

# Appendix A Amendment schedule (text)

## Part 1 (About the planning scheme)

### 1.2 Planning scheme components

- (1) The planning scheme ~~comprises~~, 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**

<b>Zones and zone precincts</b>	
<b>Residential zones category</b>	
(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
<b>Centre zones category</b>	
(e)	Principal centre zone
(f)	Major centre zone
(g)	District centre zone
(h)	Local centre zone
<b>Industry zones category</b>	
(i)	Low impact industry zone
(j)	Medium impact industry zone
(k)	High impact industry zone
(l)	Waterfront and marine industry zone
<b>Recreation zones category</b>	
(m)	Sport and recreation zone
(n)	Open space zone
<b>Environmental zones category</b>	
(o)	Environmental management and conservation zone
<b>Other zones category</b>	
(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);

Planning scheme policies	
(n)	Planning scheme policy for the nuisance code
(o)	Planning scheme policy for the reconfiguring a lot code
(p)	Planning scheme policy for the transport and parking code
(q)	Planning scheme policy for the waste management code
Planning scheme policies relating to Part 10 (Other plans)	
(r)	Planning scheme policy for Maroochydore Principal Regional Activity Centre Structure Plan
(s)	Planning scheme policy for Palmview Structure Plan
Other planning scheme policies	
(t)	Planning scheme policy for biodiversity offsets
(u)	Planning scheme policy for information that local government may require
(v)	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*<sup>1</sup>.

## 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 *Sustainable Planning Regulation 2009* (the Regulation); or
  - the definitions in **Schedule 1 (Definitions)** of the planning scheme, unless the term is separately defined in another part of the planning scheme where the term is used; or
- Editor's note—for example Part 10 (Other plans) includes definitions for terms specific to the structure plans for Maroochydore Principal Activity Centre and Palmview declared master plan areas.
- the *Acts Interpretation Act 1954*; or
  - the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the planning scheme, another part of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list prevails.
- (3) A reference in the planning scheme to any Act includes any regulation or instrument made under it, and where amended or replaced means the amended or replaced Act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

<sup>1</sup> Editor's note—Section 86 (Planning schemes for particular local governments) and Section 857 (Development control plans under repealed LGP&E Act) of the *Sustainable Planning Act 2009* provides that the repealed Act, the transitional planning scheme and any transitional planning scheme policies continue to apply to the extent necessary to administer *Development Control Plan 1 Kawana Waters*.

- (3) The planning scheme also states the level of assessment for development in the planning scheme area in **Part 5 (Tables of assessment)**.

## 1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:-
- (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
  - (b) statewide codes prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
  - (c) overlays prevail over all other elements (other than the strategic framework and statewide codes) to the extent of the inconsistency;
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
  - (f) provisions of **Part 10 (Other plans)** may override any of the above.

## 1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act provides that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note – the building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for the integrated development assessment system for the carrying out of building assessment work or self assessable work (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through **Part 5 (Tables of assessment)**, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—the *Building Act 1975* permits planning schemes to:-

- (a) regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as height ~~s~~ of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate site lines, on-site parking and outdoor living spaces. It may also regulate other matters such as land liable to flooding, designating lands as bushfire prone areas and transport noise corridors;
- (b) deal with an aspect of, or matter related to or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*; and
- (c) specify alternative planning scheme provisions under section 33 of the *Building Act 1975*. This relates to alternative design solutions for boundary clearance and *site cover* provisions MP 1.1, 1.2 and 1.3 of the QDC.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) The building assessment provisions are contained in the following parts of the planning scheme specified in **Table 1.6.1 (Building assessment provisions)** below:-

### Part 3 (Strategic framework) - Section 3.2 (Strategic intent), 3.2.2 (A new economy)

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, Sunshine Coast University Hospital and adjacent health precinct, the Sunshine Coast Airport and the University of the Sunshine Coast. Sub-regional employment areas are located throughout the region providing a range of health, education and training opportunities.

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

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

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

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

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

### 3.2.3 Greenspace for generations

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

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

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

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

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

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

## Part 3 (Strategic framework) - Section 3.2 (Strategic intent)

Development is energy, waste and water efficient with an emphasis on integrated water management in major development areas. A significant proportion of energy needs are obtained from renewable sources and development is energy efficient and incorporates materials that are recycled or have low levels of embodied energy.

