 May 2014
OVM5F	Extractive Resources OverlayMap OVM5F	2 May 2014
OVM6F	Extractive Resources OverlayMap OVM6F	2 May 2014
OVM7F	Extractive Resources OverlayMap OVM7F	24 February 2017
OVM8F	Extractive Resources OverlayMap OVM8F (Yandina Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM9F	Extractive Resources Overlay Map OVM9F	2 May 2014
OVM10F	Extractive Resources Overlay Map OVM10F (Peregian South Local Plan Area)	2 May 2014
OVM11F	Extractive Resources Overlay Map OVM11F (Coolumb Local Plan Area)	2 May 2014
OVM12F	Extractive Resources Overlay Map OVM12F	2 May 2014
OVM13F	Extractive Resources Overlay Map OVM13F	2 May 2014
OVM14F	Extractive Resources Overlay Map OVM14F (Kenilworth Local Plan Area)	2 May 2014
OVM15F	Extractive Resources Overlay Map OVM15F	24 February 2017
OVM16F	Extractive Resources Overlay Map OVM16F (Blackall Range Local Plan Area)	2 May 2014
OVM17F	Extractive Resources Overlay Map OVM17F	24 February 2017
OVM18F	Extractive Resources Overlay Map OVM18F (Nambour Local Plan Area)	2 May 2014
OVM19F	Extractive Resources Overlay Map OVM19F (Bli Bli Local Plan Area)	2 May 2014
OVM20F	Extractive Resources Overlay Map OVM20F	19 March 2018
OVM21F	Extractive Resources Overlay Map OVM21F (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22F	Extractive Resources Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM23F	Extractive Resources Overlay Map OVM23F	2 May 2014
OVM24F	Extractive Resources Overlay Map OVM24F	2 May 2014
OVM25F	Extractive Resources Overlay Map OVM25F	2 May 2014
OVM26F	Extractive Resources Overlay Map OVM26F	2 May 2014
OVM27F	Extractive Resources Overlay Map OVM27F (Woombye Local Plan Area)	2 May 2014
OVM28F	Extractive Resources Overlay Map OVM28F (Palmwoods Local Plan Area)	2 May 2014
OVM29F	Extractive Resources Overlay Map OVM29F (Eudlo Local Plan Area)	2 May 2014
OVM30F	Extractive Resources Overlay Map OVM30F	2 May 2014
OVM31F	Extractive Resources Overlay Map OVM31F (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32F	Extractive Resources Overlay Map OVM32F (Buderim Local Plan Area)	2 May 2014
OVM33F	Extractive Resources Overlay Map OVM33F (Sippy Downs Local Plan Area)	2 May 2014
OVM34F	Extractive Resources Overlay Map OVM34F (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35F	Extractive Resources Overlay Map OVM35F (Kawana Waters Local Plan Area)	2 May 2014
OVM36F	Extractive Resources Overlay Map OVM36F	2 May 2014
OVM37F	Extractive Resources Overlay Map OVM37F	2 May 2014
OVM38F	Extractive Resources Overlay Map OVM38F	2 May 2014
OVM39F	Extractive Resources Overlay Map OVM39F (Maleny Local Plan Area)	2 May 2014
OVM40F	Extractive Resources Overlay Map OVM40F	2 May 2014
OVM41F	Extractive Resources Overlay Map OVM41F (Mooloolah Local Plan Area)	2 May 2014
OVM42F	Extractive Resources Overlay Map OVM42F (Landsborough Local Plan Area)	2 May 2014
OVM43F	Extractive Resources Overlay Map OVM43F	2 May 2014
OVM44F	Extractive Resources Overlay Map OVM44F (Caloundra West Local Plan Area)	2 May 2014
OVM45F	Extractive Resources Overlay Map OVM45F (Caloundra Local Plan Area)	2 May 2014
OVM46F	Extractive Resources Overlay Map OVM46F (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47F	Extractive Resources Overlay Map OVM47F	2 May 2014
OVM48F	Extractive Resources Overlay Map OVM48F	2 May 2014
OVM49F	Extractive Resources Overlay Map OVM49F	2 May 2014

Map number	Map title	Gazettal date
	(Beerwah Local Plan Area)	
OVM50F	Extractive Resources OverlayMap OVM50F (Glass House Mountains Local Plan Area)	2 May 2014
OVM51F	Extractive Resources OverlayMap OVM51F	2 May 2014
OVM52F	Extractive Resources OverlayMap OVM52F	2 May 2014
OVM53F	Extractive Resources OverlayMap OVM53F	24 February 2017
OVM54F	Extractive Resources OverlayMap OVM54F (Beerburum Local Plan Area)	2 May 2014
OVM55F	Extractive Resources OverlayMap OVM55F	2 May 2014
Flood hazard overlay maps		
OVM1G	Flood Hazard Overlay Map OVM1G	2 May 2014
OVM2G	Flood Hazard Overlay Map OVM2G	2 May 2014
OVM3G	Flood Hazard Overlay Map OVM3G (Eumundi Local Plan Area)	2 May 2014
OVM4G	Flood Hazard Overlay Map OVM4G	2 May 2014
OVM5G	Flood Hazard Overlay Map OVM5G	2 May 2014
OVM6G	Flood Hazard Overlay Map OVM6G	2 May 2014
OVM7G	Flood Hazard Overlay Map OVM7G	2 May 2014
OVM8G	Flood Hazard Overlay Map OVM8G (Yandina Local Plan Area)	2 May 2014
OVM9G	Flood Hazard Overlay Map OVM9G	2 May 2014
OVM10G	Flood Hazard Overlay Map OVM10G (Peregian South Local Plan Area)	2 May 2014
OVM11G	Flood Hazard Overlay Map OVM11G (Coolum Local Plan Area)	2 May 2014
OVM12G	Flood Hazard Overlay Map OVM12G	2 May 2014
OVM13G	Flood Hazard Overlay Map OVM13G	2 May 2014
OVM14G	Flood Hazard Overlay Map OVM14G (Kenilworth Local Plan Area)	2 May 2014
OVM15G	Flood Hazard Overlay Map OVM15G	2 May 2014
OVM16G	Flood Hazard Overlay Map OVM16G (Blackall Range Local Plan Area)	2 May 2014
OVM17G	Flood Hazard Overlay Map OVM17G	2 May 2014
OVM18G	Flood Hazard Overlay Map OVM18G (Nambour Local Plan Area)	2 May 2014
OVM19G	Flood Hazard Overlay Map OVM19G (Bli Bli Local Plan Area)	2 May 2014
OVM20G	Flood Hazard Overlay Map OVM20G	19 March 2018
OVM21G	Flood Hazard Overlay Map OVM21G (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22G	Flood Hazard Overlay Map OVM22G (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23G	Flood Hazard Overlay Map OVM23G	2 May 2014
OVM24G	Flood Hazard Overlay Map OVM24G	2 May 2014
OVM25G	Flood Hazard Overlay Map OVM25G	2 May 2014
OVM26G	Flood Hazard Overlay Map OVM26G	2 May 2014
OVM27G	Flood Hazard Overlay Map OVM27G (Woombye Local Plan Area)	2 May 2014
OVM28G	Flood Hazard Overlay Map OVM28G (Palmwoods Local Plan Area)	2 May 2014
OVM29G	Flood Hazard Overlay Map OVM29G (Eudlo Local Plan Area)	2 May 2014
OVM30G	Flood Hazard Overlay Map OVM30G	2 May 2014
OVM31G	Flood Hazard Overlay Map OVM31G (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32G	Flood Hazard Overlay Map OVM32G (Buderim Local Plan Area)	2 May 2014
OVM33G	Flood Hazard Overlay Map OVM33G (Sippy Downs Local Plan Area)	2 May 2014
OVM34G	Flood Hazard Overlay Map OVM34G (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35G	Flood Hazard Overlay Map OVM35G (Kawana Waters Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM36G	Flood Hazard Overlay Map OVM36G	2 May 2014
OVM37G	Flood Hazard Overlay Map OVM37G	2 May 2014
OVM38G	Flood Hazard Overlay Map OVM38G	2 May 2014
OVM39G	Flood Hazard Overlay Map OVM39G (Maleny Local Plan Area)	2 May 2014
OVM40G	Flood Hazard Overlay Map OVM40G	2 May 2014
OVM41G	Flood Hazard Overlay Map OVM41G (Mooloolah Local Plan Area)	2 May 2014
OVM42G	Flood Hazard Overlay Map OVM42G (Landsborough Local Plan Area)	2 May 2014
OVM43G	Flood Hazard Overlay Map OVM43G	2 May 2014
OVM44G	Flood Hazard Overlay Map OVM44G (Caloundra West Local Plan Area)	2 May 2014
OVM45G	Flood Hazard Overlay Map OVM45G (Caloundra Local Plan Area)	2 May 2014
OVM46G	Flood Hazard Overlay Map OVM46G (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47G	Flood Hazard Overlay Map OVM47G	2 May 2014
OVM48G	Flood Hazard Overlay Map OVM48G	2 May 2014
OVM49G	Flood Hazard Overlay Map OVM49G (Beerwah Local Plan Area)	2 May 2014
OVM50G	Flood Hazard Overlay Map OVM50G (Glass House Mountains Local Plan Area)	2 May 2014
OVM51G	Flood Hazard Overlay Map OVM51G	2 May 2014
OVM52G	Flood Hazard Overlay Map OVM52G	2 May 2014
OVM53G	Flood Hazard Overlay Map OVM53G	2 May 2014
OVM54G	Flood Hazard Overlay Map OVM54G (Beerburum Local Plan Area)	2 May 2014
OVM55G	Flood Hazard Overlay Map OVM55G	2 May 2014
Height of buildings and structures overlay maps		
OVM1H	Height of Buildings and Structures Overlay Map OVM1H	2 May 2014
OVM2H	Height of Buildings and Structures Overlay Map OVM2H	2 May 2014
OVM3H	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	15 August 2016
OVM4H	Height of Buildings and Structures Overlay Map OVM4H	2 May 2014
OVM5H	Height of Buildings and Structures Overlay Map OVM5H	2 May 2014
OVM6H	Height of Buildings and Structures Overlay Map OVM6H	2 May 2014
OVM7H	Height of Buildings and Structures Overlay Map OVM7H	15 August 2016
OVM8H	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	2 May 2014
OVM9H	Height of Buildings and Structures Overlay Map OVM9H	15 August 2016
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	15 August 2016
OVM11H	Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)	2 May 2014
OVM12H	Height of Buildings and Structures Overlay Map OVM12H	2 May 2014
OVM13H	Height of Buildings and Structures Overlay Map OVM13H	2 May 2014
OVM14H	Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)	2 May 2014
OVM15H	Height of Buildings and Structures Overlay Map OVM15H	2 May 2014
OVM16H	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	15 August 2016
OVM17H	Height of Buildings and Structures Overlay Map	2 May 2014

Map number	Map title	Gazettal date
	OVM17H	
OVM18H	Height of Buildings and Structures Overlay Map OVM18H (Nambour Local Plan Area)	2 May 2014
OVM19H	Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)	24 February 2017
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	19 March 2018
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23H	Height of Buildings and Structures Overlay Map OVM23H	2 May 2014
OVM24H	Height of Buildings and Structures Overlay Map OVM24H	2 May 2014
OVM25H	Height of Buildings and Structures Overlay Map OVM25H	2 May 2014
OVM26H	Height of Buildings and Structures Overlay Map OVM26H	15 August 2016
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	15 August 2016
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	15 August 2016
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	2 May 2014
OVM30H	Height of Buildings and Structures Overlay Map OVM30H	2 May 2014
OVM31H	Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32H	Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)	2 May 2014
OVM33H	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	2 May 2014
OVM34H	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	28 July 2017
OVM35H	Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)	2 May 2014
OVM36H	Height of Buildings and Structures Overlay Map OVM36H	2 May 2014
OVM37H	Height of Buildings and Structures Overlay Map OVM37H	2 May 2014
OVM38H	Height of Buildings and Structures Overlay Map OVM38H	2 May 2014
OVM39H	Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)	2 May 2014
OVM40H	Height of Buildings and Structures Overlay Map OVM40H	2 May 2014
OVM41H	Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)	2 May 2014
OVM42H	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	15 August 2016
OVM43H	Height of Buildings and Structures Overlay Map OVM43H	2 May 2014
OVM44H	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	24 February 2017
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	2 May 2014
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	2 May 2014

Map number	Map title	Gazettal date
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	2 May 2014
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	15 August 2016
OVM50H	Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)	2 May 2014
OVM51H	Height of Buildings and Structures Overlay Map OVM51H	2 May 2014
OVM52H	Height of Buildings and Structures Overlay Map OVM52H	2 May 2014
OVM53H	Height of Buildings and Structures Overlay Map OVM53H	2 May 2014
OVM54H	Height of Buildings and Structures Overlay Map OVM54H (Beerburum Local Plan Area)	2 May 2014
OVM55H	Height of Buildings and Structures Overlay Map OVM55H	2 May 2014
Heritage and character areas overlay maps		
OVM11	Heritage and Character Areas Overlay Map OVM11	2 May 2014
OVM21	Heritage and Character Areas Overlay Map OVM21	2 May 2014
OVM31	Heritage and Character Areas Overlay Map OVM31 (Eumundi Local Plan Area)	2 May 2014
OVM41	Heritage and Character Areas Overlay Map OVM41	2 May 2014
OVM51	Heritage and Character Areas Overlay Map OVM51	2 May 2014
OVM61	Heritage and Character Areas Overlay Map OVM61	2 May 2014
OVM71	Heritage and Character Areas Overlay Map OVM71	2 May 2014
OVM81	Heritage and Character Areas Overlay Map OVM81 (Yandina Local Plan Area)	2 May 2014
OVM91	Heritage and Character Areas Overlay Map OVM91	2 May 2014
OVM101	Heritage and Character Areas Overlay Map OVM101 (Peregian South Local Plan Area)	2 May 2014
OVM111	Heritage and Character Areas Overlay Map OVM111 (Coolum Local Plan Area)	2 May 2014
OVM121	Heritage and Character Areas Overlay Map OVM121	2 May 2014
OVM131	Heritage and Character Areas Overlay Map OVM131	2 May 2014
OVM141	Heritage and Character Areas Overlay Map OVM141 (Kenilworth Local Plan Area)	2 May 2014
OVM151	Heritage and Character Areas Overlay Map OVM151	2 May 2014
OVM161	Heritage and Character Areas Overlay Map OVM161 (Blackall Range Local Plan Area)	2 May 2014
OVM171	Heritage and Character Areas Overlay Map OVM171	2 May 2014
OVM181	Heritage and Character Areas Overlay Map OVM181 (Nambour Local Plan Area)	2 May 2014
OVM191	Heritage and Character Areas Overlay Map OVM191 (Bli Bli Local Plan Area)	2 May 2014
OVM201	Heritage and Character Areas Overlay Map OVM201	19 March 2018
OVM211	Heritage and Character Areas Overlay Map OVM211 (Maroochy North Shore Local Plan Area)	19 March 2018
OVM221	Heritage and Character Areas Overlay Map OVM221 (Maroochydhore/Kuluin Local Plan Area)	19 March 2018
OVM231	Heritage and Character Areas Overlay Map OVM231	2 May 2014
OVM241	Heritage and Character Areas Overlay Map OVM241	2 May 2014
OVM251	Heritage and Character Areas Overlay Map OVM251	2 May 2014
OVM261	Heritage and Character Areas Overlay Map OVM261	2 May 2014
OVM271	Heritage and Character Areas Overlay Map OVM271 (Woombye Local Plan Area)	2 May 2014
OVM281	Heritage and Character Areas Overlay Map OVM281 (Palmwoods Local Plan Area)	2 May 2014
OVM291	Heritage and Character Areas Overlay Map OVM291 (Eudlo Local Plan Area)	2 May 2014
OVM301	Heritage and Character Areas Overlay Map OVM301	2 May 2014
OVM311	Heritage and Character Areas Overlay Map OVM311 (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM321	Heritage and Character Areas Overlay Map OVM321	2 May 2014

Map number	Map title	Gazettal date
	(Buderim Local Plan Area)	
OVM33I	Heritage and Character Areas Overlay Map OVM33I (Sippy Downs Local Plan Area)	2 May 2014
OVM34I	Heritage and Character Areas Overlay Map OVM34I (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35I	Heritage and Character Areas Overlay Map OVM35I (Kawana Waters Local Plan Area)	2 May 2014
OVM36I	Heritage and Character Areas Overlay Map OVM36I	2 May 2014
OVM37I	Heritage and Character Areas Overlay Map OVM37I	2 May 2014
OVM38I	Heritage and Character Areas Overlay Map OVM38I	2 May 2014
OVM39I	Heritage and Character Areas Overlay Map OVM39I (Maleny Local Plan Area)	2 May 2014
OVM40I	Heritage and Character Areas Overlay Map OVM40I	2 May 2014
OVM41I	Heritage and Character Areas Overlay Map OVM41I (Mooloolah Local Plan Area)	2 May 2014
OVM42I	Heritage and Character Areas Overlay Map OVM42I (Landsborough Local Plan Area)	2 May 2014
OVM43I	Heritage and Character Areas Overlay Map OVM43I	2 May 2014
OVM44I	Heritage and Character Areas Overlay Map OVM44I (Caloundra West Local Plan Area)	2 May 2014
OVM45I	Heritage and Character Areas Overlay Map OVM45I (Caloundra Local Plan Area)	2 May 2014
OVM46I	Heritage and Character Areas Overlay Map OVM46I (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47I	Heritage and Character Areas Overlay Map OVM47I	2 May 2014
OVM48I	Heritage and Character Areas Overlay Map OVM48I	2 May 2014
OVM49I	Heritage and Character Areas Overlay Map OVM49I (Beerwah Local Plan Area)	2 May 2014
OVM50I	Heritage and Character Areas Overlay Map OVM50I (Glass House Mountains Local Plan Area)	2 May 2014
OVM51I	Heritage and Character Areas Overlay Map OVM51I	2 May 2014
OVM52I	Heritage and Character Areas Overlay Map OVM52I	2 May 2014
OVM53I	Heritage and Character Areas Overlay Map OVM53I	2 May 2014
OVM54I	Heritage and Character Areas Overlay Map OVM54I (Beerburum Local Plan Area)	2 May 2014
OVM55I	Heritage and Character Areas Overlay Map OVM55I	2 May 2014
Landslide hazard and steep land overlay maps		
OVM1J(i)	Landslide Hazard and Steep Land Overlay Map OVM1J(i)	2 May 2014
OVM2J(i)	Landslide Hazard and Steep Land Overlay Map OVM2J(i)	2 May 2014
OVM3J(i)	Landslide Hazard and Steep Land Overlay Map OVM3J(i) (Eumundi Local Plan Area)	2 May 2014
OVM4J(i)	Landslide Hazard and Steep Land Overlay Map OVM4J(i)	2 May 2014
OVM5J(i)	Landslide Hazard and Steep Land Overlay Map OVM5J(i)	2 May 2014
OVM6J(i)	Landslide Hazard and Steep Land Overlay Map OVM6J(i)	2 May 2014
OVM7J(i)	Landslide Hazard and Steep Land Overlay Map OVM7J(i)	2 May 2014
OVM8J(i)	Landslide Hazard and Steep Land Overlay Map OVM8J(i) (Yandina Local Plan Area)	2 May 2014
OVM9J(i)	Landslide Hazard and Steep Land Overlay Map OVM9J(i)	2 May 2014
OVM10J(i)	Landslide Hazard and Steep Land Overlay Map OVM10J(i) (Peregian South Local Plan Area)	2 May 2014
OVM11J(i)	Landslide Hazard and Steep Land Overlay Map OVM11J(i) (Coolum Local Plan Area)	2 May 2014
OVM12J(i)	Landslide Hazard and Steep Land Overlay Map OVM12J(i)	2 May 2014
OVM13J(i)	Landslide Hazard and Steep Land Overlay Map OVM13J(i)	2 May 2014

Map number	Map title	Gazettal date
OVM14J(i)	Landslide Hazard and Steep Land Overlay Map OVM14J(i) (Kenilworth Local Plan Area)	2 May 2014
OVM15J(i)	Landslide Hazard and Steep Land Overlay Map OVM15J(i)	2 May 2014
OVM16J(i)	Landslide Hazard and Steep Land Overlay Map OVM16J(i) (Blackall Range Local Plan Area)	2 May 2014
OVM17J(i)	Landslide Hazard and Steep Land Overlay Map OVM17J(i)	2 May 2014
OVM18J(i)	Landslide Hazard and Steep Land Overlay Map OVM18J(i) (Nambour Local Plan Area)	2 May 2014
OVM19J(i)	Landslide Hazard and Steep Land Overlay Map OVM19J(i) (Bli Bli Local Plan Area)	2 May 2014
OVM20J(i)	Landslide Hazard and Steep Land Overlay Map OVM20J(i)	19 March 2018
OVM21J(i)	Landslide Hazard and Steep Land Overlay Map OVM21J(i) (Maroochy North Shore Local Plan Area)	19 March 2018
OVM22J(i)	Landslide Hazard and Steep Land Overlay Map OVM22J(i) (Maroochydore/Kuluin Local Plan Area)	19 March 2018
OVM23J(i)	Landslide Hazard and Steep Land Overlay Map OVM23J(i)	2 May 2014
OVM24J(i)	Landslide Hazard and Steep Land Overlay Map OVM24J(i)	2 May 2014
OVM25J(i)	Landslide Hazard and Steep Land Overlay Map OVM25J(i)	2 May 2014
OVM26J(i)	Landslide Hazard and Steep Land Overlay Map OVM26J(i)	2 May 2014
OVM27J(i)	Landslide Hazard and Steep Land Overlay Map OVM27J(i) (Woombye Local Plan Area)	2 May 2014
OVM28J(i)	Landslide Hazard and Steep Land Overlay Map OVM28J(i) (Palm woods Local Plan Area)	2 May 2014
OVM29J(i)	Landslide Hazard and Steep Land Overlay Map OVM29J(i) (Eudlo Local Plan Area)	2 May 2014
OVM30J(i)	Landslide Hazard and Steep Land Overlay Map OVM30J(i)	2 May 2014
OVM31J(i)	Landslide Hazard and Steep Land Overlay Map OVM31J(i) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32J(i)	Landslide Hazard and Steep Land Overlay Map OVM32J(i) (Buderim Local Plan Area)	2 May 2014
OVM33J(i)	Landslide Hazard and Steep Land Overlay Map OVM33J(i) (Sippy Downs Local Plan Area)	2 May 2014
OVM34J(i)	Landslide Hazard and Steep Land Overlay Map OVM34J(i) (Mooloolaba/Alexandra Headland Local Plan Area)	2 May 2014
OVM35J(i)	Landslide Hazard and Steep Land Overlay Map OVM35J(i) (Kawana Waters Local Plan Area)	2 May 2014
OVM36J(i)	Landslide Hazard and Steep Land Overlay Map OVM36J(i)	2 May 2014
OVM37J(i)	Landslide Hazard and Steep Land Overlay Map OVM37J(i)	2 May 2014
OVM38J(i)	Landslide Hazard and Steep Land Overlay Map OVM38J(i)	2 May 2014
OVM39J(i)	Landslide Hazard and Steep Land Overlay Map OVM39J(i) (Maleny Local Plan Area)	2 May 2014
OVM40J(i)	Landslide Hazard and Steep Land Overlay Map OVM40J(i)	2 May 2014
OVM41J(i)	Landslide Hazard and Steep Land Overlay Map OVM41J(i) (Mooloolah Local Plan Area)	2 May 2014
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OVM43J(i)	Landslide Hazard and Steep Land Overlay Map OVM43J(i)	2 May 2014
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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1A Planning scheme policy index

Planning scheme policies
Planning scheme policies relating to Part 7 (Local plans)
Planning scheme policy for Landsborough (urban design guidelines)
Planning scheme policy for Sippy Downs Town Centre
Planning scheme policies relating to Part 8 (Overlays)
Planning scheme policy for the acid sulfate soils overlay code
Planning scheme policy for the airport environs overlay code
Planning scheme policy for the biodiversity, waterways and wetlands overlay code
Planning scheme policy for the bushfire hazard overlay code
Planning scheme policy for the extractive resources overlay code
Planning scheme policy for the flood hazard overlay code
Planning scheme policy for the heritage and character areas overlay code
Planning scheme policy for the landslide hazard and steep land overlay code
Planning scheme policy for the scenic amenity overlay code
Planning scheme policies relating to Part 9 (Development codes)
Planning scheme policy for the utility code
Planning scheme policy for development works
Planning scheme policy for the nuisance code
Planning scheme policy for the reconfiguring a lot code
Planning scheme policy for the transport and parking code
Planning scheme policy for the waste management code
Planning scheme policies relating to Part 10 (Other plans)
Planning scheme policy for Palmview Structure Plan
Other planning scheme policies
Planning scheme policy for biodiversity offsets
Planning scheme policy for information that local government may require
Planning scheme policy for performance bonds

SC6.2 Planning scheme policy for Landsborough (urban design guidelines)

SC6.2.1 Purpose

The purpose of this planning scheme policy is to provide advice about achieving outcomes in the **Landsborough local plan code** relating to urban design.