Development incorporates rainwater harvesting systems and reuse of wastewater for non-potable purposes. There has been a substantial decrease in the reliance on centralised potable water sources.

Recycling and waste minimisation practices contribute to an overall reduction in landfill and have extended the working life of existing waste management facilities.

### 3.2.7 A modern sub-tropical coastal region

Under this planning scheme, the Sunshine Coast will become a modern, sub-tropical coastal region.

A region that has successfully tackled the challenges of managing growth, growing the economy, building community capacity and protecting the natural environment.

In 2031, the Sunshine Coast will have in place a sustainable pattern of settlement and remain one of Australia's most attractive places to live, visit and do business.

### 3.2.8 Sunshine Coast spatial concept

**Figure 3.2.8A (Sunshine Coast spatial concept)** identifies the major elements of the preferred settlement pattern for the Sunshine Coast to 2031 as expressed in the strategic intent. The major elements illustrated on the spatial concept are as follows:-

- Urban areas;
- Rural residential areas;
- Rural enterprise and landscape areas;
- Major conservation ~~and open space~~ areas;
- Regional Inter-urban Break;
- the Sunshine Coast Activity Centre Network; and
- Major transport elements.

Within the urban areas, the spatial concept recognises that the Sunshine Coast is a 'community of communities' comprising 27 places, each with their own role, character and identity. These places are located in coastal urban, rural town and rural village settings. The spatial concept also recognises that the Sunshine Coast is to retain its separation from greater Brisbane and Caboolture by a Regional Inter-urban Break.

One of the critical components of the spatial concept is the function of and relationships between the existing and proposed activity centres across the Sunshine Coast. These functions and relationships are illustrated by **Figure 3.2.8B (Strategic functions of and relationships between activity centres)**.

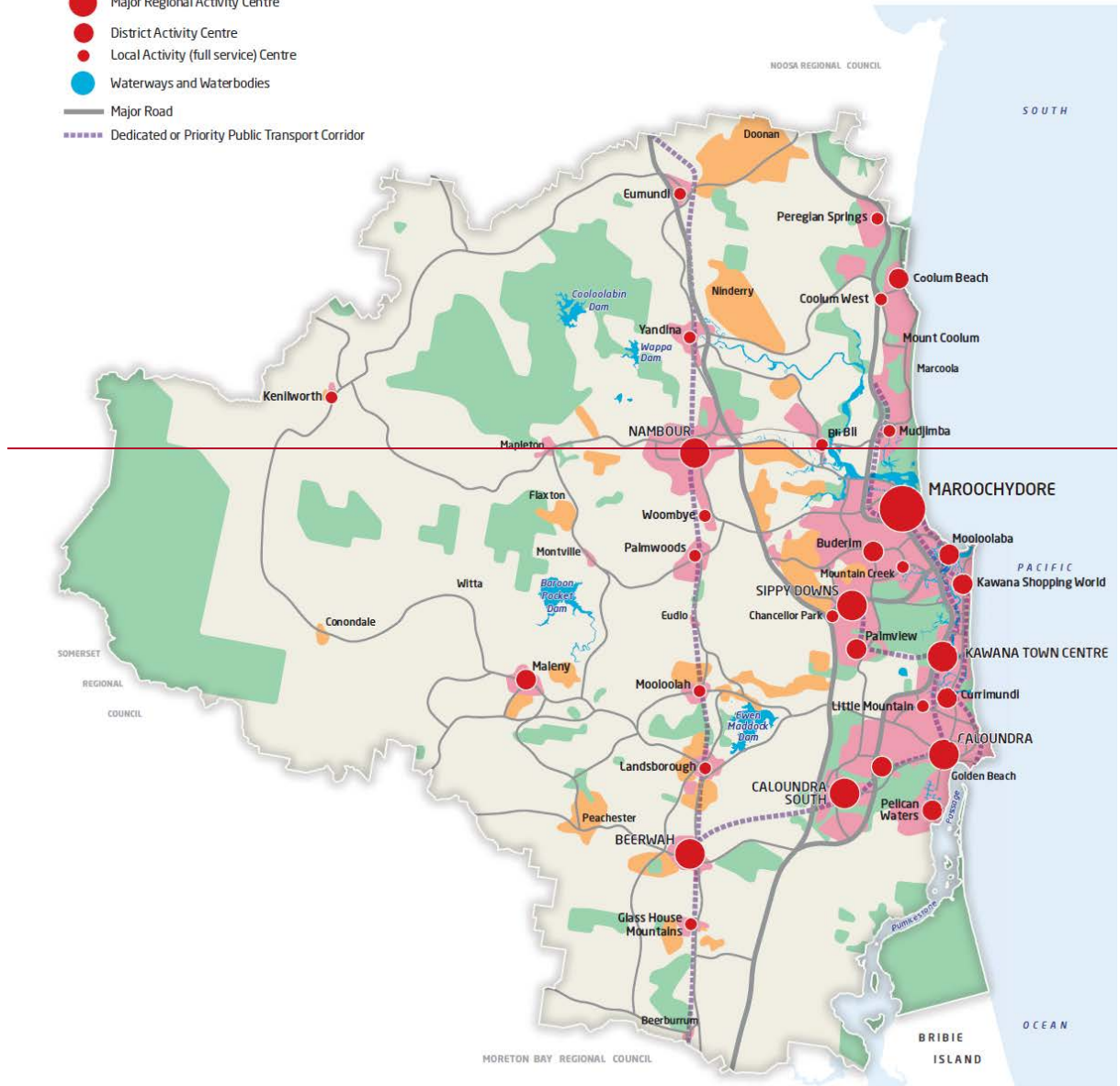
This figure identifies the following:-

- Maroochydore Principal Regional Activity Centre;
- Major regional activity centres;
- District activity centres;
- Local activity centres;
- Tourism focus areas;
- Employment areas;
- Industry and enterprise areas;
- Major connections between activity centres; and
- the Sunshine Coast Enterprise Corridor.

Figure 3.2.8A Sunshine Coast spatial concept

**LEGEND**

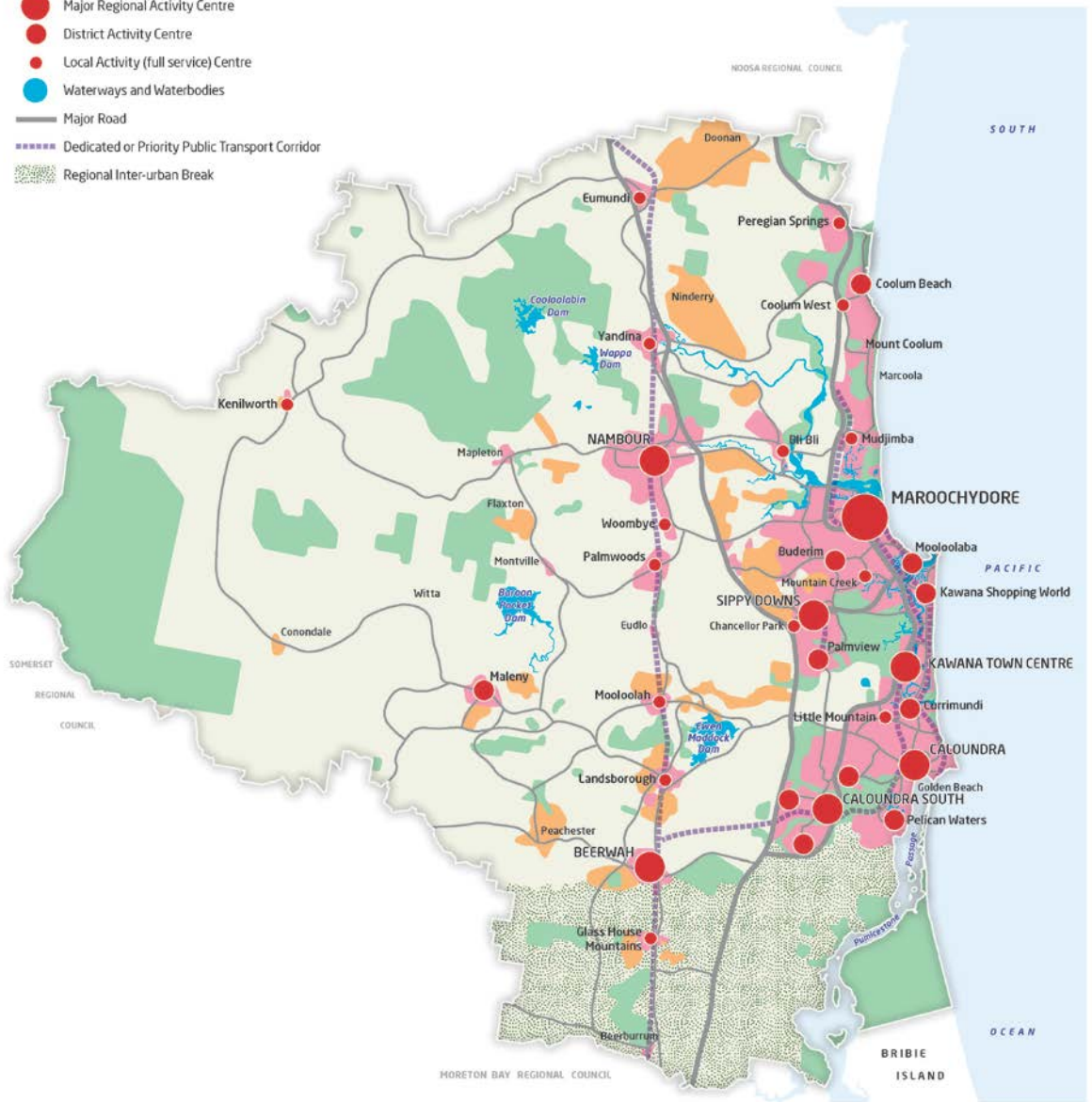
- Urban Area
- Rural Residential Area
- Major Conservation Area
- Rural Enterprise and Landscape Area
- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local Activity (full service) Centre
- Waterways and Waterbodies
- Major Road
- Dedicated or Priority Public Transport Corridor