Note—nothing in this planning scheme policy limits Council's discretion to request relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.2.2 Application

This planning scheme policy applies to assessable development which requires assessment against the Landsborough local plan code and which is included within the following zones:-

- (a) Local centre zone;
- (b) Medium impact industry zone; or
- (c) Specialised centre zone.

SC6.2.3 Advice about achieving urban design outcomes for development in the Local centre zone

The following is advice for achieving Acceptable Outcome AO9 of **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Landsborough local plan code** relating to built form and urban design outcomes in the Local centre zone:-

- (a) Landsborough's Local centre zone has a number of 'traditional' shop buildings which exhibit good urban design 'manners' and streetscape relationships (refer **Figure SC6.2A (Design principles for development in Landsborough's Local centre zone)** below). One quality of these buildings is the interaction of vertical elements of architectural composition such as verandah posts and raking parapets extending above the roof line; and
- (b) other good urban design principles that characterise some of the older retail frontages and which are appropriate to development in Landsborough's Local centre zone include:-
 - (i) large shopfront and entry doors;
 - (ii) 'light' verandah structures over footpath areas;
 - (iii) visible pitched roof forms;
 - (iv) timber walls;
 - (v) verandah supported by posts with parapets on the gable end;
 - (vi) facing the street;
 - (vii) use of grass and simple paving materials on footpaths;
 - (viii) signage that is integrated with the building; and
 - (ix) front facade proportions are square or not too horizontal (less than a double square).

Figure SC6.2A Design principles for development in Landsborough's Local centre zone

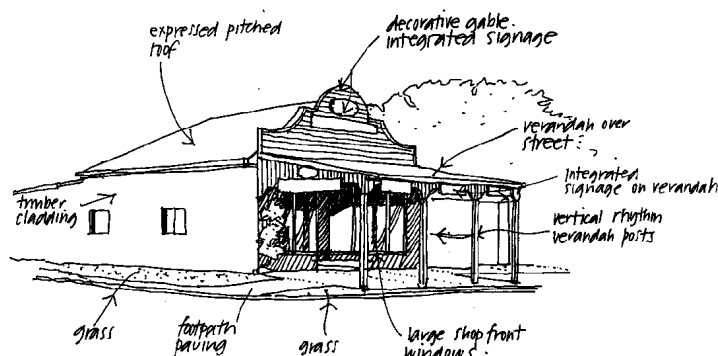
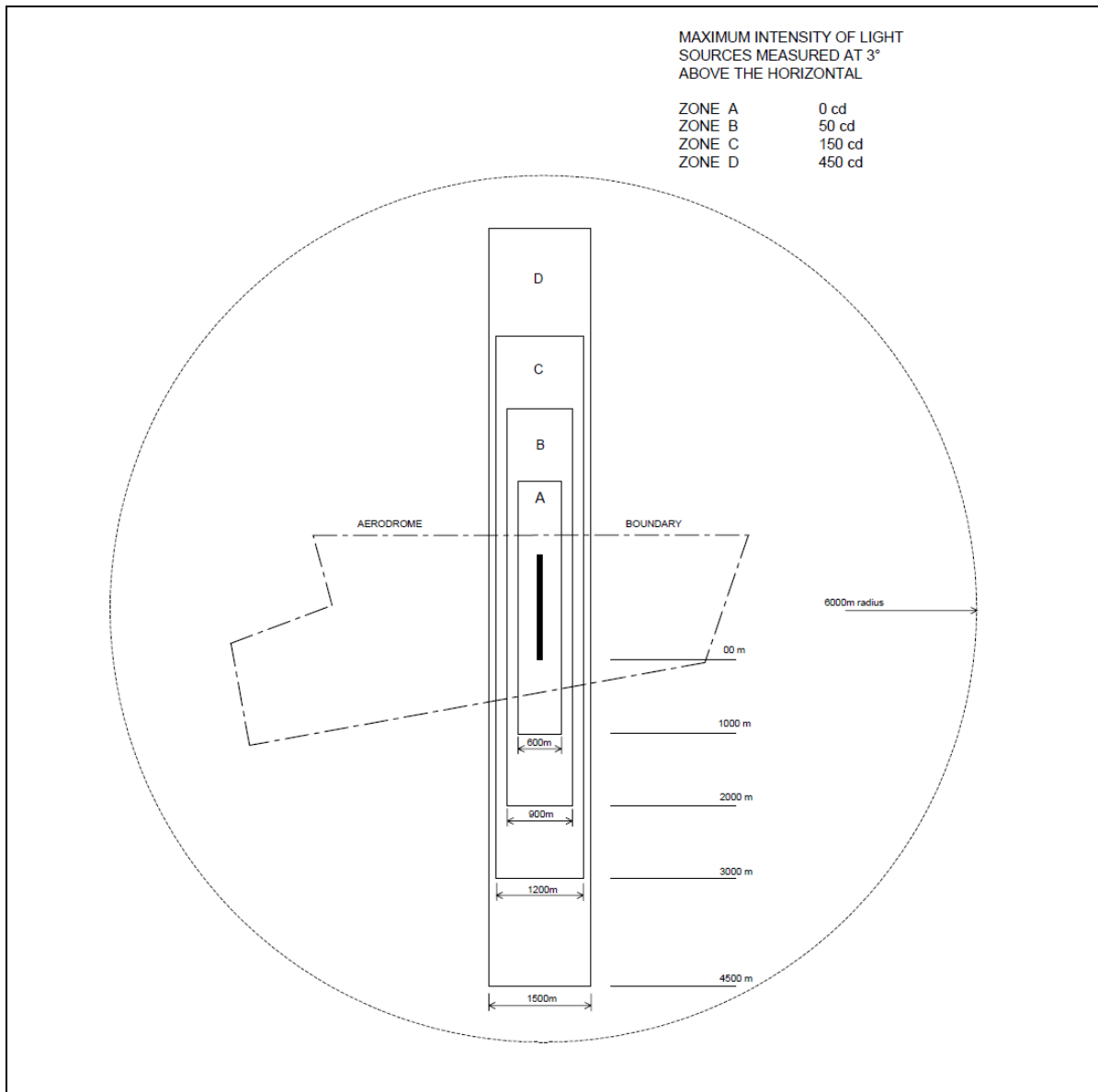


Figure SC6.5A Airport lighting intensity zones



SC6.5.4 Guidelines for achieving airport environs overlay code outcomes

For the purposes of the performance outcomes and acceptable outcomes in the **Airport environs overlay code**, the following are relevant guidelines:-

- (a) the *State Planning Policy December 2013* (Department of State Development, Infrastructure and Planning) and relevant *State Planning Policy Guidelines 2013*; and
- (b) *Australian Standards AS2021: Acoustics-Aircraft noise intrusion – Building siting and construction*.

SC6.6 Planning scheme policy for the biodiversity, waterways and wetlands overlay code

SC6.6.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Biodiversity, waterways and wetlands overlay code**; and
- (b) identify and provide guidance about information that may be required to support a development application where subject to the **Biodiversity, waterways and wetlands overlay code**.

Note—nothing within this planning scheme policy limits Council's discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.6.2 Application

This planning scheme policy applies to assessable development which requires assessment against the **Biodiversity, waterways and wetlands overlay code**.

Note—Council may require an ecological assessment to be undertaken for an ecologically important area even if that area is not identified on a Biodiversity, Waterways and Wetlands Overlay Map.

SC6.6.3 Advice for biodiversity, waterways and wetland protection outcomes

The following is advice for achieving outcomes in the **Biodiversity, waterways and wetlands overlay code** relating to the protection of ecologically important areas, management of impacts on ecologically important areas, koala conservation, linking and rehabilitation of ecologically important areas, buffers to natural waterways and wetlands, management of public access and edge effects, hydrological regimes, groundwater and surface water quality outcomes:-

- (a) compliance with PO1 to PO12 of **Table 8.2.3.3.2 (Performance outcomes and acceptable outcomes for assessable development)** of the **Biodiversity, waterways and wetlands overlay code** may be demonstrated in part or aided by the submission of:-
 - (i) an ecological assessment report prepared by a competent person in accordance with **Section SC6.6.4 (Guidance for the preparation of an ecological assessment report)**;
 - (ii) a site rehabilitation plan prepared by a competent person in accordance with **Section SC6.6.5 (Guidance for the preparation of a site rehabilitation plan)** where required to give effect to recommendations in the ecological assessment report; and
 - (iii) a biodiversity offset area management plan prepared in accordance with **Section SC6.20.4 (Guidance for the preparation of a biodiversity offset area management plan)** of the **Planning scheme policy for biodiversity offsets**.

Note—for the purposes of this planning scheme policy a competent person is an appropriately qualified and experienced consultant with tertiary qualifications in environmental science, botany, zoology or another related discipline and with appropriate and proven technical expertise in undertaking flora and fauna surveys and regional ecosystem, ecology and biodiversity assessments within the South East Queensland Bioregion.

SC6.6.4 Guidance for the preparation of an ecological assessment report

General

- (1) An ecological assessment report is to include the following:-
 - (a) an accurate description of the characteristics of the site;
 - (b) a detailed assessment of flora and vegetation communities on the site;
 - (c) a comprehensive assessment of the fauna on the site, including fauna that could potentially use the site; and
 - (d) recommendations for avoidance, minimisation and as a last resort offset of the potential impacts upon the environmental values of the site.

- (i) are consistent with **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code** and relevant design manuals and standards, including (but not limited to) the *TransLink Public Transport Infrastructure Manual, May 2012* and the *DTMR Road Planning and Design Manual*;
 - (ii) is planned concurrently with land use, acknowledging the symbiotic relationship and maximising the benefits of integrating development and public transport;
 - (iii) improves accessibility, safety, convenience, coverage and comfort of services;
 - (iv) enables efficient and frequent public transport services;
 - (v) provides corridors suitable for high capacity and frequent public transport services as well as facilitating public transport services for the local area;
 - (vi) provides for public transport priority over private vehicles, including dedicated lanes, queue jumps and priority signals and new green links between adjacent development or centres to improve penetration through urban areas with sufficient density;
 - (vii) provides centre to centre connection, as well as promoting self containment with local feeder services linking surrounding areas to centres;
 - (viii) enables connection with intra and inter regional services for longer journeys;
 - (ix) services significant trip generating land uses and zones, such as higher density residential and business zones;
 - (x) provides stops and interchanges that are well connected to other transport networks, particularly pedestrian networks;
 - (xi) provides interchange facilities at high trip generating land uses;
 - (xii) provides universal access;
 - (xiii) is easy to understand; and
 - (xiv) are capable of responding to changing technology and infrastructure requirements over time, particularly with regard to mode.
- (5) The following is general advice about achieving outcomes in the **Transport and parking code**, related to street and road networks:-
- (a) development should provide a high quality street and road network and support infrastructure that:-
 - (i) are consistent with **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**;
 - (ii) provides a safe, efficient and convenient street and road network for the movement of people and goods;
 - (iii) provides for pedestrians on all street and road corridors, unless specifically prohibited (e.g. motorways);
 - (iv) provides for cyclists on all street and road corridors:-
 - (A) to share traffic lanes as mixed traffic on access places, access streets and neighbourhood collector streets where the street does not form part of the cycle route on **Figures 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** and **9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))** of the **Transport and parking code**;
 - (B) with on-road cycle lanes on all other urban streets and roads unless specifically prohibited (e.g. Motorways);
 - (C) pathways on one or both sides of the street or road, except on access laneways and access places; and
 - (D) physically separated cycleways in some circumstances;
 - (v) minimises adverse impacts from traffic flow, particularly on residential amenity and pedestrian and cyclist safety;
 - (vi) provides low speed corridors and wide pathways within the core of new centres;
 - (vii) provides for staging of delivery in accordance with Council's trunk road construction program to maximise efficiency; and
 - (viii) meets the endorsed levels of service for ultimate development of the Sunshine Coast; and
 - (b) the **2031 Functional Transport Hierarchy (Figure 9.4.8A)** of the **Transport and parking code** should be read in conjunction with **Table SC6.17A (Role of transport corridors)**, which provides guidance as to the role of each corridor in the hierarchy. In addition, **Table SC6.17B (Urban transport corridors)** and **SC6.17C (Rural transport corridors)** provide further specifications for each corridor.
- (6) The following is general advice related to development application requirements:-
- (a) development applications should be accompanied by appropriately scaled and dimensioned drawings, clearly showing all aspects of the proposal, including details of all interfaces with

existing and proposed external pedestrian and cyclist facilities, public transport and roads (including relevant features and services, kerb lines, channelisation and line marking);

- (b) Council may require preparation and submission of a traffic impact assessment report and/or travel plan, subject to demonstrated compliance with this policy and other relevant codes and guidelines; and
- (c) DTMR and the Council routinely prepare plans for transport network and road upgrades, that may incorporate dedicated and/or constructed road widening or new transport corridor requirements, which a development may be reasonably required to meet. Where these works are not considered by Council to be reasonably required as a condition of a development approval, the development should not compromise the ability to deliver them in the future.

SC6.17.4 Advice for achieving transport network outcomes

The following is advice for achieving Acceptable Outcomes AO3 and AO4.1 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** of the **Transport and parking code** relating to the transport network:-

- (a) in addition to complying with and providing infrastructure consistent with **Figure 9.4.8A (2031 Functional Transport Hierarchy)**, **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))**, **Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))** and **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code**, development should provide a street and road network that is consistent with:-
 - (i) **Table SC6.17A (Role of transport corridors)**;
 - (ii) **Table SC6.17B (Urban transport corridors)**;
 - (iii) **Table SC6.17C (Rural transport corridors)**;
 - (iv) **Table SC6.17D (Industrial transport corridors)**;
 - (v) **Table SC6.17E (Street and road networks)**;
 - (vi) **Appendix SC6.17A (Typical street and road cross sections)**; and
 - (vii) **Appendix SC6.17B (Active transport infrastructure guidelines standard treatments)**;

Note—a planning scheme policy for a local plan or structure plan may identify alternative cross sections for the street and road network (see planning scheme policies **SC6.3 (Planning scheme policy for Sippy Downs Town Centre)** and **SC6.19 (Planning scheme policy for the Palmview structure plan)**).

- (b) where there is an inconsistency between the networks and hierarchies shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)**, **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** and **Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))** and **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code**:-
 - (i) **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** and **Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))** should take precedence over **Figure 9.4.8A (2031 Functional Transport Hierarchy)**; and
 - (ii) **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** should take precedence over **Figure 9.4.8A (2031 Functional Transport Hierarchy)**;
- (c) development should provide transport infrastructure that accounts for the potential impacts of the development on the Functional Transport Hierarchy, Strategic Network of Pedestrian and Cycle Links and Strategic Network of Public Transport Links;
- (d) streets serve residential, rural, commercial, industrial and rural residential uses. The primary function of streets is to provide:-
 - (i) local amenity and safe pedestrian and cycle movements;

SC6.19 Planning scheme policy for Palmview Structure Plan

SC6.19.1 Preliminary

Purpose

- (1) The purpose of this planning scheme policy is to:-
 - (a) state standards identified in the **Palmview structure plan area code**;
 - (b) provide guidelines and advice about satisfying assessment benchmarks for assessable development and requirements for accepted development in the **Palmview Structure Plan**; and
 - (c) state the additional information which the Council may request in respect of a development application.

Application

- (2) This planning scheme policy applies to a development application for a variation approval or a development application for assessable development in the Master Planned Area.
- (3) The provisions of the **Planning scheme policy for Palmview Structure Plan** prevail over the provisions of any other planning scheme policy to the extent of any inconsistency.

Relationship to Palmview Structure Plan

- (4) This planning scheme policy is to be read in conjunction with the **Palmview Structure Plan**.

Interpretation

- (5) Terms used in this planning scheme policy that are also used in the **Palmview Structure Plan** have the meaning given in the **Palmview Structure Plan**.

SC6.19.2 Ecological and landscape protection outcomes

Preliminary

- (1) This section applies to the following ecological and landscape protection outcomes:-
 - (a) the ecological and landscape protection outcomes in Performance Outcomes PO4 to PO15 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**; and
 - (b) the non-urban open space infrastructure network outcomes in Performance Outcomes PO40 to PO44 in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for ecological and landscape protection outcomes

- (2) The following is general advice about satisfying the ecological and landscape protection outcomes:-
 - (a) The ecological and landscape protection outcomes seek to ensure that the development of the Master Planned Area occurs in a manner that:-
 - (i) appropriately recognises and responds to physical constraints;
 - (ii) provides for the protection and rehabilitation of a significant part of the Master Planned Area for environmental and landscape protection purposes; and
 - (iii) otherwise exhibits best practice approaches to ecological and landscape protection.
 - (b) The ecological and landscape protection outcomes are primarily intended to be satisfied by the following:-

- (i) avoiding development for urban purposes, other than the limited infrastructure specified on the structure plan maps, occurring:-
 - (A) on flood prone land identified as being unsuitable to be filled for urban purposes; and
 - (B) in an Ecologically important area;
- (ii) achieving a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes to improve the extent and capability of natural systems to absorb the impacts associated with large scale urban development and increasing population pressure through the following:-
 - (A) the establishment of the non-urban open space infrastructure network specifically identified on **Other Plans Map OPM P12 (Palmview master planned area non-urban open space infrastructure network)** in **Schedule 2 (Mapping)**;
 - (B) the implementation of **Appendix SC6.19A (Palmview master planned area ecological and landscape protection and rehabilitation plan)**;
 - (C) the implementation of a Local Ecological and Landscape Protection and Rehabilitation Plan which:-
 - 1. outlines how **Appendix SC6.19A (Palmview master planned area ecological and landscape protection and rehabilitation plan)** is to be achieved;
 - 2. is to be assessed against the requirements which may include the matters in **Section 10 (Requirements for local ecological protection and rehabilitation plan)** of **Appendix SC6.19A (Palmview master planned area ecological and landscape protection and rehabilitation plan)** specified in a variation approval or another applicable development approval; and
 - 3. has been approved by the Council;
 - (D) where the provision of infrastructure required to service development in the Master Planned Area adversely impacts on an Ecologically important area, the implementation of a Environmental Offset Plan which:-
 - 1. outlines how the ecological and landscape protection outcomes for environmental offsets are to be achieved;
 - 2. is to be assessed against the requirements specified in a variation approval or another applicable development approval which may include the matters in **Table SC6.19H (Assessment requirements for documents)**; and
 - 3. has been approved by the Council.

Editor's note—A variation approval or an applicable development application approved under the Act may include a development condition requiring the approval of a document.

Editor's note—Under section 319 (Compliance assessment of documents or works) of the Act compliance assessment of a document under chapter 6, part 10 of the SP Act continues to apply where a variation approval (being a preliminary approval to which the SP Act, section 242 applied) or another applicable development approval under the SP Act requires compliance assessment of the documents.

Guidelines and advice for the ecological and landscape protection outcomes

- (3) The **Palmview master planned area ecological and landscape protection and rehabilitation plan (Appendix SC6.19A)** provides for the following:-
 - (a) guidelines about satisfying the ecological and landscape protection outcomes; and
 - (b) advice about the requirements for Local Ecological and Landscape Protection and Rehabilitation Plans to be required in a variation approval or another applicable development approval.

Advice for environmental offset outcomes

- (4) For the purposes of Performance Outcome PO6 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the assessment benchmarks in the code for the environmental offset outcomes:-
 - (a) the Structure Plan Maps identify which infrastructure corridors cross Ecologically important areas and the approximate location of the crossings;

- (b) a environmental offset is required to be provided under the **Palmview structure plan area code** in circumstances where infrastructure required to service the Master Planned Area adversely impacts upon:-
 - (i) an Ecologically important area (either within the Master Planned Area or external to the Master Planned Area); or
 - (ii) the ability to achieve a minimum of 483.4 hectares of land for ecological protection and rehabilitation purposes;
- (c) infrastructure is to be considered to adversely impact upon an Ecologically important area where one or more of the following occurs or is likely to occur:-
 - (i) the clearing of native remnant or regrowth vegetation or habitat;
 - (ii) the restriction of fauna movement or other impact upon a habitat corridor;
 - (iii) water quality or a natural hydrological condition is affected; and
 - (iv) the functioning of the Ecologically important area is otherwise impacted upon.