# Part 3

**LEGEND**

- Urban Area
- Rural Residential Area
- Major Conservation Area
- Rural Area
- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local Activity (full service) Centre
- Waterways and Waterbodies
- Major Road
- Dedicated or Priority Public Transport Corridor
- Regional Inter-urban Break



# Part 3



### 3.3 Settlement pattern

Key concepts	
(1)	Recognition of the Sunshine Coast's character, lifestyle and environment attributes as essential contributors to the region's natural (competitive) advantage.
(2)	Urban and rural residential development that is contained within defined local growth management boundaries.
(3)	A compact, efficient and functional urban form in new and consolidated urban areas focussed around the Maroochydore Principal Regional Activity Centre, other <i>regional activity centres</i> and in the Palmview and Caloundra South greenfield major development areas.
(4)	<i>Affordable living</i> opportunities in infill and greenfield major development areas and within and surrounding activity centres with convenient access to employment, transport and other <i>infrastructure</i> , including community, cultural, sport and recreation facilities.
(5)	Establishment of the Sunshine Coast Enterprise Corridor and Sunshine Coast Activity Centre Network with activity centres developed as attractive mixed use places and focus areas for business, investment and residential and community activity.
(6)	Development of the Maroochydore and Kawana infill major development areas and the Palmview and Caloundra South greenfield major development areas as showcase sustainable developments.
(7)	Recognition of the differences between, and individual qualities of, different urban places through local area planning responses.

#### 3.3.1 Strategic outcomes

The strategic outcomes for the settlement pattern theme are the following:-

- (a) In 2031, the Sunshine Coast is renowned for its range of distinctive and sensitive landforms and landscapes, its large and diverse areas of open space and its unique and well defined communities. Growth is carefully managed and well-designed to maintain and enhance the character, lifestyle and environment attributes which make such a significant contribution to the Sunshine Coast's natural (competitive) advantage.
- (b) Growth is contained within defined local growth management boundaries that apply and refine the land use categories in the SEQ Regional Plan. These local growth management boundaries reflect the outcomes of detailed local investigations.
- (c) Urban development and rural residential development is contained within local growth management boundaries so as to protect biophysical and landscape values and natural resources, avoid natural hazards, maintain the individuality of communities and provide for the efficient delivery of *infrastructure* and services.
- (d) Outside these areas, rural lands and natural areas are maintained predominantly for their rural enterprise, landscape and environmental values. These areas reinforce the character of the Sunshine Coast as a place with large areas of open space surrounding distinct and separate urban and rural residential areas. The Regional Inter-urban Break preserves the significant geographic separation between the Sunshine Coast and the greater Brisbane and Caboolture urban area, rest of metropolitan South-East Queensland and reinforce the character of the Sunshine Coast as a place with large areas of open space surrounding distinct and separate urban and rural residential areas.
- (e) 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 at Nambour and Beerwah.
- (f) The form and structure of new and consolidated urban areas contributes to the achievement of a more compact urban form and an effective and efficient *transport network* that supports increased use of walking, cycling and public transport and has a positive influence on the community's physical activity and health in general.

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

Table 3.4.3.1 Activity centre network

Description	Location	Applicable local plan or structure plan
<b>Regional activity centres</b>		
<p><b>Principal regional activity centre (Maroochydore City Centre)</b></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"> <li>Maroochydore</li> </ul>	<ul style="list-style-type: none"> <li>Maroochydore Principal Regional Activity Centre Structure Plan</li> </ul> <p>Editor's note—the Maroochydore Central Precinct of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p><b>Major regional activity centres</b></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"> <li>Caloundra</li> <li>Nambour</li> <li>Beerwah</li> <li>Caloundra South</li> <li>Kawana Town Centre</li> <li>Sippy Downs Town Centre</li> </ul>	<ul style="list-style-type: none"> <li>Caloundra local plan</li> <li>Nambour local plan</li> <li>Beerwah local plan</li> <li>Not applicable</li> <li>Development Control Plan No.1 (Kawana Waters)</li> <li>Sippy Downs local plan</li> </ul> <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p><b>Specialist activity centre</b></p> <p>Provide specialist uses and related uses that promote economic activity and employment.</p>	<ul style="list-style-type: none"> <li>Sunshine Coast Airport</li> </ul>	<ul style="list-style-type: none"> <li>Maroochy North Shore local plan</li> </ul>
<b>Sub-regional activity centres</b>		
<p><b>District activity centres</b></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"> <li>Buderim</li> <li>Caloundra South</li> <li>Coolum Beach</li> <li>Currimundi</li> <li>Kawana (North)</li> <li>Maleny</li> <li>Mooloolaba</li> <li>Palmview</li> <li>Pelican Waters</li> </ul>	<ul style="list-style-type: none"> <li>Buderim local plan</li> <li>Not applicable</li> <li>Coolum local plan</li> <li>Caloundra local plan</li> <li>Kawana Waters local plan</li> <li>Maleny local plan</li> <li>Mooloolaba/Alexandra Headland local plan</li> <li>Palmview Structure Plan</li> <li>Golden Beach/Pelican Waters local plan</li> </ul> <p>Editor's note—Caloundra South is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<p><b>Local (full service) activity centres</b></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"> <li>Aroona</li> <li>Bli Bli</li> <li>Brightwater</li> <li>Caloundra South</li> <li>Chancellor Park West</li> <li>Coolum West</li> <li>Eumundi</li> <li>Glass House Mountains</li> <li>Kenilworth</li> <li>Landsborough</li> <li>Mooloolah</li> <li>Mountain Creek</li> <li>Pacific Paradise</li> <li>Palmwoods</li> <li>Peregian Springs</li> <li>Woombye</li> <li>Yandina</li> </ul>	<ul style="list-style-type: none"> <li>Caloundra West local plan</li> <li>Bli Bli local plan</li> <li>Kawana Waters local plan</li> <li>Not applicable</li> <li>Sippy Downs local plan</li> <li>Coolum local plan</li> <li>Eumundi local plan</li> <li>Glass House Mountains local plan</li> <li>Kenilworth local plan</li> <li>Landsborough local plan</li> <li>Mooloolah local plan</li> <li>Buderim local plan</li> <li>Maroochy North Shore local plan</li> <li>Palmwoods local plan</li> <li>Peregian South local plan</li> <li>Woombye local plan</li> <li>Yandina local plan</li> </ul> <p>Editor's note—Caloundra South is a</p>