Advice for Environmental transition area outcomes

- (5) For the purposes of Performance Outcome PO9 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the standards in the code for the Environmental transition area outcomes:-
 - (a) the ecological and landscape protection outcomes provide for limited low impact activities and embellishments to occur within the Environmental transition area where they can be demonstrated to be compatible with the primary ecological function of the area;
 - (b) a environmental offset is not required in respect of development of the environmental transition area where the development satisfies the standards in the code for the environmental transition area outcomes;
 - (c) further guidance in respect to stormwater infrastructure is specified in the **Planning scheme policy for development works**; and
 - (d) further guidance in respect to recreation parks is specified in **Section SC6.19.9 (Urban Open Space Infrastructure Network Outcomes)**.

Standards and advice for the Scenic amenity and highway acoustic buffer outcomes

- (6) For the purposes of Performance Outcome PO10(f) in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following are the standards in the code for the Scenic amenity and highway acoustic buffer outcomes:-
 - (a) the Scenic amenity and highway acoustic buffer is developed in accordance with the typical cross section specified in **Figure SC6.19A (Scenic amenity and highway acoustic buffer typical cross section)**.
- (7) For the purposes of Performance Outcome PO10 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**, the following is advice about satisfying the assessment benchmarks in the code for the Scenic amenity and highway acoustic buffer outcomes:-
 - (a) the Palmview Master Planned Area forms an important part of the distinctive green space or intra-urban break between Caloundra and Maroochydore and is visually significant in relation to views of the Mooloolah River floodplain landscape from the Bruce Highway; and
 - (b) the **Palmview Structure Plan** provides for an 80 metre wide semi-vegetated buffer (measured from the eastern boundary of the Bruce Highway Road Corridor proposed widening) to be established along the full length of the Palmview Master Planned Area boundary to the Bruce Highway.

Figure SC6.19A Scenic amenity and highway acoustic buffer typical cross section



SC6.19.3 Neighbourhood design, housing and density outcomes

Preliminary

- (1) This section applies to the neighbourhood design, housing and density outcomes in Performance Outcomes PO26 to PO33 in **Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code** (neighbourhood design, housing and density outcomes).

General advice for neighbourhood design, housing and density outcomes

- (2) The following is general advice about satisfying the neighbourhood design, housing and density outcomes:-
- (a) the urban structure and land use pattern of the Palmview Master Planned Area is based on the establishment of a number of neighbourhoods which:-
- (i) aggregate to comprise the broader Palmview community and support the function of the Palmview District Activity Centre; and
 - (ii) are generally defined by a walkable catchment being a five minute walk (400 metres) from an activity centre.
- (b) the neighbourhood design, housing and density outcomes of the **Palmview structure plan area code** seek to ensure that development within the Palmview Master Planned Area creates a number of neighbourhoods that:-
- (i) support sustainable urban development through maximising land efficiency;
 - (ii) encourage alternative travel options to car based travel by promoting the attractiveness of walking, cycling and public transport and providing maximum choice for the end user;
 - (iii) promote good access and connectivity between new neighbourhoods while providing clear connection to surrounding development;
 - (iv) establish main street activity centres that promote walkable neighbourhoods and provision of employment;
 - (v) achieve lot and dwelling diversity particularly around activity centres and public transport;
 - (vi) protect areas of environmental value and incorporate cultural, environmental and key landscape features;
 - (vii) promote community health through the provision of a variety of public open spaces and the promotion of active transport modes;
 - (viii) promote perimeter block development that establishes an active interface between building frontage and streets to improve personal safety through increased surveillance and activity;
 - (ix) foster a sense of community and strengthen local identity and sense of place while catering to a range of differing lifestyles;
 - (x) promote environmentally sustainable urban water management; and
 - (xi) are complete integrated communities rather than a series of housing estates.
- (c) the neighbourhood design, housing and density outcomes are primarily intended to be satisfied through the application of best practice neighbourhood design implemented through a variation approval or the approval of another applicable development application;
- (d) development should be designed through an integrated design approach that iteratively considers each component or network of a neighbourhood;
- (e) development should provide neighbourhoods that are arranged to take account of the following:-
- (i) elements of the major movement networks (i.e. spacing of sub-arterial roads and trunk collector roads);
 - (ii) the District Activity Centre;
 - (iii) precinct boundaries or transitions;
 - (iv) school sites;
 - (v) elements that are shared by more than one neighbourhood (i.e. schools and district parks); and
 - (vi) adjoining master plan boundaries.

- (f) development should comply with the design outcomes for neighbourhood design specified in **Table SC6.19A (Neighbourhood design outcomes)**.

Table SC6.19A Neighbourhood design outcomes

Column 1 Neighbourhood Element	Column 2 Design Outcomes
Neighbourhood Area	<ul style="list-style-type: none"> • Each neighbourhood is generally defined by a five minute walk (400 metres) from the neighbourhood centre. • Each neighbourhood has individual points of difference to strengthen identity. • A robust urban and neighbourhood structure is established that can accommodate a range of uses and which is flexible enough to change over time.
Movement Networks	<ul style="list-style-type: none"> • Street environments prioritise and encourage pedestrian and cycle movement throughout a connected walkable neighbourhood. • A highly permeable and integrated grid-based movement network of streets, pedestrian and cycle paths that maximise access to public transport is established. • The street network is focussed on the Local Activity Centres whilst providing for strong links between the Local Activity Centres and the District Activity Centre. • The layout of streets enables development to front all streets and public spaces. • Culs-de-sac are not provided, or where provided, no more than 10% of dwellings have frontage to a cul-de-sac. • There are efficient external connections, specifically for bicycles and pedestrians.
Activity Centres	<ul style="list-style-type: none"> • An activity centre is provided as a community focus for each neighbourhood. • Activity centres are located central to the walkable neighbourhood catchments, adjacent to principal movement arteries served by public transport. • Activity centres include a mix of compatible uses that provide for a variety of daily needs, community facilities and urban open space, such as a small square that reinforces a sense of community identity. • Transition between centre uses and residential uses occurs at mid-block property boundaries rather than at a street frontage so that similar forms of development front each other across a street. • All streets are fronted by development or public spaces to maintain street activity. • All off street vehicle parking areas are located to the rear of sites and do not have direct street frontage.
Residential Density	<ul style="list-style-type: none"> • A range of densities and variety of housing types are provided. • The concentration of housing density increases with proximity to activity centres. • The diversity and density of housing provided supports public transport use. • A wide range of lot sizes and building forms allow greater housing and lifestyle choice. • Residential developments involving gated communities, such as a retirement facility, are designed to ensure that the connectivity of road, public transport, bicycle and pedestrian networks are not compromised and that perimeter fences do not prevent surveillance of and integration with adjoining urban and non-urban open spaces and other public spaces. • Perimeter block development is provided in the District Activity Centre and adjacent to Local Activity Centres to promote a sense of enclosure and active streetscape while providing for casual surveillance.
Community Facilities	<ul style="list-style-type: none"> • Community uses and facilities are located in or adjacent to Activity Centre or major urban open space areas at locations that are highly accessible and easily identifiable. • Community uses and facilities are designed to have versatility and adaptability for a variety of functions over time. • Land for community uses and facilities may be located adjacent to open space where joint use of the facility with the space is envisaged.
Schools	<ul style="list-style-type: none"> • Strong, direct connections are provided from schools to the walking and cycling network in the surrounding neighbourhood areas. • The transport infrastructure in neighbourhoods around schools is to have sufficient capacity to service anticipated trip generation and to avoid any

Column 1 Neighbourhood Element	Column 2 Design Outcomes
	adverse impacts on surrounding land uses, the external transport network and public safety.
Employment Areas	<ul style="list-style-type: none"> • Employment areas are generally located in walking distance to public transport stops and an activity centre. • Open space areas for workers and visitors to the area are provided.
Block Sizes, Site Areas and Lot Orientation	<ul style="list-style-type: none"> • A range of block and lot sizes are provided that allow for a diversity in form and density of residential uses and for other uses to be accommodated in the area. • The layout of streets and lots provide for perimeter blocks of buildings fronting streets and create a relatively continuous street frontage. • Lots are oriented to front all streets, major roads, parkland and natural areas to provide good streetscape amenity and surveillance and to contribute to security and deterrence of crime. • Smaller lots are to predominate near activity centres and near public transport stops, to allow for pedestrian connectivity.
Public Open Spaces	<ul style="list-style-type: none"> • A wide range and diversity of public open spaces is provided. • At least one local park is provided per neighbourhood. • Most dwellings are within 500 metres of a park. • Regional wide and district parks are located on the edge of neighbourhoods to enable sharing amongst two or three neighbourhoods. • Parks are overlooked by development rather than backed onto by development to maximise casual surveillance of the park.

SC6.19.4 Sub-tropical and sustainable design outcomes

Preliminary

- (1) This section applies to the sub-tropical and sustainable design outcomes in Performance Outcomes PO34 to PO35 in **Section 10.3.4.3 (Performance outcomes and acceptable outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code** (sub-tropical and sustainable design outcomes).

General advice for sub-tropical and sustainable design outcomes

- (2) The following is general advice about satisfying the sub-tropical and sustainable design outcomes:-
- (a) the sub-tropical and sustainable design outcomes seek to ensure that neighbourhoods within the Palmview Master Planned Area:-
- (i) have a distinctive relationship to site and landscape;
 - (ii) are characterised by parks and open spaces;
 - (iii) have sub-tropical streetscapes;
 - (iv) create sites for subtropical buildings;
 - (v) have a sub-tropical landscape; and
 - (vi) have walkable journeys that are comfortable;
- (b) the sub-tropical and sustainable design outcomes also seek to ensure that development within the Master Planned Area is designed and operated to minimise the production of greenhouse gas emissions; and
- (c) the sub-tropical and sustainable design outcomes are primarily intended to be satisfied by the application of best practice sub-tropical and sustainable design at all levels of the development approval process.

Advice for sub-tropical design outcomes

- (3) The following is advice about satisfying Performance Outcome PO34(c) in **Section 10.3.4.3 (Performance outcomes and acceptable outcomes for the whole of the Master Planned Area)** of the **Palmview structure plan area code**:-
- (a) development should comply with the design outcomes for sub-tropical design specified in **Table SC6.19B (Sub-tropical design outcomes)**.

Table SC6.19B Sub-tropical design outcomes

Column 1 Design principle	Column 2 Design outcomes
Ensuring a strong presence of nature and water	<ul style="list-style-type: none"> • Preserve and enhance the sub-tropical character of the region by designing developments in response to the climate while integrating and connecting to the surrounding landscape and other natural elements. • Incorporate significant native vegetation and large shade trees in private and public spaces, along pedestrian and cycle routes and in transport corridors. • Promote public access to any natural or artificial waterways by incorporating their existence into the design for pedestrian and cycle connectivity and recreational activity.
Creating an open and permeable built environment	<ul style="list-style-type: none"> • Promote an outdoor lifestyle with strong connection between indoor and outdoor living. • Promote an outdoor lifestyle for medium density development and to encourage outdoor recreation oriented lifestyles, development should ensure a diversity of open space is integrated into the urban fabric, connected through the pedestrian and cycle network. • Reflect proximity of the surrounding natural vegetation and open space by creating permeable urban environments and built form that promotes green access and constant engagement with the natural environment. • Support a sub-tropical lifestyle by promoting an open and permeable built form with a climate based outcome by using passive solar design principles such as orientation and solar access, window and awning size and orientation, materials and finishes, ventilation, insulation, thermal mass, natural light, awnings and pedestrian cover.
Incorporating local interpretations of sub-tropical architecture and landscape design	<ul style="list-style-type: none"> • Promote integration with the natural environment through shaded outdoor dining, entertainment and recreation, for both private and public locations, by incorporating appropriately sized balconies, decks, patios, colonnades, awnings, active streets, open space and green streets into the built form and urban fabric. • Provide for a seamless transition between internal and external areas including integration with street activity through appropriate street planting and integration of vegetation with the built form. • Incorporate deep soil planting within town centre locations to reflect the densely landscaped panorama and fauna habitation of the Sunshine Coast. • Incorporate the harvesting of rain water to support surrounding vegetation and building inhabitants. • Consider local character and design and recognise how contemporary design and appropriate building materials contribute to the sub-tropical environment's character and diversity. The built form should utilise appropriate materials and colours that diminish detrimental impact of heat gain and reflection and promote durability and serviceability for the subtropical climate.

SC6.19.5 Particular precinct outcomes

Preliminary

- (1) This section applies to the performance outcomes in the following:-
- (a) **Section 10.3.4.9 (Performance outcomes and acceptable outcomes for the District Activity Centre Precinct)** of the **Palmview structure plan area code**; and
 - (b) **Section 10.3.4.13 (Performance outcomes and acceptable outcomes for the Local Employment Area Precinct)** of the **Palmview structure plan area code**.

General advice for particular precinct outcomes

- (2) The precinct-based outcomes of the **Palmview Structure Plan** seek to ensure that the Master Planned Area is developed with an appropriate land use pattern that is functionally efficient, effectively integrated with transport and other infrastructure networks and provides for the creation of interesting, attractive, sustainable and desirable places to live, work and recreate.
- (3) The precinct-based outcomes provide a land use and development intent for each precinct and identify specific built form criteria.

- (4) Whilst these criteria are generally self-explanatory and do not require further guidance, it is recognised that in respect to certain performance outcomes for the District Activity Centre Precinct and the Local Employment Area Precinct some additional detail is warranted.

Advice for district activity centre precinct outcomes (main street)

- (5) The following is general advice about satisfying Performance Outcome PO8 in **Section 10.3.4.9 (Performance outcomes and acceptable outcomes for the District Activity Centre Precinct)** of the **Palmview structure plan area code**:-
- (a) development provides for the main street in the District Activity Centre to:-
- (i) be shared between pedestrians, cyclists, public transport and private vehicles; and
 - (ii) comply with the design objectives specified in **Table SC6.19C (Design outcomes for the main street)**.

Table SC6.19C Design outcomes for the main street

Design principle	Design outcomes	Potential treatments/features to achieve outcome
Create a safe environment for users	Lower traffic speed	<ul style="list-style-type: none"> Provide pedestrian priority crossing at entry point intersections. Create a gateway feature on entry to the main street. Provide clear signage indicating entry into the main street. Use pavement surface materials and colour which clearly distinguish the main street from regular road surface. Use multiple materials rather than a large expanse of one material. Incorporate traffic calming devices. Restrict vehicle volumes. Plant street trees. Incorporate lighting sufficient to ensure the safety of pedestrians and cyclists and motor vehicles.
	Minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst street users	<ul style="list-style-type: none"> Use coloured and textural surface contrasts. Bring active frontage such as pavement dining to road edge in appropriate locations.
	Enhance amenity	<ul style="list-style-type: none"> Provide clear entry and exit statements to reinforce the main street and enhance visual amenity of street environment. Use alternative pavement surface texture to delineate the main street and enhance street amenity.
	Reduce linear territory ownership created by street cross-sectional elements to promote the main street and equality of all end users	<ul style="list-style-type: none"> Use landscaping, parking bays, seating areas and bollards to define the vehicular path without creating significant barriers to pedestrian movement or restricting driver visibility of pedestrian activity.
	Reduce proliferation of signs and posts	<ul style="list-style-type: none"> Provide for pavement marking to delineate parking bays – remove standard signage to reduce visual clutter. No basement access or driveway cross-over to occur along the main street. Rear lane access only for sites fronting the main street to reduce pedestrian conflict and need for signage.
Incorporate environmental infrastructure	Implement sustainable best practice measures to deal with stormwater runoff and WSUD	<ul style="list-style-type: none"> Design fall of carriage way and footpath to direct water runoff for collection at grates and / or pits visually integrated into street design. Reduce potential for pooling of water at

Design principle	Design outcomes	Potential treatments/features to achieve outcome
		<p>collection points and velocity of flow to ensure pedestrian and vehicular movement is not unduly affected.</p> <ul style="list-style-type: none"> • Select hard and soft landscapes that will not be unduly affected by the water quantity and movement and to assist with water control and dispersement. • Consider the special needs of cyclists and disabled access with respect to material selection and gradients when designing street environment in response to stormwater and WSUD.
<p>Create a high quality of visual and physical amenity to the main street</p>	<p>Provide shaded pedestrian friendly street environment</p>	<ul style="list-style-type: none"> • Create an attractive streetscape that contributes to the local sense of place, community safety and security. • Extend the town centre park into the main street environment. • Maximise landscaping along both sides of the street. • Retain existing vegetation wherever possible. • Space trees at maximum 8m centres to ensure mature canopies establish to provide shade and enclose the street and ensure the trees are staggered with street lighting. • Provide landscaping which reinforces the local context and street orientation. • Enhance the character and amenity of the town centre and main street with attractive, practical and hardy landscaping which retains significant vegetation. • Maximise tree cover along footpaths, streets and in public areas and evoke the landscape character of the Sunshine Coast.
	<p>Create a lively community street and memorable town centre that is fully inclusive of all and safe to play, socialise and travel in</p>	<ul style="list-style-type: none"> • Design space to encourage intended end user activities. • Include social interaction opportunities that aren't reliant of retail / commercial function. • Contribute to overall pedestrian connectivity by creating a series of connected community spaces. • Use the main street landscaped environment to contribute to the creation of a vibrant public space. • Maximise pedestrian activity through reduction in restrictions of conventional street environments such as kerbs, signage and high speed traffic. • Design the street and adjacent spaces as a lively community place that attracts high volumes of pedestrian activity. • Provide active frontages¹ to built form promoting high interaction with pedestrians and street activity.

Advice for local employment area precinct outcomes

- (6) For the purposes of Performance Outcome PO1(b) in **Section 10.3.4.13 (Performance outcomes and acceptable outcomes for the Local Employment Area Precinct)** of the **Palmview structure plan area code**, the following development may be considered to be low impact industry uses and complementary business and commercial uses in the Local Employment Area Precinct:-

¹ 'Active frontage' means a part of a building which forms a close relationship with the street and contains a visually permeable facade such as a shopfront, retail store, cafe, outdoor dining, personal service and other high pedestrian generating use at street level.

- (a) development for small to medium size service trades outlets and domestic services outlets, including hire outlets, servicing both business and households;
- (b) development for business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings);
- (c) development for small scale manufacturing establishments; and
- (d) development for incubator business opportunities that contribute to a start-up economy on the Sunshine Coast.

SC6.19.6 Road transport infrastructure network outcomes

Preliminary

- (1) This section applies to the road transport infrastructure network outcomes in Performance Outcomes PO11 to PO13 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for road transport infrastructure network outcomes

- (2) The following is general advice about satisfying the road transport infrastructure network outcomes:-
- (a) the road transport infrastructure network outcomes seek to ensure that the Master Planned Area is developed with a highly interconnected and permeable road network that:-
 - (i) supports high levels of bicycle and pedestrian use and prioritises these modes;
 - (ii) supports high levels of access to public transport; and
 - (iii) effectively services the area;
 - (b) **Other Plans Map OPM P8 (Palmview Master Planned Area road transport infrastructure network) in Schedule 2 (Mapping)** identifies conceptually the higher order elements of the road transport infrastructure network planned for the Master Planned Area;
 - (c) **Figure SC6.19B (Specification of transport infrastructure)** identifies the location and extent of the types of sub-arterial road and district collector street servicing the Master Planned Area);
 - (d) **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing) in Schedule 2 (Mapping), Figure SC6.19B (Specification of transport infrastructure)** and the applicable infrastructure agreement specifically identify the sequence of the higher order elements of the road transport infrastructure network planned for the Master Planned Area;
 - (e) road transport infrastructure is required to be provided throughout the Master Planned Area in accordance with **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing), Other Plans Map OPM P8 (Palmview Master Planned Area road transport infrastructure network)** and the requirements of the applicable infrastructure agreement;
 - (f) the road transport infrastructure network is a key structural element that provides a framework for the following:-
 - (i) the pattern of land use;
 - (ii) the arrangement of neighbourhoods; and
 - (iii) the configuration and alignment of local streets and other infrastructure networks;
 - (g) the road transport infrastructure network outcomes are primarily intended to be satisfied by the following:-
 - (i) development providing the major road transport infrastructure in accordance with the applicable infrastructure agreement;
 - (ii) development ensuring that the road transport infrastructure to be provided is in accordance with the road transport infrastructure network and the standards for the road transport infrastructure network as specified in the **Palmview structure plan area code**; and

- (iii) the detailed design and construction of the road transport infrastructure network incorporating appropriate urban design, landscape and environmental features and treatments.

Standards for road transport infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the road transport infrastructure network:-

- (a) development accords with the development and transport infrastructure network sequencing specified on **Other Plans Map OPM P7 (Palmview Master Planned Area development and transport infrastructure network sequencing)** in particular the specified triggers for vehicle trips and Equivalent Dwellings, which is to be worked out as follows:

Equivalent dwelling or ED means the measure of the demand for the number of vehicle trips equivalent to that generated by a Dwelling calculated for the relevant development type in **Table SC6.19D (Applicable uses under the Structure Plan)** using the demand generation rates specified in **Table SC6.19E (Demand generation rate for development types)**.

- (b) development provides for major roads which comply with the design characteristics specified in **Table SC6.19F (Road transport infrastructure network - summary of design characteristics)**;
- (c) development provides for roads which comply with the typical cross sections for each road type specified in **Figures SC6.19C to SC6.19J**;
- (d) development provides for roads which comply with the following:-
 - (i) cross sections and reserve widths vary to suit intersections, public transport priority treatments, turning lanes, bus stops, pedestrian crossing treatments, sewer pit requirements, lighting and other requirements;
 - (ii) verge areas are paved and landscaped in accordance with the typical cross sections in **Figures SC6.19C to SC6.19J**;
 - (iii) where medians are provided, street lighting is accommodated within the median;
 - (iv) where provided, on road cycle lanes are incorporated into the road carriageway and continued through intersections with right turn cycle lanes provided along with advance storage boxes at controlled intersections;
 - (v) where parking lanes are incorporated, the kerb is built out into the parking lanes to create landscaped kerb build-outs at regular intervals without impinging on cycle lanes;
 - (vi) channelised intersections (signalised where required) are provided where possible with the use of roundabouts minimised on higher order roads;
 - (vii) legible directional and informational signage is to be supplied as necessary;
 - (viii) landscaping and stormwater treatment on verge areas and medians does not inhibit direct pedestrian access to on street parking or pedestrian movement across streets;
 - (ix) landscaping includes appropriate root barrier protection to kerbs and adjacent services;
 - (x) medians contain pedestrian refuge areas;
 - (xi) stormwater treatments (i.e. median swales) where applicable, are not to impact on the location or functioning of pedestrian refuge areas; and
 - (xii) additional landscaping is provided consistent with the sub-tropical landscape character desired for the Master Planned Area;
- (e) development provides for an infrastructure element within a major road corridor to comply with **Table SC6.19G (Minimum widths of infrastructure elements within road corridors)**; and
- (f) development provides for a road to be designed and constructed in accordance with the **Planning scheme policy for the transport and parking code** and the **Planning scheme policy for development works**.