Description	Location	Applicable local plan or structure plan
		<a href="#"><u>priority development area subject to the Economic Development Act 2012.</u></a>
<p><b>Local (not full service) activity centres</b></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

- (a) 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)**.
- (b) 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.
- (c) Regional and sub-regional employment areas maximise opportunities for development to be provided in a mixed use configuration where appropriate.
- (d) Regional and sub-regional employment areas protect campuses of existing and planned major health, training and educational facilities from intrusion by incompatible land uses.
- (e) 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.
- (f) Regional and sub-regional employment areas provide a range of lot sizes and adaptable building configurations that cater for varying business and industry needs.
- (g) 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).
- (h) 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
<b>Regional employment areas</b>		
<b>General</b>	<ul style="list-style-type: none"> <li>• Maroochydore Principal Regional Activity Centre</li> <li>• Kawana Major Regional Activity Centre</li> <li>• Sippy Downs Major Regional Activity Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Maroochydore Principal Regional Activity Centre Structure Plan</li> <li>• Development Control Plan No.1 (Kawana Waters)</li> <li>• Sippy Downs local plan</li> </ul> <p>Editor’s note—the Maroochydore Central Precinct of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the <i>Economic Development Act 2012</i>.</p>
<b>Science and technology focus</b>	<ul style="list-style-type: none"> <li>• Sippy Downs Business and Technology Sub-Precinct</li> </ul>	<ul style="list-style-type: none"> <li>• Sippy Downs local plan</li> </ul>

Part 3

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

enterprise areas.

- (b) Development provides for and protects the viability of existing and planned public transport corridors identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)** including the following:-
- (i) the North Coast Rail Line, including existing and planned upgrade alignments;
  - (ii) the dedicated public transport corridor (CAMCOS), ~~including protected and alternative alignments~~; and
  - (iii) the Maroochydore to Caloundra Priority Transit Corridor.
- (c) Development provides legible local road connections and supporting collector streets that are sufficiently wide for buses to connect local areas by public transport, and which accommodate safe bus stopping situations.
- (d) Development supports and contributes to a high level of integration with the existing and planned public transport network, including providing and protecting land required for major public transport infrastructure, and incorporating transit oriented community principles in greenfield and infill major development areas and other defined locations on high frequency public transport routes and priority transit corridors.
- (e) The public transport network is safe, convenient, accessible and reliable and provides for the efficient movement of transit passengers throughout the Sunshine Coast with prioritisation towards high frequency priority (HFP) and passenger service networks with a level of service coverage targeted to the type of activity centre or community.
- (f) The public transport network is equitable in that it caters for both urban and rural areas and provides access for the aged and mobility restricted users.

### **3.5.6 Element 5 – Road transport network**

#### **3.5.6.1 Specific outcomes**

- (a) The operational safety and efficiency of *major road* transport corridors is protected, including, but not limited to, the following corridors identified conceptually on **Strategic Framework Map SFM 3 (Transport elements)**:-
- (i) Bruce Highway;
  - (ii) Sunshine Motorway;
  - (iii) Caloundra Road;
  - (iv) Kawana Way;
  - (v) Nicklin Way;
  - (vi) Steve Irwin Way;
  - (vii) Maroochydore Road;
  - (viii) Nambour Connection Road; and
  - (ix) David Low Way.
- (b) Roads are designed and constructed to also serve as *active transport* and public transport corridors.
- (c) Road corridors incorporate road safety measures to provide for safe, efficient and equitable movement.
- (d) Road corridors are designed and constructed to contribute to the built and urban environment by providing:

Performance Outcomes		Acceptable Outcomes	
	<p><i>ecologically important areas;</i></p> <p>(d) protects the visual amenity of Landsborough-Maleny Road as a scenic route;</p> <p>(e) provides for appropriate pedestrian and cycle links; and</p> <p>(f) provides for road and intersection upgrades.</p>	<p><b>AO13.4</b></p> <p><b>AO13.5</b></p> <p><b>AO13.6</b></p> <p><b>AO13.7</b></p>	<p>Landsborough-Maleny Road.</p> <p>In addition to any parkland dedication, reconfiguring a lot provides a local ecological linkage and open space corridor along Mellum Creek.</p> <p>A dense vegetated <i>buffer</i> is provided to Landsborough-Maleny Road to screen development from the road.</p> <p>Reconfiguring a lot contributes to the provision of pedestrian and cycle linkages to the Landsborough town centre.</p> <p>Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection.</p>
<b>Development in the Low Density Residential Zone in Precinct LAN LPP-2 (Landsborough Town East)</b>			
<b>PO14</b>	<p>Reconfiguring a lot in the Low density residential zone in Precinct LAN LPP-2 (Landsborough Town East) identified on <b>Local Plan Map LPM42</b>:-</p> <p>(a) creates a distinct residential neighbourhood by maintaining the low density residential character of the area; and</p> <p>(b) provides for appropriate pedestrian and cycle links to improve accessibility to the Landsborough town centre.</p>	<p><b>AO14.1</b></p> <p><b>AO14.2</b></p>	<p>Reconfiguring a lot maintains a minimum lot size of:-</p> <p>(a) 1,000m<sup>2</sup> on land between Toorbul Street and Forestdale Road; and</p> <p>(b) 650m<sup>2</sup> elsewhere in Precinct LAN LPP-2 (Landsborough Town <del>East</del><b>West</b>).</p> <p>Reconfiguring a lot contributes to the provision of a network of cycleways and pedestrian paths linking to the Landsborough town centre.</p>
<b>Development in the Medium Density Residential Zone</b>			
<b>PO15</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) is sympathetic to the rural town character of Landsborough;</p> <p>(c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development;</p> <p>(d) provides for building form that reflects the traditional Queensland style;</p> <p>(e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(f) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>.</p>	<p><b>AO15.1</b></p> <p><b>AO15.2</b></p>	<p>For a <i>multiple dwelling</i>, the development <i>site</i> has an area of at least 1,000m<sup>2</sup>.</p> <p>Development within the Medium density residential zone:-</p> <p>(a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;</p> <p>(b) 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 entry treatments; and</p> <p>(c) 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>.</p> <p>Note—<b>Figure 7.2.16E (Design principles for development in Landsborough’s Medium density residential zone)</b> illustrates application of some of the above design principles for development in Landsborough’s Medium density residential zone.</p>
<b>Development in the Emerging Community Zone (Lot 2 RP208083, Coolum Street)</b>			
<b>PO16</b>	<p>Development in the Emerging community zone on Lot 2 RP208083:-</p>	<b>AO16</b>	No acceptable outcome provided.

## Part 8 (Overlays)

### 8.2.5 Coastal protection overlay code<sup>16</sup>

#### 8.2.5.1 Application

This code applies to self assessable and assessable development:-

- (a) subject to the coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 8.2.5.2 Purpose and overall outcomes

(1) The purpose of the Coastal protection overlay code is to:-

- (a) protect people and property from coastal hazards;

Note—coastal hazards include coastal erosion and storm tide inundation, or permanent inundation from sea level rise. Storm tide inundation is specifically addressed in the Flood Hazard Overlay Code.

- (b) protect coastal landforms, *vegetation* and biodiversity, and allow for natural fluctuations of the coast to the greatest extent practicable;
- (c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise; and
- (d) maintain or enhance public access to the coast.

(2) The purpose of the Coastal protection overlay code will be achieved through the following overall outcomes:-

- (a) development ensures the protection of people and property from coastal hazards, taking into account the predicted effects of climate change;
- (b) development allows for natural fluctuations of the coast, including as a result of sea level rise, to occur naturally as far as practicable;
- (c) unless specifically anticipated by the planning scheme through the allocation of zones, development within an *erosion prone area* avoids:-
  - (i) intensification of existing uses;
  - (ii) new permanent built structures; and
  - (iii) seaward extensions to existing built structures;

Note—the ~~actual width of the erosion prone area~~ is ~~determined by referring to erosion prone area maps administered by the State Department of Environment and Heritage Protection declared under the Coastal Protection and Management Act 1995~~ and is administered by the State Department of Environment and Heritage Protection.

- (d) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;
- (e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development adjacent to the beachfront;
- (f) development maintains public access to the coast, consistent with maintaining public safety and conserving coastal resources;

<sup>16</sup> Editor's note—the following elements referred to in this code are shown on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) coastal protection areas incorporating some of the coastal management district and *erosion prone area*; and
- (b) maritime development areas.