Table SC6.19D Applicable uses under the Structure Plan

Column 1 Development category	Column 2 Development type	Column 3 Uses under Structure Plan
Residential development	Attached dwelling	<ul style="list-style-type: none"> • Dual occupancy • Dwelling unit • Multiple dwelling • Residential care • Short term accommodation • Rooming accommodation • Caretakers accommodation • Community residence
	Detached dwelling	<ul style="list-style-type: none"> • Dwelling house
	Retirement dwelling	<ul style="list-style-type: none"> • Retirement facility
	Other uses	<ul style="list-style-type: none"> • Other uses not listed will be determined at the time of the Application
Non-residential development	Commercial	<ul style="list-style-type: none"> • Office • Health care service • Car wash • Sales office • Veterinary services
	Community purpose	<ul style="list-style-type: none"> • Community use • Place of worship • Educational establishment • Child care centre • Emergency services • Community care centre • Outdoor sport and recreation
	Industry	<ul style="list-style-type: none"> • Low impact industry • Service industry • Bulk landscape supplies • Research and technology industry • Warehouse • Utility installation
	Retail and entertainment	<ul style="list-style-type: none"> • Food and drink outlet • Nightclub entertainment facility • Shop • Shopping centre • Showroom • Hotel • Theatre • Club • Indoor sport and recreation • Garden centre • Function facility • Adult store • Service station • Hardware and trade supplies • Market
	Other uses	<ul style="list-style-type: none"> • Other uses not listed will be determined at the time of the Application

Table SC6.19E Demand generation rate for development types

Column 1 Development category	Column 2 Development type	Column 3 Unit of measure	Column 4 Trips per unit of measure	Column 5 Equivalent Dwelling per unit of measure
Residential development	Detached dwellings	Per dwelling	9	1
	Attached dwellings	Per dwelling	6	0.67
	Retirement dwellings	Per dwelling	5	0.56
Non-residential development	Commercial	100m ² GFA	10	1.11
	Community purpose other than an Educational Establishment	100m ² GFA	10	1.11
	Community purpose for an Educational Establishment	Per student and staff	1.46	0.16
	Industry	100m ² GFA	5	0.56
	Retail and entertainment	100m ² GFA	121	13.44

Table SC6.19F Road transport infrastructure network – summary of design characteristics

Road type	Minimum road reserve width	Typical features and treatments	Cross-section reference
Sub-arterial Road "Type A"	29.6 metres	<ul style="list-style-type: none"> Two general movement lanes (one in each direction). On-road dedicated cycle lane each side. Landscaped median (where required by the applicable infrastructure agreement). Indented bus bays. Dual use path (3.0m minimum width) in each verge. Direct property access to major development only. Intersection spacing to be 300m minimum. No on-road car parking generally, but if provided to be in indented parking bays with corresponding increase in minimum road reserve width. Fauna fencing, crossings, and other structural/non-structural treatments as required. 	Figure SC6.19C, SC20.D and SC6.19E (Sub-arterial road type A typical cross section)
Sub-arterial Road "Type B" (Note: this road is proposed to be constructed in two stages, as shown on the referenced cross-sections)	37.0 metres	<ul style="list-style-type: none"> Four general movement lanes (two in each direction). On-road dedicated cycle lane each side. Landscaped median. Dual use path (3.0m minimum width):- <ul style="list-style-type: none"> in each verge for the section of road within the Palmview Structure Plan area boundary; and in one verge only for the section of road outside the Palmview Structure Plan Area boundary; Direct property access to major development only. Intersection spacing to be 300m minimum. No on-road car parking generally, but if provided to be in indented parking bays with corresponding increase in minimum road reserve width. 	Figure SC6.19F, SC6.19G and SC6.H (Sub-arterial road type B typical cross section)

Road type	Minimum road reserve width	Typical features and treatments	Cross-section reference
		<ul style="list-style-type: none"> Fauna fencing, crossings, and other structural/non-structural treatments as required. 	
District Collector Street	29.6 metres	<ul style="list-style-type: none"> Two general movement lanes (one in each direction). On-street dedicated cycle lane each side. Landscaped median. Indented bus bays. Dual use path (3.0m minimum width) in one verge and footpath (2.0m minimum width) in other verge. Direct property access to major development only, or alternatively restricted to "left in/left out". Intersection spacing to be 100m minimum. Indented parking bays. Fauna fencing, crossings, and other structural/non-structural treatments as required. 	Figure SC6.19I and SC6.19J (District Collector Street typical cross section)

Table SC6.19G Minimum widths of infrastructure elements within road corridors

Infrastructure element	Minimum width
Roads (general traffic lanes)	3.5 metres on sub-arterial roads 3.3 metres on district collector streets
Parking lanes	2.3 metres
Dual use paths	3.0 metres
Footpaths	2.0 metres
Recreation paths	3.0 metres
Cycle lanes	1.8 metres on district collector streets 2.0 metres on sub-arterial roads
Median	6.0 metres on sub-arterial roads 3.0 metres on district collector streets
Verge	6.5 metres on sub-arterial roads 5.5 metres on district collector streets

Figure SC6.19B Specification of transport infrastructure

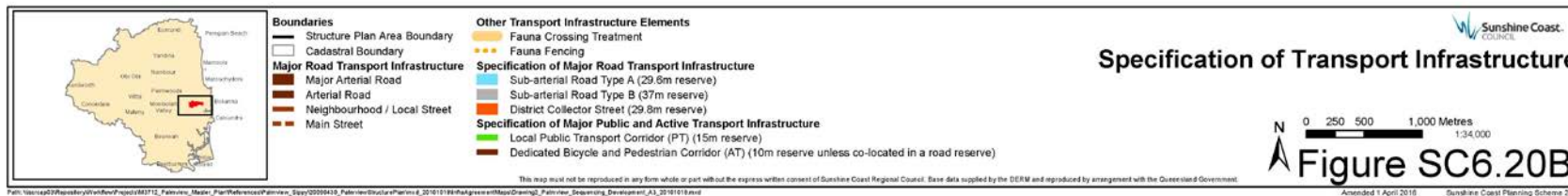
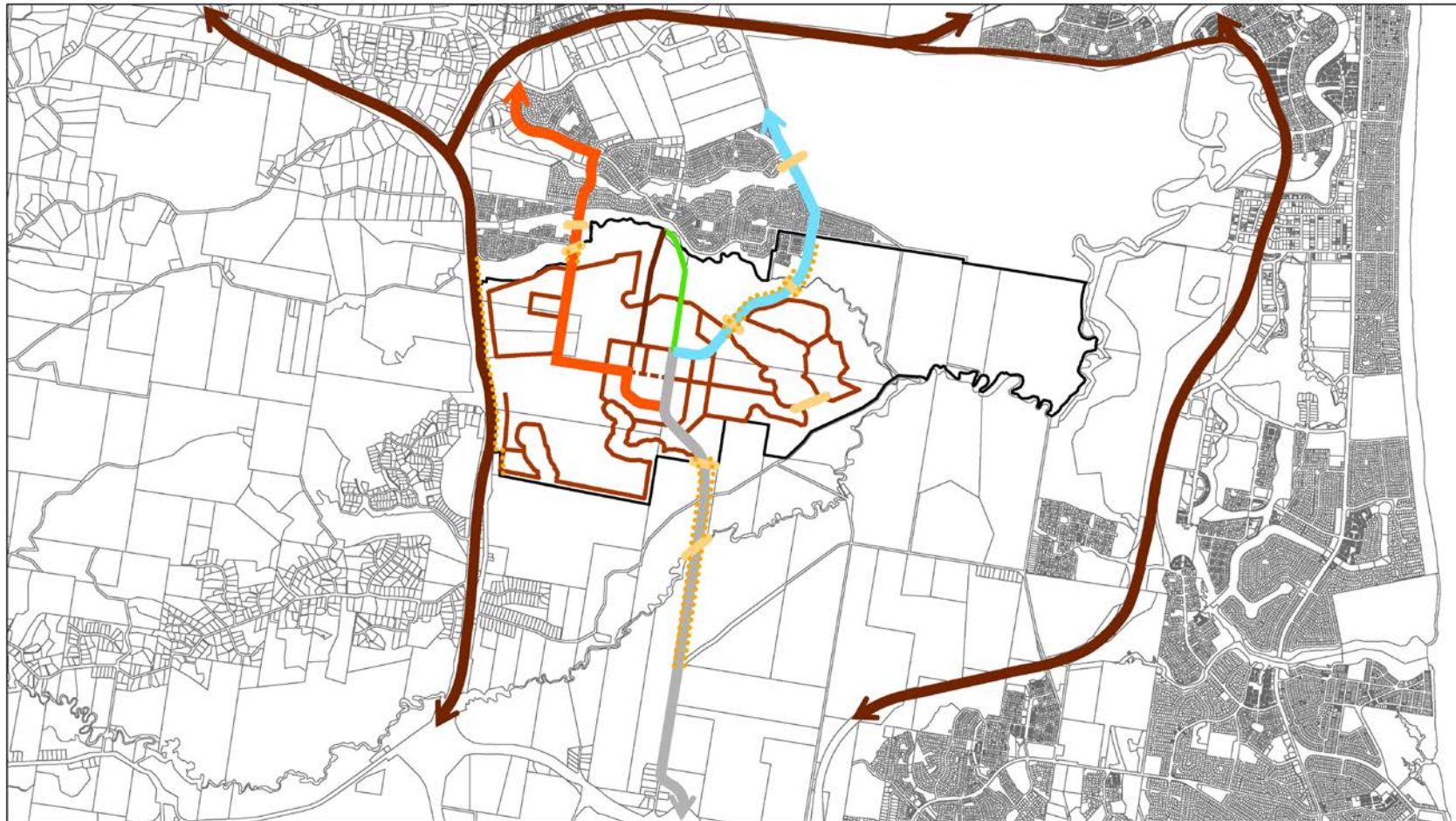
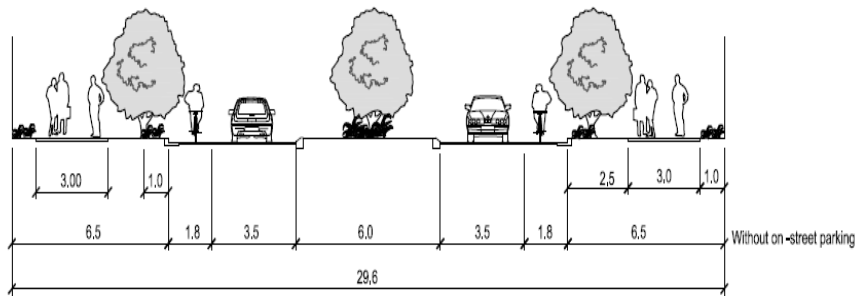
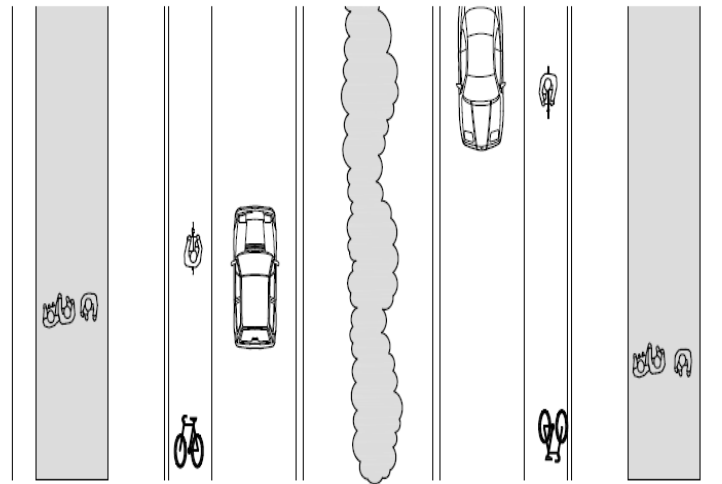
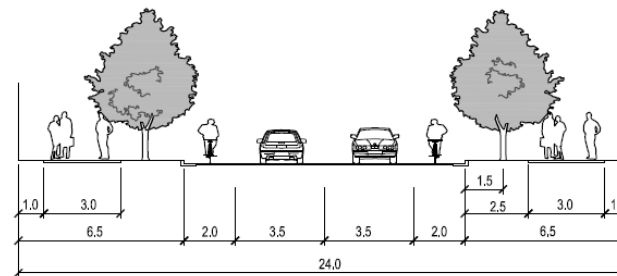
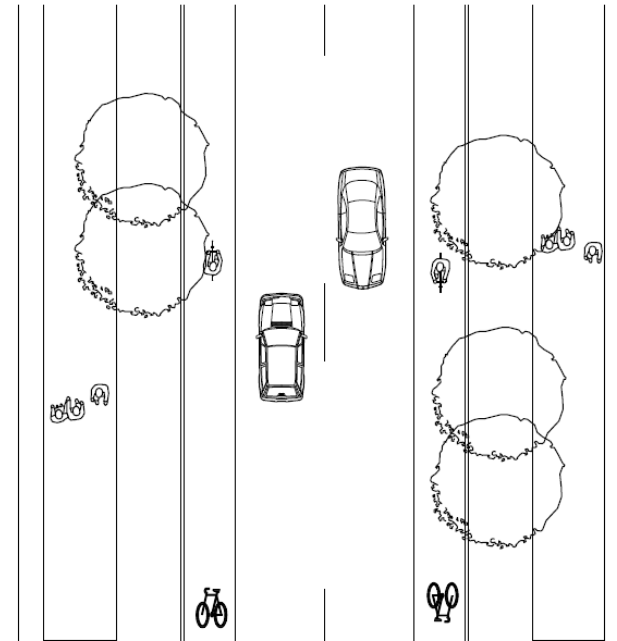


Figure SC6.19C Sub-arterial Road Type A with centre median



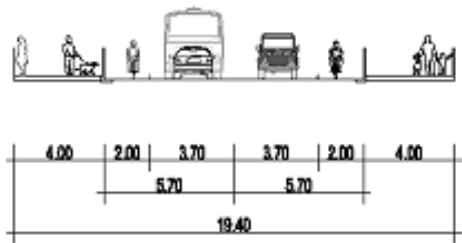
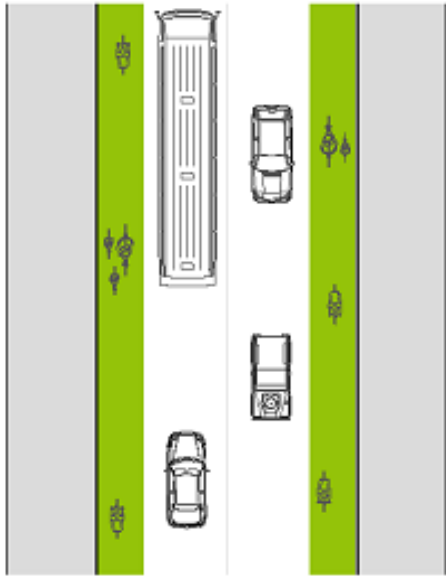
Claymore Road Link

Figure SC6.19D Sub-arterial Road Type A with no centre median



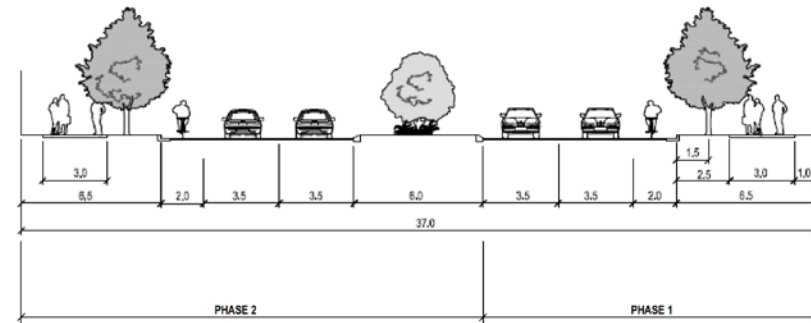
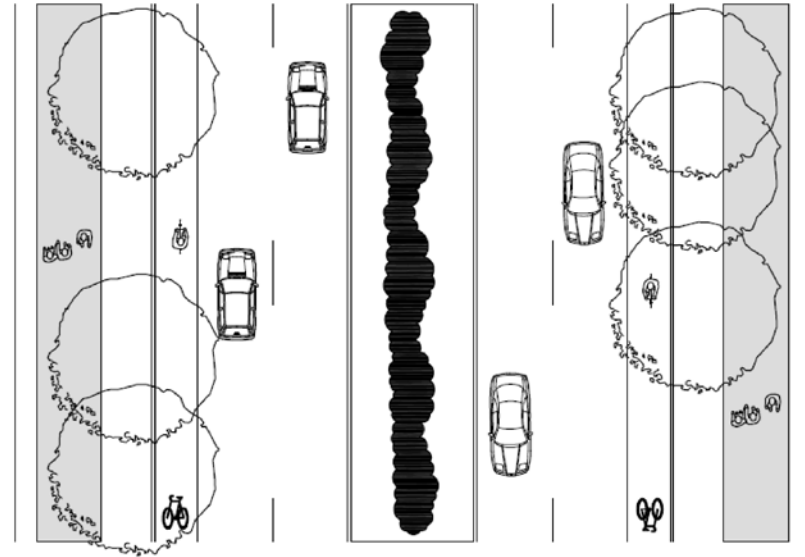
Claymore Road Link

Figure SC6.19E Sub-arterial Road Type A bridge



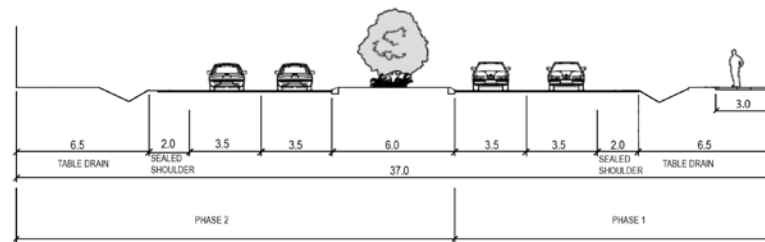
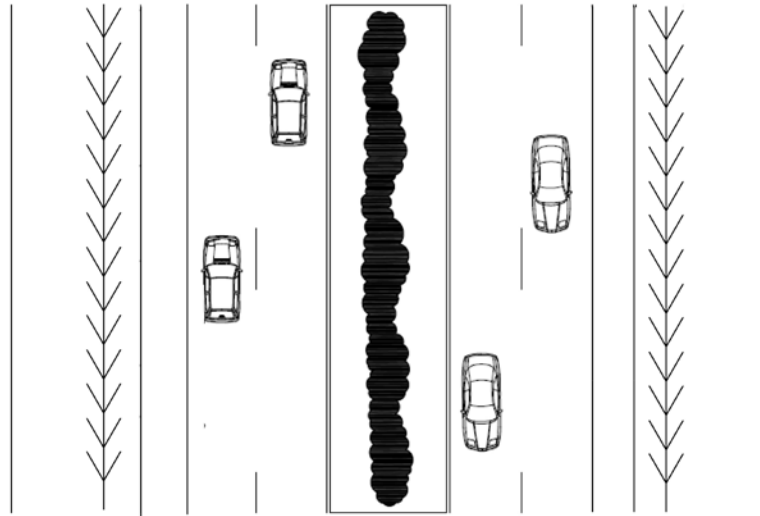
Claymore Road Bridge

Figure SC6.19F Sub-arterial Road Type B with kerb and channel



Southern Road Link

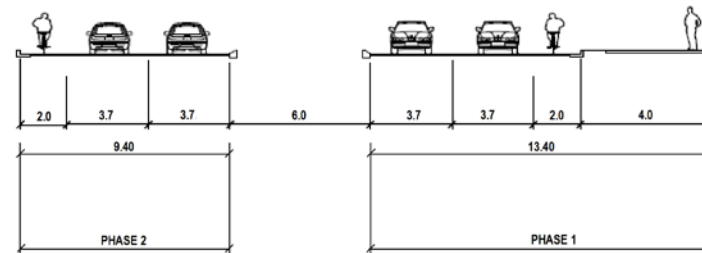
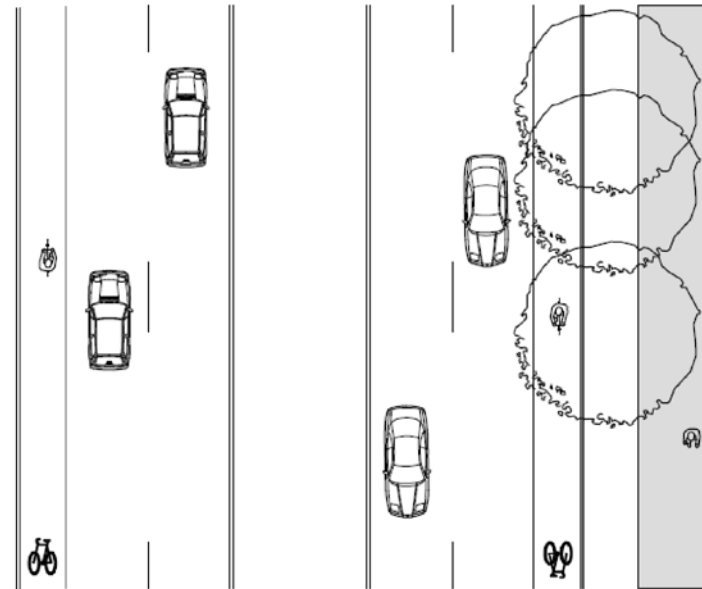
Figure SC6.19G Sub-arterial Road Type B with table drains



SUBARTERIAL TYPE B WITH TABLE DRAINS

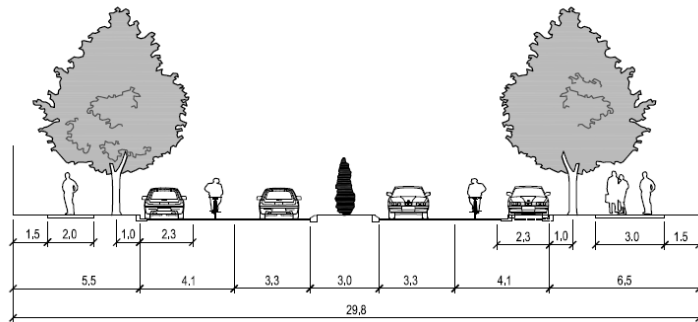
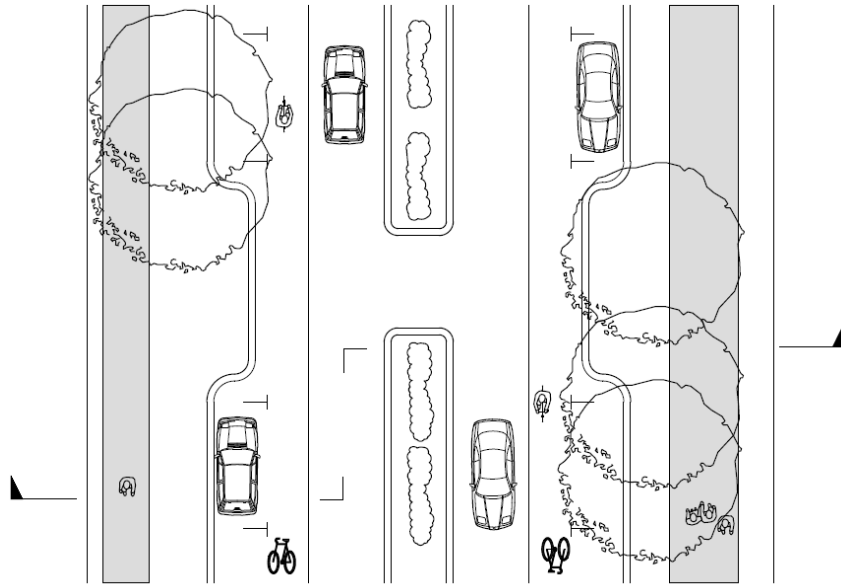
Southern Road Link

Figure SC6.19H Sub-arterial Road Type B bridge



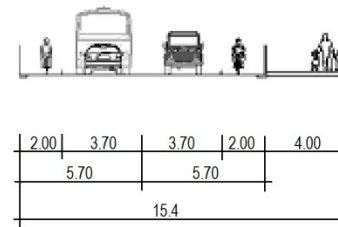
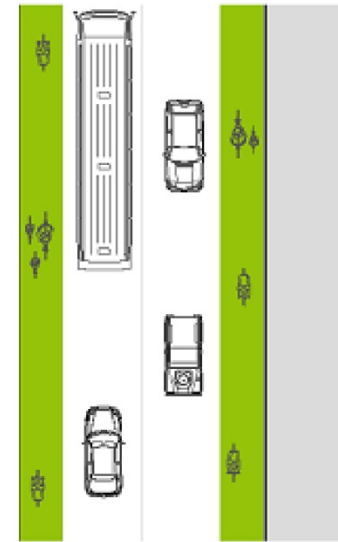
Southern Road Link Bridge

Figure SC6.19I District Collector Street



District Collector Street

Figure SC6.19J District Collector Street Bridge



Springhill Drive Bridge

Standards, guidelines and advice for fauna movement outcomes

- (4) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the fauna movement outcomes incorporated as part of the road transport infrastructure network:-
- (a) development provides the fauna fencing in association with the road and public transport corridors in accordance with the specifications in **Figure SC6.19K (Typical fauna fence design)**; and
 - (b) development provides for the other fauna movement measures specified in **Table SC6.19H (Other fauna movement measures)**.
- (5) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are guidelines about satisfying the standards in the code for the fauna movement outcomes:-
- (a) *Fauna Sensitive Road Design – Volume 1 - Past and Existing Practices* (Queensland Department of Main Roads, 2000);
 - (b) *Fauna Sensitive Road Design Manual – Volume 2– Preferred Practices* (Queensland Department of Transport and Main Roads, 2010);
 - (c) *Fish Passage in Streams – Guidelines for Design of Stream Crossings* (Queensland Department of Primary Industries and Fisheries, 1998); and
 - (d) *Breaking the Barriers – Engineering Solutions to Ecological Problems (Symposium)* (Environment Institute of Australia and New Zealand, 2009).
- (6) For the purposes of Performance Outcome PO11(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following is advice about satisfying the standards in the code for the fauna movement outcomes:-
- (a) the design of fauna protection measures should reflect landscape context, site conditions and the species being targeted; and
 - (b) an applicant should consult with the Council to determine the most appropriate measures to be implemented.

Figure SC6.19K Typical fauna fence design

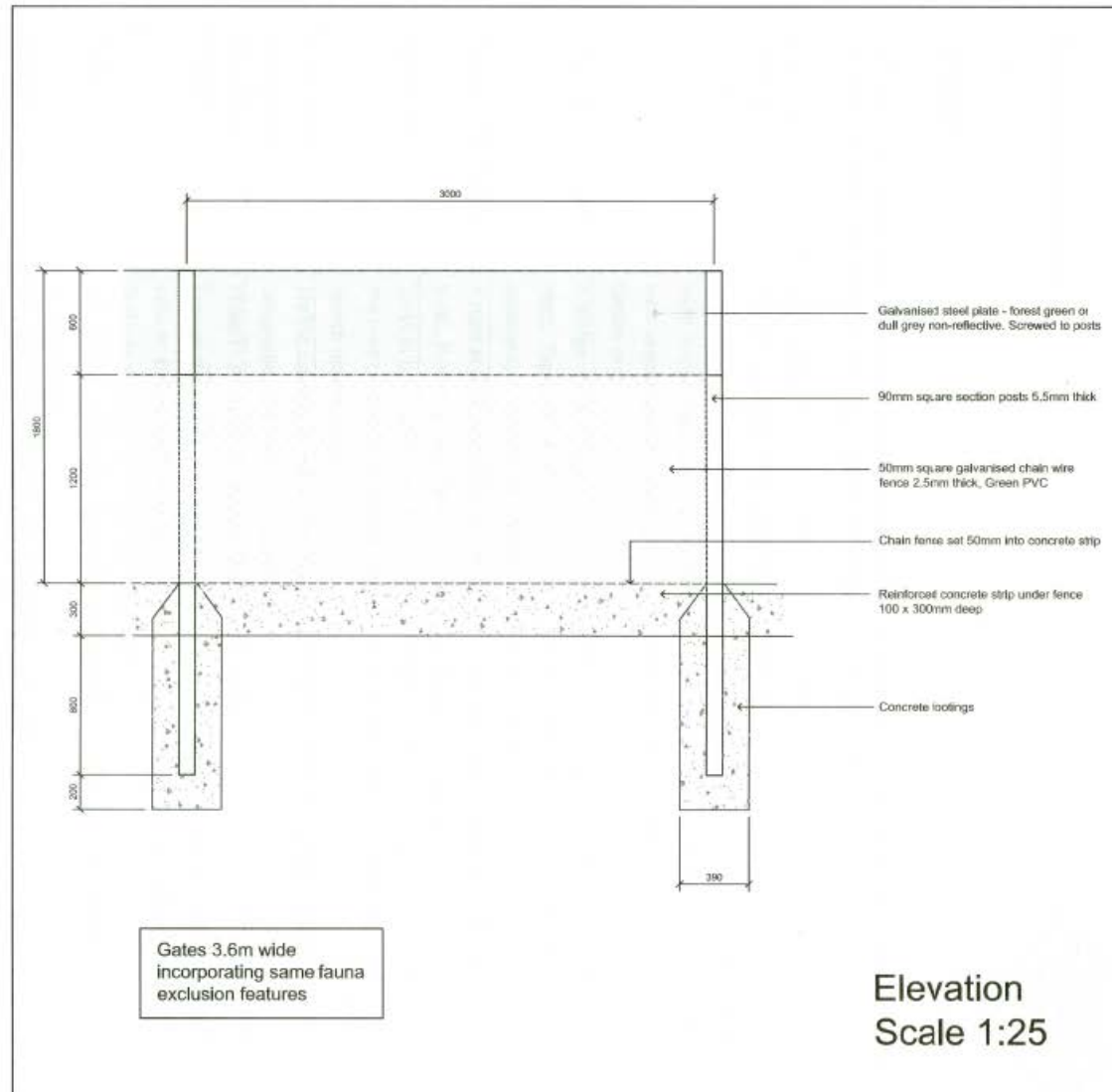
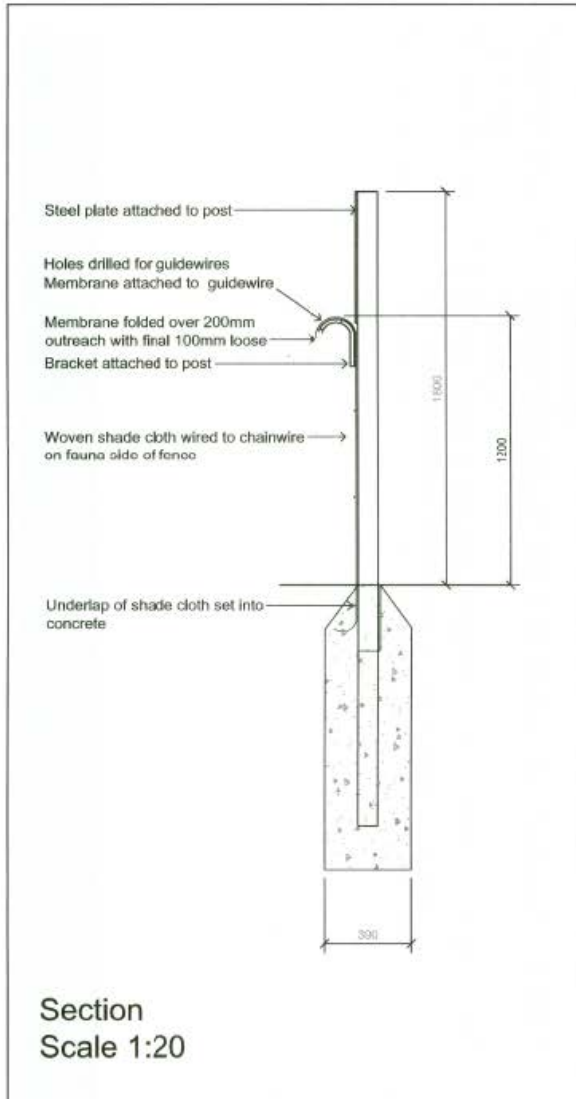


Table SC6.19H Other fauna movement measures

Measure	Descriptions
OVERPASS	PERMITS PASSAGE OF ANIMALS ABOVE THE ROAD
Land Bridge	Also known as a green bridge, eco-duct or wildlife bridge. Typically a 30 metre wide bridge that spans across the road. The bridge has soil over it, and is planted with vegetation and landscaped with habitat features (e.g. logs, rocks, small water bodies etc.).
Overpass (small roads)	A bridge above a major road, likely to allow human/stock access across the road. Typically of a narrow design and not hour-glass shape. An overpass is commonly a minor road, possibly unsealed or single lane configuration.
Canopy/Rope Bridge	A rope or pole suspended above traffic, either from vertical poles or roadside trees. Primarily established for arboreal and scansorial species.
Glider Pole	Vertical poles positioned in the centre median, on the road verge, or traversing the land bridge. They provide species that glide intermediary landing pads and launch opportunities.
Local Traffic Management	Traffic calming to reduce the speed or volume of traffic via signage, crosswalks, chicanes, road closures etc.
UNDERPASS	PERMITS PASSAGE OF ANIMALS BELOW THE ROAD
Culvert	Frequently square, rectangular or semi-circle in shape. Usually pre-cast concrete cells or arches made of steel. They may specifically be built for wildlife passage or stormwater or flood conveyance purposes or a combination of both.
Tunnel	Also known as eco-pipe. Commonly round pipes of reasonably small diameter (i.e. less than 1.5 metres)
Bridge	A structure that raises traffic above surrounding land or maintains the grade of the road. Often facilitating water underneath, movement of local traffic or assisting wildlife passage.
NON-STRUCTURAL MITIGATION	INCORPORATES MORE SENSITIVE ROAD DESIGN THAT ASSISTS 'NATURAL' PERMEABILITY
Corridor Plantings	Strips of vegetation, comprising of similar species either side of the road. Often crossing the road providing corridor movements for animals.

SC6.19.7 Public transport infrastructure network outcomes

Preliminary

- (1) This section applies to the public transport infrastructure network outcomes in Performance Outcomes PO14 to PO18 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for public transport infrastructure network outcomes

- (2) The following is general advice about satisfying the public transport infrastructure network outcomes:-
- (a) the public transport infrastructure network outcomes seek to ensure that the Palmview Master Planned Area is able to be provided with a high quality public transport service connecting major employment, retail, business, education, recreation, sporting, cultural and health facilities;
 - (b) **Other Plans Map OPM P9 (Palmview Master Planned Area public transport infrastructure network) in Schedule 2 (Mapping)** conceptually identifies the principal elements of the public transport infrastructure network, including the following:-
 - (i) the local public transport corridor;
 - (ii) local bus services; and
 - (iii) bus stops and transit stations;
 - (c) increasing the proportion of public transport trips both within the Master Planned Area and to locations outside of the Master Planned Area will not only serve to improve the sustainability of the Palmview community but will also contribute to a healthier community;
 - (d) public transport services are intended to be bus-based and form part of Translink's Sunshine Coast Network Plan. The higher order road network has been carefully designed to support the efficient circulation of buses and to provide for priority movement along identified key routes;

- (e) there is also a high level of functional integration between the public transport and bicycle and pedestrian infrastructure networks (including end of trip facilities) and it is intended that these networks be developed in unison to support the development of the Master Planned Area as a transit oriented community;
- (f) the requirements for public transport infrastructure are to be complemented with a broader strategy for the provision and use of public transport services and are to deliver a 'seed' program for public transport during the first phases of development has provided for in the applicable infrastructure agreement; and
- (g) the public transport infrastructure network outcomes are primarily intended to be satisfied by the following:-
 - (i) development providing public transport infrastructure in accordance with the applicable infrastructure agreement;
 - (ii) development ensuring that the public transport infrastructure to be provided, and in particular the local public transport corridor, is in accordance with the public transport infrastructure network and the standards for the public transport infrastructure network as specified in the **Palmview structure plan area code**; and
 - (iii) the detailed design and construction of the public transport infrastructure network incorporating appropriate urban design, landscape and environmental features and treatments.

SC6.19.8 Bicycle and pedestrian infrastructure network outcomes

Preliminary

- (1) This section applies to the bicycle and pedestrian infrastructure network outcomes in Performance Outcomes PO19 to PO23 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code** (bicycle and pedestrian infrastructure network outcomes).

General advice for bicycle and pedestrian infrastructure network outcomes

- (2) The following is general advice about satisfying the bicycle and pedestrian infrastructure network outcomes:-
 - (a) the bicycle and pedestrian infrastructure network outcomes seek to create an urban environment that supports and promotes walking and cycling and those using mobility aids, and thereby reduce demand for private vehicle trips;
 - (b) **Other Plans Map OPM P10 (Palmview Master planned area bicycle and pedestrian infrastructure network)** in **Schedule 2 (Mapping)** identifies conceptually the higher order elements of the bicycle and pedestrian infrastructure network including transit lanes, on-road dedicated bicycle lanes, on-road shared bicycle/parking lanes, off-road shared pedestrian/bicycle paths and off-road dedicated bicycle paths, bridge structures and timber boardwalks;
 - (c) increasing the proportion of 'active' transport trips will not only serve to improve the sustainability of the Palmview urban community but will also contribute to a healthier community in the long term;
 - (d) the Master Planned Area is well suited to walking and cycling because of its relatively flat topography, its relatively compact urban form and its reasonably high level of access to major facilities such as the University of the Sunshine Coast and the Sunshine Coast University Hospital. There is also a high level of functional integration between the various infrastructure networks for the Palmview Master Planned Area that underpins and takes maximum advantage of these active transport modes;
 - (e) the environmental and landscape context at Palmview also provides excellent opportunities for recreation trails, with easy access to significant planned recreation trails along the Mooloolah River and Sippy Creek, providing opportunities to use these trails as key links within the active transport network;
 - (f) the bicycle and pedestrian infrastructure network is extensive and is intended to be treated as the priority movement network in the Master Planned Area; and

- (g) the bicycle and pedestrian infrastructure network outcomes are primarily intended to be satisfied by the following:-
 - (i) development providing bicycle and pedestrian infrastructure in accordance with the applicable infrastructure agreement; and
 - (ii) development ensuring that the bicycle and pedestrian infrastructure to be provided is in accordance with the bicycle and pedestrian infrastructure network and the standards for the bicycle and pedestrian infrastructure network as specified in the **Palmview structure plan area code**.

Standards and guidelines for bicycle and pedestrian infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO19(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the bicycle and pedestrian infrastructure network:-
 - (a) development provides for bicycle and pedestrian infrastructure in road transport infrastructure and public transport infrastructure to be in accordance with the typical road cross sections contained in **Section SC6.19.6 (Road transport infrastructure network outcomes)** and the **Planning scheme policy for transport and parking**.

SC6.19.9 Urban open space infrastructure network outcomes

Preliminary

- (1) This section applies to the urban open space infrastructure network outcomes in Performance Outcomes PO31 to PO39 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code** (urban open space infrastructure network outcomes).

General Advice for Urban Open Space Infrastructure Network Outcomes

- (2) The following is general advice about satisfying the urban open space infrastructure network outcomes:-
 - (a) the urban open space outcomes seek to ensure that the Master Planned Area is provided with an appropriate range of local, district and regional urban open space areas;
 - (b) urban open space plays an important role in supporting the development of social capital and creating a healthy community and is particularly important in new and emerging communities in terms of strengthening social interaction and encouraging a sense of place, providing for recreation activities and contributing to the amenity of their urban form;
 - (c) the urban open space outcomes also seek to ensure the establishment of a legible, accessible, connected open space network while creating public open spaces that respond to each individual neighbourhood;
 - (d) **Other Plans Map OPM P11 (Palmview master planned area urban open space infrastructure network)** in **Schedule 2 (Mapping)** identifies conceptually the higher order elements of the urban open space infrastructure network planned for the **Palmview structure plan area code**;
 - (e) local recreation park components of the urban open space infrastructure network are intended to be located so as to ensure all residents and workers of the Master Planned Area are within 500 metre walking distance of a local recreation park; and
 - (f) the urban open space infrastructure network outcomes are primarily intended to be satisfied by the following:-
 - (i) development providing the urban open space infrastructure in accordance with the applicable infrastructure agreement; and
 - (ii) ensuring that detailed design and construction of urban open space has regard to the following:-
 - (A) functional characteristics, user needs (social and recreational), lifecycle costs and incorporates high quality urban and landscape design which complies with CPTED principles; and

- (B) the standards identified for the non-urban open space infrastructure network in **Appendix SC6.19A (Palmview Master Planned Area ecological and landscape protection and rehabilitation plan)**.

Standards for the urban open space infrastructure network outcomes

- (3) For the purposes of Performance Outcome PO31(b) in **Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are the standards identified in the code for the urban open space infrastructure network:-
- (a) development provides for land for urban open space to be provided in one contiguous parcel which is regular in shape and fit-for-purpose;
 - (b) development provides for land for urban open space to be provided to the Council in freehold tenure;
 - (c) development ensures that urban open space is above the Q20 flood levels;
 - (d) development ensures that urban open space is free of hazards and constraints, including the following:-
 - (i) land listed on the Contaminated Land Register or Environmental Management Register;
 - (ii) land known or suspected as being contaminated;
 - (iii) land required for buffer or esplanade;
 - (iv) land required for or contains an above ground utility installation such as a sewerage pump station, transformer or high voltage power lines or lies within 50 metres of an easement;
 - (v) land required as an easement over sewerage/water lines or other underground utilities or services;
 - (vi) land required principally for drainage purposes;
 - (vii) land is required for stormwater treatment or detention;
 - (viii) land within a road reserve or subject to future proposed transport corridors;
 - (e) development ensures that local, district and regional level urban open space has direct access from a public road along one side for at least 50% of its perimeter; and
 - (f) development ensures that urban open space infrastructure is provided in accordance with the desired standards of service as stated in the following:-
 - (i) **Table SC6.19I (Provision of urban open space infrastructure network)** which states the provision rate of the urban open space infrastructure network; and
 - (ii) **Table SC6.19J (Urban open space infrastructure network attributes)** which states the attributes of the urban open space infrastructure network).

Table SC6.19I Provision of urban open space infrastructure network

Park type Category	Park type Catchment	Park characteristics		Park catchment	
		Minimum area	Minimum width	Catchment	Park provision
Recreation parks	Local	1 ha	50m	500m (within 5 min. walk)	1 ha per 1,000 people
	District	5 ha	50m	5 km (within 30 min. walk, 20 min. cycle and 10 min. drive)	1.3 ha per 1,000 people
	Regional	20 ha	100m	30 km (public transport routes and cycleway and within 30 min. drive)	0.7 ha per 1,000 people
Sports parks	District	10 ha	150m	10 km (30 min. cycle, 10 min. drive)	1.5 ha per 1,000 people

Table SC6.19J Urban open space infrastructure network attributes

Recreation park – Local	
<p>Description: Primarily used by the community for informal recreation, social, cultural and leisure activities and which may provide for other complementary values (e.g. landscape amenity or biodiversity conservation). In community hubs they are visually and physically connected with the community and commercial activities to help activate the locality.</p>	
<p>Size and topography</p> <ul style="list-style-type: none"> • Minimum of 1.0 ha. • Where the topography is such that additional land is required to achieve the required facilities and setting, land area can be increased to accommodate these facilities. • Minimum width 50m. • Regular shape. <p>Access and location</p> <ul style="list-style-type: none"> • A short 5-10 minute walk or less than 500 metres from most residences. • At least two sides or approximately 50% of perimeter to have road frontage. • Key use areas meet disability access requirements. <p>Linkages</p> <ul style="list-style-type: none"> • Linked by quality recreation trail network or a pedestrian and bicycle network. • Pathways networks located within open space not to conflict with primary park use. <p>Landscape and character</p> <ul style="list-style-type: none"> • Character reflective of local identity and heritage values/space. • Retain existing trees at strategic locations. Plant new trees to contribute to broader amenity of the area. • Where a park has been located to provide views, key viewpoints need to be protected. 	<p>Natural assets (vegetation)</p> <ul style="list-style-type: none"> • Planting to provide diversity of layers and qualities for wildlife needs – food sources, connection, protection and breeding. • Planting style allowing for kick about cleared area. • Protect and sustain Ecologically important areas / support local biodiversity consistent with primary function. <p>Safety and security</p> <ul style="list-style-type: none"> • The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting. • Play spaces are located in safe areas (good surveillance). • Safe access for pedestrians - lighting. • Emergency vehicle access. <p>User benefits</p> <ul style="list-style-type: none"> • Open grassed area for passive recreation with shaded spaces for social interaction and provide visual amenity for external users. <p>Flood immunity</p> <ul style="list-style-type: none"> • Above Q20 (defined WSUD/flood event). • Buildings are to be above Q100. • Kick about and social spaces are well drained. <p>Activities</p> <ul style="list-style-type: none"> • Land use. • Community Hubs. • To meet the Desired Standards of Service of Social Infrastructure Strategy.
Recreation park – Town Park	
<p>Description Primarily used by the community for informal recreation, social, cultural and leisure activities. Located in a community hub. A location for events, celebrations and community gatherings of a civic/ community nature.</p>	
<p>Size and topography</p> <ul style="list-style-type: none"> • Minimum of 3 ha. • Minimum width 100m. <p>Access and location</p> <ul style="list-style-type: none"> • At least one side or approximately 50% of perimeter to have road frontage. • Key use areas meet disability access requirements. • Co-located with retail/commercial spaces, community facilities, and/or schools to help activate the locality. 	<p>Safety and security</p> <ul style="list-style-type: none"> • The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk. • Safe access. • Emergency vehicle access. <p>User benefits</p> <ul style="list-style-type: none"> • Community meeting spaces for social, cultural and leisure activities and which may provide for other complementary values (e.g. Landscape amenity). • Civic meeting and gathering space.

<p>Linkages</p> <ul style="list-style-type: none"> • Linked to quality recreation trail network or a pedestrian and bicycle network. • Central to key civic and community facilities. <p>Landscape and character</p> <ul style="list-style-type: none"> • Character reflective of local identity and heritage values/space. Designed and managed to support community and social adjoin activities. 	<p>Flood immunity</p> <ul style="list-style-type: none"> • Land to be above Q20 (defined flood event). • Buildings are to be above Q100. • Grassed spaces are well drained. <p>Activities</p> <ul style="list-style-type: none"> • Provision of space for civic events/celebration. • Skate/youth facility. • Diverse range of recreational and social spaces. • Space for cultural and community events.
Recreation park – district	
<p>Description</p> <p>Primarily used by the community for recreation, social, cultural and leisure activities and may provide for other complementary values (e.g. landscape amenity or biodiversity conservation). District recreation parks provide more diverse opportunities for recreation experiences and may support nature- based recreational experiences.</p>	
<p>Size and topography</p> <ul style="list-style-type: none"> • 5 ha. • Where the topography is such that additional land is required to achieve the required facilities and setting, land area can be increased to accommodate these facilities. • Minimum width 50m. <p>Access and location</p> <ul style="list-style-type: none"> • 5 km from most residences. • Generally located in urban areas or areas of special interest and may adjoin other community facilities. • On or close to a distributor or arterial road and within walking distance to regular public transport. • At least one side or approximately 50% of perimeter to have road frontage. • Provision of off street car parking. <p>Linkages</p> <ul style="list-style-type: none"> • Located on a recreation trail or on a pedestrian and bicycle network. • May provide a trail head for urban and non-urban trails. • Pathways networks located within open space not to conflict with primary park uses. <p>Landscape and character</p> <ul style="list-style-type: none"> • Character reflective of local identity and heritage values. • Retain existing trees at strategic location and planting new trees to contribute to broader amenity of the area. • Kick about spaces to be retained for passive recreation opportunities and spaces to accommodate events. • Consider use of durable materials and more permanent features (e.g. walls). • Where a park has been located to provide views, key viewpoints need to be identified and planted with lower vegetation where replanting occurs. 	<p>Natural assets (vegetation)</p> <ul style="list-style-type: none"> • 'Bushland' planting style while allowing for kick about cleared area, play spaces, event spaces and community garden areas. • Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding. • Protect and sustain ecologically important areas/ support local biodiversity consistent with primary function. <p>Safety and security</p> <ul style="list-style-type: none"> • The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting. • Play spaces are located in safe areas. • Emergency vehicle access. • Pedestrian pathways to be lit. <p>User benefits</p> <ul style="list-style-type: none"> • District recreation parks provide a more diverse range of passive, social, cultural and recreational experiences through supporting land and infrastructure. <p>Flood immunity</p> <ul style="list-style-type: none"> • Land (minimum of 70%) to be above Q20 (defined flood event). • Buildings are to be above Q100. • Kick about and social spaces are well drained. • WSUD.

Recreation park – regional

Description

Primarily used by the community for informal recreation, social, cultural and leisure activities and which may provide for other complementary values (e.g. landscape amenity or conservation). Sunshine Coast wide recreation parks provide a wider range of experiences and opportunities that encourage longer stays for a diverse range of users.

Botanic Gardens are contained in this category.

Size and topography

- 20 ha.
- Minimum width 100m.

Access and location

- In urban areas <30 km most residences.
- On or close to arterial road with regular public transport to the site.
- At least two sides or approximately 50% of perimeter to have road frontage.
- Provision of dispersed onsite car parking essential to reduce visual impact.
- Located on a recreation trail.

Linkages

- Located on a recreation trail or on a pedestrian and bicycle network.
- Provides a trail head for urban and non-urban trails.
- Pathway networks located within open space not to conflict with primary park uses.
- Pedestrian pathways link activity areas.

Landscape and character

- Character reflective of local identity and heritage values.
- Retain existing trees at strategic locations and plant new trees to contribute to broader amenity of the area.
- Larger open spaces (e.g. kick about space) to be retained for passive recreation and social opportunities (e.g. major events).
- Consider use of durable materials and more permanent features (e.g. walls).
- Where a park has been located to provide views, key viewpoints need to be identified and planted with lower vegetation where replanting occurs.

Natural assets (vegetation)

- 'Bushland' planting style while allowing for kick about cleared area.
- Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding.
- Protect and sustain ecologically important areas/ support local biodiversity consistent with primary function.

Safety and security

- The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting.
- Play spaces are located in safe areas.
- Emergency vehicle access.
- Safe light areas for night time use and pedestrian linkage.

User benefits

- Provides for a large range of outdoor and passive recreational experiences including play spaces, open space and informal kick about area, landscape and amenity and provides BBQ, shelters and major gathering spaces and opportunities for festivals and celebration.

Flood immunity

- Land to be above Q20 (defined flood event).
- Buildings are to be above Q100.
- Kick about and social spaces are well drained.

Recreational trails

Description

Recreation trails are provided for the primary purpose of recreational activities such as walking, horse riding and mountain biking. Recreation trails often traverse through a range of land tenures. These places have a different intent to the pedestrian and bicycle networks co-located with roads infrastructure, which exist primarily to expedite modes of movement.

Size and topography

- 12m wide corridor incorporating a 1.5 – 3m wide pathway.
- A variety of distances and circuits to be provided.
- Natural contours are to be followed to ensure even trail grades.
- Ensure local drainage is maintained along

Landscape and character

- Where space allows, without compromising the lands core function, the trail gently meanders to take advantage of natural and constructed features and provide an element of discovery.
- Desirable for 60% of trail to have access to shade from vegetation.
- Trails are to be interesting and routed through

<p>water courses.</p> <ul style="list-style-type: none"> Poorly drained areas and areas with high erosion to be avoided. <p>Access and location</p> <ul style="list-style-type: none"> Trails to connect to recreation parks, sports grounds, and traverse drainage reserves, appropriate environment reserves, Conservation/national parks to activate the open space network and create a sense of connection to and immersion in open space. Trails to be located close to edges of parks to reduce impacts on park users. Trail location to give consideration to the user and service vehicle access requirements for maintenance. <p>Provision</p> <ul style="list-style-type: none"> Consider access for residents to be <500m from a recreation trail. <p>Linkages</p> <ul style="list-style-type: none"> Trails are linked to community hubs (cafes, community facilities) parks, reserves and sports grounds, active transport networks and the non-urban trail networks. 	<p>different vegetation and landform.</p> <ul style="list-style-type: none"> Where determined, environmental and cultural features are outlined in interpretive information. Recycled/sustainable construction materials preferred. Where not possible materials that are durable or can be reused are required. <p>Natural assets (vegetation)</p> <ul style="list-style-type: none"> Taller trees for shading. Planting to provide diversity of layers and qualities for wildlife needs – food sources connection, protection and breeding. Trails constructed to so as not to impact on existing trees and reduce need for constant pruning. Porous materials to be considered in suitable areas to improve water penetration and reduce sheet flow. <p>Safety and security</p> <ul style="list-style-type: none"> The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting. Trails are located a minimum of 5m from the constructed road. Safety signage and fencing where necessary. <p>User benefits</p> <ul style="list-style-type: none"> At planning stage determine what users (e.g. walking, cycling and equestrian) and level of accessibility. <p>Flood immunity</p> <ul style="list-style-type: none"> The provision of appropriate drainage must be considered in the trail planning, design and construction process.
Sport grounds – district	
<p>Description</p> <p>Facilities for formal sporting and active recreation activities including ovals, courts and circuits. They may also provide local recreation park facilities outside of formal sporting hours as well as recreation facilities for families attending sporting events. Contribute to amenity and local biodiversity by appropriate vegetation planting on boundaries.</p>	
<p>Size and topography</p> <ul style="list-style-type: none"> 10 ha. A number of sports may co-locate or adjoin district recreation parks creating a larger open space. Principally a flat site with 5% gradient or less. Minimum width 150m. <p>Access and location</p> <ul style="list-style-type: none"> In urban areas <10 km. Close to a collector road with on-site car parking provided. At least two sides or approximately 50% of perimeter to have road frontage. In higher density areas co-locate with community infrastructure where possible. Located on public transport routes and stops. 	<p>Natural assets (vegetation)</p> <ul style="list-style-type: none"> Boundary area and corners of site substantially planted with locally native tree/shrub species. <p>Safety and security</p> <ul style="list-style-type: none"> The use of Crime Prevention through Environmental Design (CPTED) principles relevant to level of risk and nature of setting. Play spaces are located in safe areas. Emergency vehicle access. Perimeter fencing for safety of users. <p>User benefits</p> <ul style="list-style-type: none"> District sports grounds provide community access to a variety of active formal sporting, cultural and recreation facilities. Multi use and multi-function configuration

<p>Linkages</p> <ul style="list-style-type: none"> • Located on a recreation trail or on a pedestrian and bicycle network. • Connected to residential and school/community facilities. <p>Landscape and character</p> <ul style="list-style-type: none"> • Designed to reduce impact of flood lighting on adjacent areas. • Use of appropriate design and management principles (e.g. on-site water storage and treatment) to reduce nutrient flow and weed invasion from the site. • Designed to positively contribute to the amenity of surrounding areas. • Shade trees dividing fields, shaded car parking. 	<p>preferred.</p> <p>Flood immunity</p> <ul style="list-style-type: none"> • Buildings and fenced areas above Q100. • Playing fields above Q20. • Wetland treatment areas above Q10. • Playing surfaces are well drained. <p>Activities</p> <ul style="list-style-type: none"> • Assessment of existing facilities within the district to inform preferred layout.
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Standards for embellishments associated with urban open space infrastructure network

- (4) For the purposes of Performance Outcome PO31(b) in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the standards identified in the code for the desired level of embellishments for each type of urban open space area are specified in **Table SC6.19K (Embellishment standards for urban open space infrastructure)**.

Table SC6.19K Embellishment standards for urban open space infrastructure

Embellishments	Local Recreation	District Recreation	Regional Recreation	District Sport	Town park
Earthworks (grading, levelling and grassing)	✓	✓	✓	✓	✓
Weed free	✓	✓	✓	✓	✓
Tree planting	✓	✓	✓	✓	✓
Signage (name / info)	✓	✓	✓	✓	✓
Interpretive signage		✓	✓		✓
Road access (external)		✓	✓	✓	✓
Vehicle access / road (internal / fire management)		✓	✓	✓	✓
Vehicle access (emergency vehicles)	✓	✓	✓	✓	✓
Public art			✓		✓
Car parking (on-site) - (10 formal spaces per ha plus additional on-street parking)		✓	✓	✓	
Vehicle barriers/ bollards	✓	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓	✓
Footpath / bikeway (internal)		✓	✓	✓	✓
Footpath / bikeway (external linkage)		✓	✓	✓	✓
Flat, well drained play area	✓	✓	✓	✓	✓
Shade structures / shade sails	✓	✓	✓	✓	✓
Bench seating – 3 seats per ha	✓	✓	✓	✓	✓
Picnic table / shelters	✓	✓	✓	✓	✓
Barbecues		✓ (max 2 double BBQs)	✓ (max 4 double BBQs)		
Drinking fountains	✓	✓	✓	✓	✓
Toilet block - 8 stall unisex (including disabled)		✓ (1 block)	✓ (2 blocks)	✓ (1 block with change rooms)	✓ (1 block)
Skate park					✓
Play space / youth / fitness equipment with softfall and shade over equipment areas	✓	✓	✓	✓	✓
Lighting / security lighting pathways	✓	✓	✓	✓	✓

Embellishments	Local Recreation	District Recreation	Regional Recreation	District Sport	Town park
Plaza – hard stand area					✓
Sports field lighting and 3 phase power				✓	✓
Fenced dog park		✓	✓		
Landscaping / gardens	✓	✓	✓	✓	✓
Multi-purpose fields				✓	
Multi-purpose courts				✓	
Storage sheds				✓	
Clubhouse / change rooms				✓	
Kiosk				✓	✓
Spectator seating				✓	
Bus set down			✓	✓	✓
Rubbish bins	✓	✓	✓	✓	✓
Drainage	✓	✓	✓	✓	✓
Fencing	✓	✓	✓	✓	
Design	✓	✓	✓	✓	✓
Suitable building sites		✓	✓	✓	
Serviced site with water, sewer, stormwater and electricity	✓	✓	✓	✓	✓

Guidelines for minimising ongoing lifecycle and management costs of the urban open space infrastructure network

- (5) For the purposes of Performance Outcome PO39 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**, the following are guidelines about satisfying the standards in the code for the minimising ongoing lifecycle and management costs of the urban open space infrastructure network:-
- (a) development provides for the use of landscape features such as mounding and stone walls rather than the provision of generic play equipment in the urban open space infrastructure network;
 - (b) development provides for the use of native endemic species in landscaping and the reduction of areas of manicured lawns in the urban open space infrastructure network;
 - (c) development provides for the inclusion of solar lighting in the urban open space infrastructure network; and
 - (d) development provides for the use of recycled water in the urban open space infrastructure network.

SC6.19.10 Community facilities infrastructure network outcomes

Preliminary

- (1) This section applies to the community facilities infrastructure network outcomes in Performance Outcomes PO45 to PO47 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for community facilities infrastructure network outcomes

- (2) The following is general advice about satisfying the community facilities infrastructure network outcomes:-
- (a) the community facilities infrastructure network outcomes seek to ensure that the Master Planned Area is provided with an appropriate range of community facilities;
 - (b) community facilities and services, and access to those, play an important role in supporting the development of social capital and are particularly important in new and emerging communities that need to establish local connections and a sense of place;
 - (c) **Other Plans Map OPM P13 (Palmview Master Planned Area community facilities infrastructure network)** of the **Palmview Structure Plan** identifies conceptually the higher

order elements of the community facilities infrastructure network planned for the Master Planned Area;

- (d) the community facilities infrastructure outcomes are primarily intended to be satisfied by:-
- (i) development providing community facilities infrastructure in accordance with the applicable infrastructure agreement and **Table SC6.19L (Attributes of community facilities infrastructure)**; and
 - (ii) ensuring that the detailed design and construction of community facilities has regard to functional characteristics, user needs, whole of lifecycle costs and incorporates high quality urban and landscape design; and
- (e) developers are encouraged to complement requirements for community facilities infrastructure with a broader strategy for developing social capital and work in partnership with the Council to deliver a tailored community development program.

Table SC6.19L Attributes of community facilities infrastructure

Community Facilities – District	
Description General community use facility providing meeting spaces for social, educational and recreational activities, health/ support services and information	
<p>Size</p> <ul style="list-style-type: none"> • 1 ha land. • 1,500m² GFA. <p>Access and location</p> <ul style="list-style-type: none"> • At least one side or approximately 25% of perimeter to have road frontage. • Access, site and buildings meet disability access requirements. • Co-located with retail/commercial spaces, other community facilities, open space and/or schools to help activate the locality and create a vibrant civic gathering space. <p>Linkages</p> <ul style="list-style-type: none"> • Linked to public transport and pedestrian/bicycle networks. <p>Landscape and character</p> <ul style="list-style-type: none"> • Location and design responds to the surrounding natural and built environment and respect and celebrate local identity, character and heritage. • Where a facility has been located to provide views, key viewpoints need to be protected. 	<p>Safety and security</p> <ul style="list-style-type: none"> • Crime Prevention through Environmental Design (CPTED) principles address access, site and building design. • Setting, site and building design maximises casual surveillance. • Emergency vehicle access. <p>User benefits</p> <ul style="list-style-type: none"> • Multi-function, flexible spaces that responds to the diverse and changing needs of the community and encourages participation, creativity, healthy lifestyles and community wellbeing. • Encourages community networks and activity, pride and ownership. <p>Flood immunity</p> <ul style="list-style-type: none"> • Buildings are to be above Q100.
Community Facilities – Local/meeting space	
Description General community use facility providing meeting spaces for social, educational and recreational activities, health/ support services and information	
<p>Size</p> <ul style="list-style-type: none"> • 3,000m² land. • 300-800m² GFA. <p>Access and location</p> <ul style="list-style-type: none"> • At least one side or approximately 25% of perimeter to have road frontage. • Access, site and buildings meet disability access requirements. 	<p>Safety and security</p> <ul style="list-style-type: none"> • Crime Prevention through Environmental Design (CPTED) principles address access, site and building design. • Setting, site and building design maximises casual surveillance. • Emergency vehicle access. <p>User benefits</p>

<ul style="list-style-type: none"> • Co-located with retail/commercial spaces, other community facilities, open space and/or schools to help activate the locality and create a vibrant civic gathering space. <p>Linkages</p> <ul style="list-style-type: none"> • Linked to public transport and pedestrian/bicycle networks. <p>Landscape and character</p> <ul style="list-style-type: none"> • Location and design responds to the surrounding natural and built environment and respect and celebrate local identity, character and heritage. • Where a facility has been located to provide views, key viewpoints need to be protected. 	<ul style="list-style-type: none"> • Multi-function, flexible spaces that responds to the diverse and changing needs of the community and encourages participation, creativity, healthy lifestyles and community wellbeing. • Encourages community networks and activity, pride and ownership. <p>Flood immunity</p> <ul style="list-style-type: none"> • Buildings are to be above Q100.
Aquatic Facility – District (minor)	
<p>Description</p> <p>An aquatic centre consisting of lap swimming, water play and other ancillary infrastructure to cater for the district.</p>	
<p>Size and topography</p> <ul style="list-style-type: none"> • Minimum 10,000m² usable unconstrained area which includes: <ul style="list-style-type: none"> ○ requirements for car parking ○ emergency vehicle access ○ pedestrian pathways within the complex ○ equitable access designs ○ Landscape buffers ○ space for sustainable initiatives i.e. solar, backwash water recycling. ○ Waterspace approx. 500m² <p>Access and location</p> <ul style="list-style-type: none"> • Co-location with compatible uses such as other community infrastructure such as libraries, youth spaces, neighbourhood centres, active recreation facilities, skate parks, business centres, schools and shopping centres. <p>Linkages</p> <ul style="list-style-type: none"> • Linked to public transport and pedestrian/bicycle networks. <p>Amenity impact</p> <ul style="list-style-type: none"> • Aquatic facilities can create a level of noise that could be considered excessive in relation to adjoining sensitive land uses. Consideration needs to be given to the land uses sharing a boundary with a potential site and if the facility is likely to cause impacts that will not be able to be mitigated. <p>Landscape and character</p> <ul style="list-style-type: none"> • Location and design responds to the surrounding natural and built environment and respects local identity, character and heritage. 	<p>Safety and security</p> <ul style="list-style-type: none"> • Crime Prevention through Environmental Design (CPTED) principles address access, site and building design. • Emergency vehicle access. <p>User benefits</p> <ul style="list-style-type: none"> • Facility caters for a wide range of compatible experiences and uses and contributes to a physically active and healthy community. <p>Flood immunity</p> <ul style="list-style-type: none"> • Site is above Q100.

Skate/youth facility – District	
Description Facilities for skate, bicycle and youth activity to cater for a range of skill and levels to encourage physical activities and social engagement. May include a variety of element s- plaza, bowl, half pipe and street.	
Size <ul style="list-style-type: none"> • 500-1,000m² active space. • Located within the Town park. Access and location <ul style="list-style-type: none"> • On or close to a distributor or arterial road within walking distance to regular public transport. • Linked to a pedestrian and cycle network. • Co-located with compatible community purposes/facilities. • At least 2 sides – 50% road frontage. • High level of visual surveillance (24 hours). User benefit <ul style="list-style-type: none"> • Variety of challenge and skill levels provided for. • An activity vibrant, physically and healthy. 	Safety and security <ul style="list-style-type: none"> • The use of CPTED principles. • Emergency access to the site. • Well-designed facility. • Safe access to public toilets, seating and shade. Flood immunity <ul style="list-style-type: none"> • Site to be above Q20 and well drained. Amenity impact <ul style="list-style-type: none"> • Excessive noise levels require compatible adjoining land uses. • At least 80m from residential land. • Character and identity of park to be considered.

SC6.19.11 Energy infrastructure network outcomes

Preliminary

- (1) This section applies to the energy infrastructure network outcomes in Performance Outcomes PO48 to PO49 in **Section 10.3.4.21 (Performance outcomes and acceptable outcomes for the Development of Infrastructure and Services)** of the **Palmview structure plan area code**.

General advice for energy infrastructure network outcomes

- (2) The following is general advice about satisfying the energy infrastructure network outcomes:-
- the energy infrastructure outcomes of the **Palmview structure plan area code** seek to ensure that the Master Planned Area is provided with reliable sources of energy and that opportunities for sustainable energy generation are incorporated into new development so as to reduce reliance on the predominantly coal fired power grid;
 - it is anticipated that an emphasis on energy conservation and the use of alternative sources of energy will result in the Master Planned Area achieving a significant reduction in carbon emissions compared with the efficiency of urban development in 2009;
 - Other Plans Map OPM P14 (Palmview Master Planned Area Electricity Infrastructure Network) in Schedule 2 (Mapping)** identifies conceptually the higher order elements of the electricity infrastructure network for the Master Planned Area;
 - the energy infrastructure network outcomes are primarily intended to be satisfied by development providing electricity infrastructure in accordance with an applicable infrastructure agreement and the requirements of the relevant Electricity Supply Authority; and
 - additional advice regarding the implementation of design measures to minimise energy use in new development is specified in **Section SC6.19.4 (Sub-tropical and sustainable design outcomes)**.

SC6.19.12 Information requirements

- (1) **Table SC6.19M (Assessment requirements for documents)** specifies the documents which a variation approval or another applicable development approval may require to be prepared and submitted for approval by the Council.

- (2) **Table SC6.19M (Assessment requirements for documents)** also specifies the anticipated timing for the approval of the documents.
- (3) The Council may also require other supporting information in addition to that specified in **Table SC6.19M (Assessment requirements for documents)** depending on the nature of the variation approval or another applicable development application and the technical issues involved.
- (4) Supporting information and documents should be prepared by a competent person with a disciplinary background relevant to the area of interest.

Editor's note—A variation approval or an applicable development application approved under the Act may include a development condition requiring the approval of a document.

Editor's note—Under section 319 (Compliance assessment of documents or works) of the Act compliance assessment of a document under chapter 6, part 10 of the SP Act continues to apply where a variation approval (being a preliminary approval to which the SP Act, section 242 applied) or another applicable development approval under the SP Act requires compliance assessment of the documents.

Table SC6.19M Assessment requirements for documents

Column 1 Description of the document	Column 2 Anticipated timing of approval	Column 2 Purpose of document	Column 3 Matters against which the document is to be assessed
Local Ecological and Landscape Protection and Rehabilitation Plan	Subsequent to the approval of a variation approval and prior to the lodgement of another applicable development application.	To demonstrate that development in the applicable area will provide for the protection and rehabilitation of ecologically important areas and landscape protection areas in accordance with the provisions of the Palmview Structure Plan , this planning scheme policy and Appendix SC6.19A (Palmview Master Planned Area ecological protection and rehabilitation plan) .	Refer to Section 10 (Requirements for Local Ecological and Landscape Protection and Rehabilitation Plans) in Appendix SC6.19A (Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan)
Biodiversity Offset Plan	Subsequent to the approval of a variation approval and prior to the lodgement of another applicable development application.	To demonstrate how that the adverse impacts on ecologically important areas associated with providing infrastructure for the Master Planned Area are to be offset.	<p><u>Project and site description</u></p> <ul style="list-style-type: none"> • Provide a detailed description of the project including project proponent, proposed works schedule, including any temporary works, and timing. • Identify the potential environmental impacts of the project, including any temporary impacts, including impacts arising from vegetation clearing, changes in hydrology, destruction of habitat, impacts on fauna connectivity and movement. • Identify proposed mitigation measures to minimise the environmental impacts of the project. • Clearly identify the area the subject of the Biodiversity Offset Plan and calculate the total land area affected by the project. • Provide a description of the land affected by the project in terms of existing and potential environmental values, including but not limited to existing and potential values identified in the Palmview Structure Plan and/or the Palmview Master Planned Area Ecological and Landscape Protection Plan, in relation to vegetation communities, fauna, rehabilitation potential and habitat and faunal corridors. <p><u>Environmental offsets proposal</u></p>

Column 1 Description of the document	Column 2 Anticipated timing of approval	Column 2 Purpose of document	Column 3 Matters against which the document is to be assessed
			<ul style="list-style-type: none"> • Provide a detailed description of the proposed environmental offset package including a description of the proposed offset area, rationale for choosing environmental offsets, proposed timing and staging. • Describe how the environmental offset package meets the principles and requirements for environmental offsets detailed in this policy, in particular the requirement to achieve a 'net environmental benefit'. • Justify the selection of the proposed environmental offset site in terms of achieving "like for like or better" with respect to environmental values, vegetation, habitat, species, ecosystem, landscape, hydrology and physical area compared to the impact area. • Outline the relationship between the proposed offset area and the Master Planned Area. • Outline any proposed rehabilitation works to be undertaken as part of the proposal. • Identify the specific roles and responsibilities of all entities involved in the implementation of the Biodiversity Offset Plan. • Outline proposed short and long term tenure arrangements and demonstrate how long term security of tenure will be achieved under the Environmental Offset Plan. <p><u>Ongoing maintenance</u></p> <ul style="list-style-type: none"> • Provide details of the ongoing management and maintenance measures to be adopted as part of the Biodiversity Offset Plan. Ongoing maintenance measures are to address such issues as signage, fencing, access arrangements, site clean-up and waste removal, fire management, pest control, fauna management, replanting failure, erosion repair and watering. • Identify any potential risks to the long term viability of the environmental offset site such as bushfire and drought and how these risks are proposed to be addressed. <p><u>Monitoring and reporting</u></p> <ul style="list-style-type: none"> • Specify the indicators for monitoring the success of the environmental offset consistent with the objectives of this policy. • Identify how monitoring is to be reported to Council and the remedial action to be taken where failures are identified. <p><u>Additional requirements and conditions</u></p> <ul style="list-style-type: none"> • A financial bond may be required by Council as assurance for proposed offset activities.

Appendix SC6.19A Palmview master planned area ecological and landscape protection and rehabilitation plan

1. Short Title

This document may be cited as the Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan (Plan).

2. Purpose

The purpose of the Plan is to provide for the following:-

- (a) the guidelines about satisfying the ecological and landscape protection outcomes (Section 5-9); and
- (b) the requirements for Local Ecological and Landscape Protections and Rehabilitation Plans to be required in a variation approval or other applicable development approval (Section 10).

3. Application

- (1) The Plan applies to the non-urban open space infrastructure network specifically identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** which includes Environmental protection areas, Environmental enhancement areas Types A and B, Environmental transition areas and the Scenic amenity and highway acoustic buffer.
- (2) The non-urban open space infrastructure network comprises the landscape units identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)** which are based on the following:-
 - (a) ecological functions and values;
 - (b) existing condition;
 - (c) short and long term land use; and
 - (d) the rehabilitation outcomes for the areas in the non-urban open space infrastructure network.
- (3) An application for a variation approval or another applicable development application should demonstrate compliance with the Plan.
- (4) The Council may also require in a variation approval or another applicable development approval the preparation of a Local Ecological and Landscape Protection and Rehabilitation Plan for a particular area or landscape unit which is consistent with the Plan.

4. Interpretation

In this Plan:-

Resilience-based condition assessment means a vegetation condition assessment tool:-

- (a) which measures the inherent ability of the components of a degraded ecosystem to recover and produces condition maps that inform the development of rehabilitation strategies;
- (b) which comprises the following components:-
 - (i) details of the assessment unit;
 - (ii) a suite of vegetation condition attributes that act as surrogates or indicators of biodiversity values;
 - (iii) benchmarks for each of the attributes for each regional ecosystem;
 - (iv) an assessment methodology; and
 - (v) a scoring system which provides a final condition score such as from 0 being no degradation and excellent resilience to 6 being extreme symptoms and nil resilience; and
- (c) such as that outlined in *BioCondition, A Terrestrial Vegetation Condition Assessment Tool for Biodiversity in Queensland, Field Assessment Manual, Version 1.6* (T.J. Eyre, Al. Kelly, V. J Neldner. Prepared for the Queensland Government, Environmental Protection Agency, Queensland Parks and Wildlife Service, 2008).

Vegetation means native grasslands, sedgelands, heathlands, woodlands, forest and wetlands. It includes existing stands of vegetation and areas undergoing natural regeneration, a community of vegetation and a singular plant, shrub or tree.

5. Guidelines for the ecological and landscape protection outcomes

The ecological protection and rehabilitation outcomes of the **Palmview Structure Plan** are intended to achieve the following end result for the non-urban open space infrastructure network:-

- (a) the retention and enhancement of all of the existing biodiversity;
- (b) the improvement of the healthy functioning and resilience of ecosystems;
- (c) the maintenance and enhancement of ecosystem services;
- (d) the recreation of wildlife habitat and corridor linkages;
- (e) the improvement of recovery of threatened communities and species;
- (f) the improvement of condition of riparian vegetation and aquatic habitat;
- (g) the improvement of soil conditioning and land and stream bank stability;
- (h) the management of threatening processes including impacts from development, climate change, invasive species and edge effects; and
- (i) the provision of a diverse range of environmental areas and environmental recreation opportunities and outdoor experiences for the community.

6. Guidelines for areas and landscape units of the non-urban open space infrastructure network

- (1) Development should provide for the use of the area in the non-urban open space infrastructure network in accordance with **Table 10.3.4.3A (Outcomes for Non-urban Open Space Infrastructure Area)** in the **Palmview Structure Plan**.
- (2) Development should achieve the ecological protection and rehabilitation outcomes and associated management requirements for the landscape units are identified in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** in the **Palmview structure plan**.

7. Guidelines for environmental protection areas and environmental enhancement areas

- (1) A disturbed or degraded area should be revegetated or regenerated using appropriate indigenous plant species specific to the vegetation community to return it to a representative and largely self sustainable condition.
- (2) Regeneration is the staged removal of weeds and the management of impacts in a natural area to facilitate natural recruitment of indigenous species with minimal planting at the speed of natural processes. Where regeneration will return the area to a representative and largely self sustainable condition within the agreed maintenance period it is the preferred option.
- (3) Only site specific to the specific vegetation community indigenous plant species should be used in a natural area. No hybrid or select plant should be used. Where possible local provenance stock should be used.
- (4) The successful rehabilitation of an Environmental protection area occurs where:-
 - (a) all areas are clear of non-indigenous species and demonstrate multi-aged recruitment of indigenous species (to vegetation community species); and
 - (b) any random 1 metre square monitoring area demonstrates indigenous vegetation or multi-aged recruitment occupying at least 95% of the entire area, with bare areas less than 5%.
- (5) The successful rehabilitation of an environmental enhancement area occurs where at the end of 5 years, any random 1 metre square monitoring area demonstrates the following:-

- (a) 40 % ground coverage;
- (b) 85 % projected foliage coverage in canopy;
- (c) < 5% failure rate; and
- (d) no environmental or declared weeds.

8. General guidelines

Fauna and flora translocation

- (1) Any work involving the translocation of flora and fauna should be approved by the Council prior to the commencement of the works.
- (2) All Federal and State government permits and approvals for the translocation of flora and fauna should be obtained and given to the Council prior to the commencement of the works.
- (3) An accredited wildlife spotter should examine the site for presence of fauna and to supervise operations, where required.

Creating or improving movement pathways for native animals

- (4) Site development should complement the management of a non-urban open space area and address the safe movement of native animals through the development site and direct native animals away from those parts of uses and development that potentially cause harm to them. Threats may arise from a variety of sources including machinery, swimming pools, deep sided drains, domestic animals, security fencing, road traffic, lighting and noise.
- (5) Specific consideration should be given to fauna exclusion fencing, fauna “funneling” fences or structures, underpasses, overpasses, culvert design, fish passage and other fauna sensitive design features, as appropriate.

Controlling domestic pets and stock

- (6) Development should ensure that domestic pets, especially dogs and cats, and stock do not enter a non-urban open space area. Critical boundaries between wildlife habitat and movement corridors and residential, commercial or industrial areas should be identified and managed appropriately.

Controlling pest plants and animals

- (7) Development should prevent the introduction or spread or distribution of pest animals on the site and integrate any management requirements for pest animals on the site with other natural resource management activities.
- (8) No equipment or materials (including mulch, soil, etc.) should be brought into a non-urban open space areas unless reasonably believed to be weed seed free.
- (9) All declared plants (*Land Protection (Pest and Stock Route Management) Act 2002 (QLD)*, and Environmental Weeds as identified in **Section SC6.14.7.5 (Management of weeds)** of the **Planning scheme policy for development works** should be removed in a manner that prevents the regrowth of the declared and weed species, prevents damage to non-target species and retains indigenous vegetation and community and conservation values.
- (10) No declared plants (*Land Protection (Pest and Stock Route Management) Act 2002 (QLD)* or Environmental Weeds as identified in **Section SC6.14.7.5 (Management of weeds)** of the **Planning scheme policy for development works** should be planted.
- (11) No native vegetation should be removed or disturbed from a non-urban open space area without the prior approval of the Council;

Site clean up and waste management

- (12) Hazards and wastes should be removed from the site, with particular attention paid to the future public access and open space areas. This includes any wastes as defined in the *Environmental Protection Act 1994*, machinery, fencing, and equipment left over from past land uses and items of rubbish and litter.

Machinery and access

- (13) No machinery, equipment, materials or personnel should enter a non-urban open space area unless directly and currently undertaking works that are required to meet the conditions of a development approval.
- (14) Trees should be protected from any damage from development.
- (15) No overburden or spoil should be pushed or deposited into a non-urban open space area.
- (16) Vehicle barriers and access gates should be installed on the boundaries of a non-urban open space area, where appropriate to prevent unauthorised vehicle access. The purpose of the fencing is to protect a non-urban open space area against possible unauthorised vehicle damage and prevent unauthorised vehicular access to walking or management tracks via public entrances.

Tree hazard assessment

- (17) A qualified arborist should conduct a tree hazard assessment of all trees within a 10 metre distance or within striking distance of a potential or existing residential lot, infrastructure including a retained or constructed footpath or road and the edge of open space and any trees where any disturbance of the earth, drainage or storage of materials has occurred during development.
- (18) The qualified arborist should provide a written report of assessments and resultant hazard mitigation work to make safe for a period of 5 years to the satisfaction of the Council.

Fire management plan

- (19) Development should comply with a Fire Management Plan required in a variation approval or another applicable development approval which:-
- (a) satisfies the following requirements:-
- (i) address the whole of the proposed development site;
 - (ii) give consideration to the site's context within the broader area, particularly in relation to potential off-site sources of increased fire hazard;
 - (iii) identify the location and severity of potential bushfire hazard by means site-based assessment based on:-
 - (A) detailed data collected at the local level;
 - (B) factors such as vegetation type, slope, aspect, and fire history (if available);
 - (C) address on-and-off site hazard implications of the development, including those posed by any nearby bushland; and
 - (D) future land uses and ecosystem rehabilitation objectives;
 - (iv) recommend remedial measures such as specific features of the development design such as land use type, vehicular access, lot layout and house site location, proposed fire-fighting infrastructure such as water supply and fire maintenance trails, recommended standard of building construction, clearing and landscaping and advice to new residents;
 - (v) clearly state any impact of the chosen mitigation measures on the environmental values of the site and the measures taken to avoid or minimise this impact; and
 - (vi) consider the anticipated future bushfire hazard for the site that might arise as part of revegetation objectives, by allowing for the provision for future assessment in accordance with paragraph (iii); and
- (b) has been approved by the Council.

Editor's note—A variation approval or an applicable development application approved under the Act may include a development condition requiring the approval of a document.

Editor's note—Under section 319 (Compliance assessment of documents or works) of the Act compliance assessment of a document under chapter 6, part 10 of the SP Act continues to apply where a variation approval (being a preliminary approval to which the SP Act, section 242 applied) or another applicable development approval under the SP Act requires compliance assessment of the documents.

9. Guidelines for management

- (1) Development should ensure that an environmental protection area and environmental enhancement area is provided in a tenure that complies with a plan required in a variation approval or another applicable development approval and approved by the Council identifying the following:-
 - (a) the long-term security of tenure such as conservation estate, conservation covenant, nature refuge; and
 - (b) administrative and financial arrangements.
- (2) Development should ensure that any third party contract arrangements relevant to the schedule of works in a Local Ecological and Landscape Protection and Rehabilitation Plan required in a variation approval or another applicable development approval are approved by the Council.
- (3) Development should ensure that a non-urban open space infrastructure area is maintained in a manner that at least maintains and preferably enhances the condition of the ecological areas for a period of 12 months after the Council has determined that the non-urban open space area has been developed in accordance with the approved Local Ecological and Landscape Protection and Rehabilitation Plan (Conditions Met Inspection).
- (4) Development should ensure that an Ecological Protection and Rehabilitation bond is to be provided to the Council to ensure completion of the approved Local Ecological and Landscape Protection and Rehabilitation Plan and the repair of a non-urban open space area if an activities resulting from construction and development were to impact on the identified non-urban open space areas.

10. Requirements for local ecological and landscape protection and rehabilitation plan

- (1) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared for a landscape unit identified on **Other Plans Map OPMP12 (Palmview Master Planned Area Non-Urban Open Space Infrastructure Network)**.
- (2) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared prior to the commencement of any ecological or landscape protection or rehabilitation work and in accordance with the timing in a variation approval or another applicable development application.
- (3) A Local Ecological and Landscape Protection and Rehabilitation Plan should be prepared by a competent person.
- (4) A Local Ecological and Landscape Protection and Rehabilitation Plan should be consistent with:-
 - (a) the ecological protection and rehabilitation outcomes and management requirements for the landscape units identified in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan**; and
 - (b) any approved Local Ecological and Landscape Protection and Rehabilitation Plan for a surrounding area.
- (5) A Local Ecological and Landscape Protection and Rehabilitation Plan should incorporate the following:-
 - (a) site description details, and in particular:-
 - (i) a definition of the site boundaries of the ecological area by reference to a plan showing the land subject to the Local Ecological and Landscape Protection and Rehabilitation Plan;
 - (ii) a description of the site, including geology, soils, acid sulphate soils, topography and drainage (including surface and groundwater), vegetation communities, significant wildlife habitat and corridor factors; and
 - (iii) a description of land use including the following:-
 - (A) past land use and management and any implications for proposed ecological protection and rehabilitation activities; and
 - (B) any current and future aspects of adjacent land that are likely to impact on the long term sustainability of the land and proposed ecological protection and rehabilitation activities.

- (b) a resilience based condition assessment of the land the subject of the Local Ecological and Landscape Protection and Rehabilitation Plan, including an established and well documented photo-monitoring program;
- (c) the proposed rehabilitation technique to be utilised within each non-urban open space area and any resultant secondary management zones with reference to the specific ecological protection and rehabilitation outcomes in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan**, including the following:-
 - (i) soil management – the measures proposed to ensure an adequate quantity of topsoil is obtained for rehabilitation which should entail procedures for stripping and stockpiling (if suitable material is on site), soil amendment and fertiliser requirements and management of noxious plant seed material (if soil is infected);
 - (ii) drainage, erosion and sediment control – the requirements for managing drainage, erosion (in particular active erosion) and sediment during rehabilitation consistent with the overall drainage, erosion and sediment control plan for the site from development to construction and post-occupancy;
 - (iii) waterways and wetlands – requirements for the enhancement of waterways and wetlands including improving bed and bank stability, aquatic habitat, riparian habitat, restoring natural water flows and watercourse processes and restoring natural flushing action to waterways having regard to the hydraulic effect of planting densities with reference to Manning’s roughness coefficient;
 - (iv) site preparation techniques – the procedures for preparing the rehabilitation of each non-urban open space area and subsequent secondary management zone to demonstrate that suitable measures are to be undertaken to ensure that the seed bed and planting soil is in a condition which is able to support the rehabilitation and that soil moisture preparation, aeration, weed removal and mulching is adequate;
 - (v) slashing regime – the frequency and timing of slashing to achieve ecological and water quality outcomes;
 - (vi) species selection and planting – the procedures for sourcing and selecting species for revegetation, identification of suitable suppliers, quantity and timing of plant deliveries, types of plant stock to be used, planting procedures and drawings and protection measures from fauna and human activities and the like;
 - (vii) creation of fauna habitat and corridors – the procedures for enhancement of wildlife habitat and corridors including any requirements for the retainment of existing habitat features, creating or improving existing movement pathways for native animals, the use of fauna friendly fences or fauna “funneling” techniques and fauna translocation; and
 - (viii) threatened species - where threatened species are present, background information on the species describing the current conservation status, demonstrating how the rehabilitation techniques selected will protect, manage and enhance the species and its habitat on the land (including individuals on the land) and including management actions that are in keeping with species recovery plans or conservation plans;
- (d) a schedule of works including project duration, timing, stages and key milestones which is to be revised at each stage of development with reasons given for any delay in the schedule;
- (e) the organisational structure, roles and responsibilities and reporting requirements for the schedule of works, including any third party contract arrangements;
- (f) the materials and resources required, including equipment, supplies, plant material and other materials and estimate labour days required to carry out works for each stage as identified in the schedule of works;
- (g) the on-going maintenance measures to ensure non-urban open space areas are properly maintained over the establishment phase and in the long-term having regard to the long term ownership and in particular the measures relating to the following matters:-
 - (i) signage;
 - (ii) fencing;
 - (iii) access management;
 - (iv) site clean-up, removal and management of rubbish, wastes and pollutants;
 - (v) fire management, including firebreaks and fire management access tracks;
 - (vi) pest animal and weed control;
 - (vii) fauna management;
 - (viii) the slashing regime, including slashing frequency and timing;
 - (ix) replanting failure;
 - (x) erosion repair;
 - (xi) watering; and

- (xii) any other relevant maintenance requirement;
- (h) details of all approvals necessary to carry out the work outlined in the Local Ecological and Landscape Protection and Rehabilitation Plan;
- (i) indicators for monitoring the success of the ecological protection and rehabilitation in terms of the outcomes in **Table 10.3.4.3B (Palmview ecological and landscape protection and rehabilitation landscape units)** of the **Palmview Structure Plan** and in the resilience based condition assessment;
- (j) reporting arrangements including details of the process for identifying and rectifying failures;
- (k) the requirement for a progress report to be provided to the Council at the completion of each stage of works as identified in the schedule of works detailing the following:-
 - (i) the areas worked, rehabilitation methodologies undertaken, on-going maintenance requirements and estimated costs;
 - (ii) how outcomes have been met; and
 - (iii) as constructed plans of non-urban open space areas including accurate master plans, rehabilitation treatments, above and below ground land improvements, irrigation and any other infrastructure;
- (l) mapping where necessary to complement or support the Local Ecological and Landscape Protection and Rehabilitation Plan which:-
 - (i) is accurate;
 - (ii) is easy to read and understandable,
 - (iii) is appropriately scaled;
 - (iv) provides an appropriate level of detail for site-specific assessment and management; and
 - (v) shows the direction of north and includes a scale, legend and title.

SC6.20 Planning scheme policy for biodiversity offsets

SC6.20.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) state standards identified in the **Biodiversity, waterways and wetlands overlay code** and **Vegetation management code** relating to biodiversity offsets; and
- (b) identify and provide guidance about information that may be required to support a development application providing a biodiversity offset.

Note—nothing in this planning scheme policy limits Council’s discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.20.2 Application

This planning scheme policy applies to assessable development providing a biodiversity offset for the removal of a native vegetation area.

SC6.20.3 Standards for biodiversity offset outcomes

For the purposes of Acceptable Outcome AO3 of **Table 8.2.3.3.2 (Performance outcomes and acceptable outcomes for assessable development)** in the **Biodiversity, waterways and wetlands overlay code** and Acceptable Outcome AO6.1 and AO7 of **Table 9.4.9.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Vegetation management code**, the following are the standards in the codes for biodiversity offset outcomes:-

Biodiversity offsets generally¹

- (a) A biodiversity offset is:-
 - (i) not to replace or undermine existing environmental principles or regulatory requirements, and is not to be used to facilitate development in areas otherwise identified as being unacceptable through the planning scheme or legislation;
 - (ii) only to be used where it has been demonstrated that clearing cannot practicably be avoided and any impacts are effectively minimised;
 - (iii) to achieve an equivalent environmental outcome at maturity²;
 - (iv) to be provided in a strategically important location, including within an identified state, regional and local biodiversity network;
 - (v) to commence prior to the vegetation clearing and be designed to minimise the time-lag between the impact and the offset reaching maturity;
 - (vi) to provide permanent protection of biodiversity values and additional management actions to improve biodiversity and broader environmental values over the longer term;

¹ The Queensland government *Offsets for Net Gain of Koala Habitat in South East Queensland Policy* sets out the minimum requirements for offsetting the clearing of non-juvenile koala habitat trees. The objective of this State policy is to ensure that where unavoidable impacts and the removal of koala habitat trees occur as a result of development activities, an offset achieving a net gain in koala bushland habitat is established. A koala habitat offset site should be provided in a strategic area located within the local biodiversity/habitat network and is suitable for koala habitat rehabilitation. All proposed koala habitat offset areas should meet the offset criteria as set out in the *Offsets for Net Gain of Koala Habitat in South East Queensland Policy*, and be assessed and approved by the relevant assessment manager. Any koala offset site is protected from future development impacts on habitat by permanently securing the site for conservation purposes and managed in accordance with an approved Koala Offset Area Management Plan.

² Biodiversity offsets are considered to have achieved an equivalent environmental outcome when:-

- (a) remnant vegetation status is achieved; and
- (b) the quality of the environmental values are improved through the implementation of management actions which are additional to any existing management actions. In all cases quantifying environmental values are undertaken using an appropriate offset ratio as specified in **Table 9.4.9.3.2 (Biodiversity offset requirements of the Vegetation management code)**.

- (vii) to be subject to binding arrangements that secure the use and management of the site for the conservation of any vegetation and other environmental values that are present for perpetuity; and
- (viii) to be the responsibility of the applicant for the development or the vegetation clearing, including in terms of the payment of all costs associated with securing and managing a biodiversity offset.

Note— the primary purpose of a biodiversity offset is to mitigate development impacts in order to achieve a net environmental benefit and the nature of the offset ratio should have due regard to this outcome. The offset ratio will be determined based on the extent and nature of the values which are to be impacted. For example, if large areas of vegetation are proposed to be cleared, then an area-based approach to the offset ratio will be required in order to achieve the desired net environmental benefit, while a volume based metric is more relevant to the removal of a number of trees. Therefore, the nature of the offset ratio is to be determined on a site by site basis.

Biodiversity offset areas

- (b) A biodiversity offset area is:-
 - (i) to be located on land:-
 - (A) within the boundaries of the Sunshine Coast Council local government area; and
 - (B) which has the same or very similar underlying geology, soils, aspect and drainage to re-establish (offset) the vegetation subject to clearing;
 - (ii) to be located in one of the following areas:-
 - (A) an area within the boundaries of the development site;
 - (B) a core habitat area identified on **Strategic Framework Map SFM5 (Natural Environment Elements)**;
 - (C) an area contiguous with a core habitat area identified on **Strategic Framework Map SFM5**;
 - (D) an area contiguous with a connecting habitat area within a biodiversity linkage identified on **Strategic Framework Map SFM5**;
 - (E) an area identified as a local ecological linkage on a local plan elements figure;
 - (F) an area suitable for koala habitat rehabilitation; and/or
 - (G) an area identified as equivalent pre-cleared regional ecosystem vegetation by the Queensland Government Regional Ecosystem mapping;
 - (iii) not to be located:-
 - (A) on land in which the vegetation is already protected or required to be retained by an existing approval issued under any Act administered by the Federal, State or local government;
 - (B) within or adjacent to an area planned or identified for the provision of infrastructure (e.g. road, rail, power, water, sewerage and water storage) unless it can be demonstrated that the provision of the infrastructure will not impact on the biodiversity offset or its immediate environs;
 - (C) on Land subject to the Extractive Resource Areas Overlay identified on the relevant overlay maps in the planning scheme; and
 - (D) within an unconstrained area suitable for urban development unless the biodiversity offset area provides a reconnection between environmental areas or provides additional buffering to a core habitat area; and
 - (iv) to be capable of being designed and managed so as to:-
 - (A) achieve remnant vegetation status and improve habitat functionality and ecological connectivity; and
 - (B) be delivered in a spatial configuration that minimises edge effects.

Securement of biodiversity offsets

- (c) Securement of a biodiversity offset is to be achieved through one or more of the following legal mechanisms:-
 - (i) an Environmental Covenant;
 - (ii) a nature refuge under the *Nature Conservation Act 1992*;
 - (iii) a reserve for environmental purposes under the *Land Act 1994*;
 - (iv) utilising (by agreement) land held by the Council which forms a part of Council's Ecological Reserve Estate; and
 - (v) utilising (by agreement) land owned by a non-government organisation (NGO) such as the Australian Wildlife Conservancy, Bush Heritage Trust, Australian Koala Foundation, Wildlife Land Fund Ltd for environmental protection which is *managed* for ecological objectives under a conservation covenant made under the *Land Act 1994* or the *Land Title Act 1994* and where a conservation agreement has been entered into with the Council.

Biodiversity offset agreement

- (d) A biodiversity offset agreement is to be entered into between the applicant and the Council for each biodiversity offset, or for all related biodiversity offsets, that:-
- (i) identifies the obligations of the applicant, the Council and any third party;
 - (ii) outlines that the biodiversity offset remains in effect until the biodiversity offset ends under the terms of the biodiversity offset agreement and associated biodiversity offset area management plan;
 - (iii) provides provisions for bringing a biodiversity offset agreement to an end;
 - (iv) provides for the area to be protected in perpetuity consistent with one of the securement mechanisms;
 - (v) provide provisions requiring a financial assurance (e.g. a bond) at the time of entering into the legally binding agreement, particularly where restoration works are undertaken¹; and
 - (vi) includes provisions for transferring a biodiversity offset obligation to a third party.

Management of offset areas and biodiversity offset management plans

- (e) A development application requiring the provision of a biodiversity offset is to demonstrate how the offset will be managed and is to include the following:-
- (i) a biodiversity offset area management plan which conforms to the *South East Queensland Ecological Restoration Framework: Code of Practice, Guideline and Manual*;
 - (ii) the estimated management costs associated with achieving the offset management objectives, actions and outcomes;
 - (iii) the trust account details for the holding of funds for the ongoing management actions for the offset area;
 - (iv) details of the dispersal of funds for ongoing management actions based on the yearly schedule of management actions;
 - (v) the entity responsible for undertaking the management actions and the skills or expertise of the entity responsible for undertaking the management actions;
 - (vi) evidence that the landholder has received legal advice in regards to their obligations under the legally binding securement mechanism; and
 - (vii) details of all maintenance work to be undertaken for a period of 5 years.

Financial contributions in lieu of an on-ground biodiversity offset

- (f) A financial contribution in lieu of providing an on-ground biodiversity offset may be accepted by the Council where an applicant can demonstrate that they are unable to secure a biodiversity offset and they have undertaken extensive investigations seeking to comply with the provisions of this planning scheme policy.
- (g) The amount of any financial contribution will reflect the total cost of:-
- (i) locating and purchasing new offset land or using existing Council owned offset land;
 - (ii) undertaking all revegetation and habitat rehabilitation works associated with the offset requirements; and
 - (iii) undertaking all maintenance works that ensures the biodiversity offset achieves an equivalent environmental outcome at maturity.

Advance biodiversity offsets

- (h) An advance biodiversity offset may be established either by an applicant for a specific project or projects, or by a third party for any development which may require a biodiversity offset at a future date. The advance biodiversity offset may be used as a whole, or in part to provide an offset to meet one or more biodiversity offset requirements.
- (i) The applicant or entity seeking in-principle approval of an advance biodiversity offset should provide Council:-
- (i) the lot and plan numbers for the project or projects where the clearing is proposed;
 - (ii) the biodiversity values located on the land where the clearing is to occur and on the proposed advance biodiversity offset;
 - (iii) the extent of clearing proposed;
 - (iv) the lot and plan numbers for the proposed advance biodiversity offset area;

¹ If all milestones outlined in the Biodiversity Offset Area Management Plan are met then the bond is released. Where poor performance occurs then Council may opt to use the bond to undertake restoration works on the site.

- (v) information on how the advance biodiversity offset generally meets the criteria for biodiversity offsets;
 - (vi) timeframes associated with the advance biodiversity offset; and
 - (vii) details of the legally binding mechanism proposed by the applicant or entity.
- (j) The legally binding mechanism over the advance biodiversity offset should be finalised within four months of in-principle approval by Council. An advance biodiversity offset may be revoked by the applicant or entity prior to the area being used to acquit an offset requirement.
- (k) approval in-principle of an advance biodiversity offset and registration by Council does not provide any indication that a development application lodged at a future stage will be approved.

SC6.20.4 Guidance for the preparation of a biodiversity offset area management plan

- (1) A biodiversity offset area management plan prepared by a competent person is to be submitted for development proposing to provide a biodiversity offset.

Note—for the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant with tertiary qualifications in environmental science, botany, zoology or another related discipline and with appropriate and proven technical expertise in preparing biodiversity offset management plans for sites within the South East Queensland Bioregion.

- (2) A biodiversity offset area management plan is to include or identify the following:-
- (a) an A3 size map at a scale of no greater than 1:500, including a scale on the plan;
 - (b) the proposed biodiversity offset area with associated Lot on Plan Global Positioning System (GPS) reference points, including any areas subject to specific management actions;
 - (c) the proposed vegetation clearing and the environmental values impacted as determined by an ecological assessment report²;
 - (d) the environmental values of the proposed offset area as determined by the ecological assessment report;
 - (e) the management objectives and outcomes expressed as measurable and achievable criteria for the biodiversity offset area on which the performance of the floristic and structural re-vegetation components can be assessed annually over at least five years;
 - (f) the density and diversity of species reflecting the target regional ecosystem and how this is to be achieved by either planting, natural regeneration from seed stock, or reliance upon natural encroachment into the site;
 - (g) fencing, access limitations, and other restrictions imposed on the use of the offset area;
 - (h) a schedule of management requirements for the first five years (i.e. at least to achieve the management objectives and outcomes described in (e) and (f) above);
 - (i) a six monthly monitoring program with an annual report to be provided to Council for approval;
 - (j) all registered interests including mortgages, leases, subleases, covenants, profit à prendres, easements and building management statements that have been registered on title under the *Land Act 1994* or the *Land Title Act 1994*;
 - (k) management requirements to achieve an area that is weed³ free within two years of the re-vegetation period; and
 - (l) bonding requirements, including:-
 - (i) a total bond amount of 1.5 times the schedule of works estimate of costs (plus GST) for the re-vegetation works, including maintenance for at least five years; and

² Advice about the preparation of ecological assessment reports is contained within the **Planning scheme policy for the Biodiversity, waterways and wetlands overlay code**.

³ Weed includes declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and subordinate *Regulation 2003*, and the *draft Sunshine Coast Local Government Area Pest Management Plan 2011-2015* pest species of significance in Group 1, Group 2 and Group 6.

- (ii) triggers for the release of the bond at 10% for each year with the balance in the final year¹.

¹ A bond may only be released provided performance of management objectives and outcomes of a biodiversity offset area management plan have been achieved for that year.

SC6.21 Planning scheme policy for other information local government may require

SC6.21.1 Purpose

- (1) The purpose of this planning scheme policy is to identify information, other than that specified in another planning scheme policy, that Council may require to inform the proper assessment of a development application.
- (2) In particular, this planning scheme policy provides advice and guidance about the circumstances when the following types of plans and reports may be required, as well as the typical content to be included in such plans and reports:-
 - (a) a site analysis plan;
 - (b) an economic impact assessment report;
 - (c) a community impact assessment report; and
 - (d) a safety and security management plan.

Note—nothing in this planning scheme policy limits Council’s discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.21.2 Application

This planning scheme policy applies to assessable development which, owing to its location, nature or scale requires specific information to determine its likely impacts and the measures necessary to be implemented to avoid or mitigate those impacts to acceptable levels.

SC6.21.3 General advice about preparation of site analysis plans

- (1) Council is likely to require submission of a site analysis plan for most types of development.
- (2) It is important that a development proposal recognises the natural and artificial characteristics of its site and the surrounding locality and minimises any negative impacts arising from the development proposal on the amenity of adjoining properties.
- (3) A site analysis plan is a document which identifies and describes:-
 - (a) the key influences on the design of the development; and
 - (b) how proposed uses and buildings will relate to each other and to the immediate surroundings.
- (4) A site analysis plan should be specifically relevant to the site and development in question, with the type and detail of information provided matched to the size, scale and nature of the proposed development.
- (5) Typically, a site analysis plan should include the following:-
 - (a) in respect to the site, information pertaining to:-
 - (i) contours and pertinent spot levels;
 - (ii) type, size and location of existing vegetation;
 - (iii) past and present land uses, activities and buildings;
 - (iv) views to and from the site;
 - (v) access and connection points;
 - (vi) drainage, services and infrastructure;
 - (vii) orientation, microclimate and noise nuisance sources;
 - (viii) any contaminated soils and filled areas;
 - (ix) natural hazards (e.g. areas subject to flooding, bushfire, landslide, steep land etc);
 - (x) fences, boundaries, lot sizes, easements and any road realignment lines;
 - (xi) features of environmental, cultural or heritage significance; and
 - (xii) any other notable features; and

- (b) in respect to the site surrounds, information pertaining to:-
 - (i) the use of adjacent and opposite properties and the location of buildings;
 - (ii) pedestrian and traffic circulation patterns;
 - (iii) where residential use adjoins the site, abutting secluded private open spaces and habitable room windows, which have outlooks towards the site;
 - (iv) views and solar access enjoyed by adjacent residents;
 - (v) major trees on adjacent properties;
 - (vi) extractive resource areas or infrastructure corridors;
 - (vii) characteristics of any adjacent public open space;
 - (viii) street frontage features such as poles, street trees, kerb crossovers, bus stops and services;
 - (ix) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
 - (x) direction and distances to local shops, schools, public transport, parks and community facilities; and
 - (xi) the difference in levels between the subject land and adjacent properties.
- (6) Photographs of the site and surrounds are helpful for assessment of development applications, and should also be included in a site analysis plan.

SC6.21.4 General advice about preparation of an economic impact assessment report

- (1) Council is likely to require the submission of an economic impact assessment report for major retail and commercial development and other types of development with the potential to have adverse economic impacts.
- (2) In particular, Council may require an economic impact assessment report for development which involves one or more the following:-
 - (a) the establishment of a business use exceeding a gross leasable floor area of 2,500m², where located in a centre zone, or the Specialised centre zone;
 - (b) the establishment of a business use exceeding a gross leasable floor area of 100m², where located in a zone other than a centre zone or Specialised centre zone; or
 - (c) the establishment of a business use which is identified as an inconsistent use in the applicable zone code or local plan.
- (3) An economic impact assessment report is a report prepared by a competent person, which assesses and demonstrates the public need for, and the acceptable economic impact of a proposed development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced economist or economic analyst with appropriate and proven technical experience in providing advice about the economic impacts of development.

- (4) Typically, an economic impact assessment report should include the following:-
 - (a) a description of the size, function and tenancy mix of the proposed development, together with details of any pre-commitments;
 - (b) an examination of the population growth prospects and socio-economic characteristics of a defined trade area;
 - (c) a description of the location, size, nature, function and tenancy mix of competitive centres likely to be affected by the proposed development;
 - (d) an assessment of the extent of inadequacy, if any, within the competitive network of activity centres;
 - (e) an assessment of the quantitative economic impact upon competitive centres likely to be affected by the proposed development describing the consequent effects upon those activity centres; and

- (f) an assessment of the effect of the proposed development upon the Sunshine Coast Activity Centre Network as defined by the planning scheme.

SC6.21.5 General advice about preparation of a community impact assessment report

- (1) Community impact assessment is a process of investigating the possible social effects of development on a community.
- (2) While most development will impact on a community in some way, informed judgement is required to determine those impacts that are acceptable and those that are not. As with many other planning matters, measuring community impacts often relies on a combination of quantitative and qualitative analysis and judgement. The community impact assessment process provides a means to investigate social impacts in consultation with the affected community by addressing:-
 - (a) possible impacts in an objective and inclusive way;
 - (b) whether or not possible impacts are acceptable; and
 - (c) how possible impacts might be managed.
- (3) While the range and severity of effects can vary, generic impacts that may affect communities include:-
 - (a) alteration in demand for community services and/or facilities;
 - (b) change in community activity, cultural activities and important places;
 - (c) changes to housing affordability, choice and mix;
 - (d) changes to accessibility;
 - (e) changes in character, identity and amenity;
 - (f) community cohesion/severance;
 - (g) unfair and/or inequitable opportunities for specific groups or individuals;
 - (h) reduction/enhancement in employment access and opportunities;
 - (i) financial gain/loss;
 - (j) community health and safety effects;
 - (k) opportunities for local economic development; and
 - (l) access to natural environment features/resources.
- (4) Council is likely to require the submission of a community impact assessment report for development which involves one or more the following:-
 - (a) the establishment of any residential use involving more than 100 dwellings;
 - (b) the establishment of any entertainment/catering business use except for a food and drink outlet;
 - (c) the establishment of a high impact industry or special industry;
 - (d) the establishment of a club (where the use involves the serving of alcohol), major sport, recreation and entertainment and motor sport facility;
 - (e) the establishment of air services, major electricity infrastructure, port services, a renewable energy facility, telecommunications facility or utility installation except where a local utility; or
 - (f) the establishment of any use which is identified as an inconsistent use in the applicable zone code or local plan.
- (5) A community impact assessment report is a document prepared by a competent person which:-

- (a) provides an assessment of the potential effects of a development on the community; and
- (b) includes:-
 - (i) a description of the proposed development;
 - (ii) a statement of the likely impacts on the community of the proposed development;
 - (iii) a statement of the measures to be used to avoid or mitigate negative impacts on the community of the proposed development and to enhance potential positive impacts on the community of the development; and
 - (iv) details of consultation undertaken with the community to determine impacts on the community of the development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced social planner with appropriate and proven technical experience in providing advice about the social impacts of development.

- (6) Means of dealing with social impacts may include changes to a development proposal, compensation to affected communities or requirements for ongoing management of impacts in accordance with an agreed management regime.

SC6.21.6 General advice about preparation of a safety and security management plan

- (1) Council is likely to require the submission of a safety and security management plan for development involving an entertainment/catering business use or sport and recreation use, where the use involves the serving of alcohol and/or extended evening hours operation.
- (2) A safety and security management plan is a document prepared by a competent person, which assesses the likely safety and security issues associated with a development and identifies design and management measures to maintain the safety and security of patrons, premises and the general community.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced security consultant with a proven technical experience in providing advice about safety and security management issues.

- (3) Typically, a safety and security management plan should include the following:-
 - (a) a description of the proposed development;
 - (b) an assessment of the safety and security issues associated with the use, having regard to the characteristics of the use and the location and design of the premises;
 - (c) a statement as to the measures to be used to maintain the safety of patrons, premises and the general community; and
 - (d) details of consultation undertaken with the Queensland Police and other emergency services to identify safety and security issues and determine appropriate design and management measures.

SC6.22 Planning scheme policy for performance bonds

SC6.22.1 Purpose

- (1) Council often imposes conditions of approval on development applications which seek to have the developer carry out works, make payments to Council or conduct construction and development in accordance with approved plans of development. As a means of achieving compliance with certain conditions, it is Council's practice to require security in the form of a cash bond or trading bank guarantee (bond).

Note—Section SC6.14.11.7 (Bonding) of the Planning scheme policy for development works provides further detail about bonding arrangements for operational works.

- (2) The purpose of this planning scheme policy is to provide advice about the circumstances in which Council may require payment of a bond and the manner in which the amount of any bond will be determined.

SC6.22.2 Application

This planning scheme policy applies to development requiring imposition of a bond for security purposes.

SC6.22.3 General advice about imposition of bonds

The following is general advice about the imposition of bonds:-

- (a) without limiting its powers under section 65 of the Act, Council may impose conditions on a development approval requiring the lodgement of a bond;
- (b) a bond is intended to provide an incentive to develop in accordance with conditions of approval, as very often, in the view of the community, particular conditions are critical to a satisfactory development outcome being achieved;
- (c) a bond is to be of sufficient scale to ensure that:-
 - (i) causing a breach on the basis of deliberate action is not a desirable option; and
 - (ii) monitoring to ensure that contractors and employees do not unknowingly cause a breach is a desirable option;
- (d) in determining the amount of a bond, Council will have regard to the following:-
 - (i) the critical attributes of the site;
 - (ii) the relative importance, in planning, environmental and engineering terms, of the Council's requirements;
 - (iii) the scale of the development and the specific matters against which security is required;
 - (iv) the likely degree of community concern should a breach occur; and
 - (v) the remedial action, if any can be taken, which may be required should a breach occur;
- (e) Council will usually require the bond to be lodged prior to the commencement of development works;
- (f) a bond will be returned following completion of development and fulfilment of all conditions the subject of the bond; and

Note—it is an applicant's responsibility to lodge a formal request with Council for the return of a bond at the completion of development works.

- (g) in certain circumstances where compliance with conditions is essential to avoiding serious environment harm or other serious adverse impacts, Council may require a bond from the specific contractor or builders as well as from the developer, as a means of ensuring compliance with one or more conditions of approval.

Appendix 2 Table of amendments

Table AP2.1 Table of amendments

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

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

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
<p>Date of adoption – 8 May 2018</p> <p>Effective date – 14 May 2018</p>	<p>Version 13 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13</p>	<p>Major Amendment and Alignment Amendment</p>	<p>The amendment changes a zone or overlay relating to specific sites and addresses operational matters to improve the clarity and efficiency of the planning scheme. The amendment also makes terminology changes to align the amended provisions with the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>.</p>
<p>Date of adoption – 5 June 2018</p> <p>Effective date – 11 June 2018</p>	<p>Version 14 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 14</p>	<p>Major Amendment</p>	<p>The amendment deletes the Structure Plan for the Maroochydore Principal Regional Activity Centre from Part 10 (Other Plans) and incorporates relevant provisions relating to the area within the remainder of the planning scheme. The amendment also changes a zone or overlay relating to a number of specific sites within the Maroochydore Principal Regional Activity Centre and makes terminology changes to align the amended provisions with the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>.</p>