The *erosion prone area*, coastal management district and coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.



- (g) development preserves opportunities for *coastal-dependent development* and *maritime development* in appropriate locations, particularly maritime development areas;
- (h) development protects water quality, coastal dunes and creeks, *vegetation* and biodiversity within coastal areas; and
- (i) development adjacent to beachfront areas is located and designed to protect the character of the beachfront when viewed from the beach and integrates with the surrounding natural landscape and skyline *vegetation*.

### 8.2.5.3 Assessment criteria

**Table 8.2.5.3.1 Criteria for self assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Dual Occupancy and Dwelling House</i>			
<b>PO1</b>	The <i>dual occupancy</i> or <i>dwelling house</i> is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	<b>AO1</b>	<p>All buildings and other permanent structures are located landward of the coastal building line for the <i>site</i>.</p> <p>Note—coastal building lines are declared under the <i>Coastal Protection and Management Act 1995</i> and are administered by the State Department of Environment and Heritage Protection.</p> <p><b>OR</b></p> <p>Where there is no coastal building line for the <i>site</i>, and the <i>site</i> adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:-</p> <ul style="list-style-type: none"> <li>(a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or</li> <li>(b) where there are no neighbouring properties, at least 6 metres from the seaward property boundary of the <i>site</i>.</li> </ul> <p>Note—'permanent structures' include swimming pools and retaining walls.</p>

**Table 8.2.5.3.2 Criteria for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Erosion Prone Area</i>			
<b>PO1</b>	<p>Development, other than redevelopment of an existing urban development site, development for <i>essential community infrastructure</i>, <i>coastal-dependent development</i> and <i>maritime development</i> in a maritime development area:-</p> <ul style="list-style-type: none"> <li>(a) allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise; and</li> <li>(b) avoids the need for additional coastal protection works.</li> </ul>	<b>AO1</b>	<p>Development is situated wholly outside of the <i>erosion prone area</i>.</p> <p><u>Note—the <i>erosion prone area</i> is declared under the <i>Coastal Protection and Management Act 1995</i> and is administered by the State Department of Environment and Heritage Protection.</u></p> <p><b>OR</b></p> <p>Development does not increase the scale or intensity of an existing use or create additional lots within the <i>erosion prone area</i>.</p> <p><b>OR</b></p> <p>Development is for acceptable temporary or relocatable structures (for safety purposes, recreational purposes or <i>temporary uses</i>) and the structures and use of the <i>site</i> is</p>

Performance Outcomes		Acceptable Outcomes	
			<p>expendable.</p> <p>Note—acceptable temporary, relocatable or expendable structures for safety or recreational purposes include:-</p> <p>(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and</p> <p>(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.</p>
<b>PO2</b>	Redevelopment of an existing urban development <i>site</i> within the <i>erosion prone area</i> mitigates any increase in the risk to people and property from adverse coastal erosion impacts.	<b>AO2</b>	<p>Redevelopment that intensifies the use of an existing urban development <i>site</i> in the <i>erosion prone area</i>:-</p> <p>(a) incorporates a layout that minimises the footprint of the development within the <i>erosion prone area</i> and locates permanent structures as far landward as possible;</p> <p>(b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the property; and</p> <p>(c) locates, designs and constructs buildings and structures to withstand coastal erosion impacts.</p> <p><u>Note—the <i>erosion prone area</i> is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.</u></p> <p>Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.</p>
<b>PO3</b>	Development for <i>essential community infrastructure</i> :-	<b>AO3</b>	No acceptable outcome provided.
	<p>(a) demonstrates that it is not feasible to locate the development outside of the <i>erosion prone area</i>; and</p> <p>(b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or</p> <p>(c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable.</p>		
<b>PO4</b>	<i>Coastal-dependent development</i> mitigates any increase in risk to people and property from adverse erosion impacts.	<b>AO4</b>	<i>Coastal-dependent development</i> :-
			<p>(a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; and</p> <p>(b) locates, designs and constructs relevant buildings and structures to withstand coastal erosion impacts.</p>
<b>PO5</b>	Development within a maritime development area mitigates any risk to people or property from adverse coastal erosion impacts.	<b>AO5</b>	Development within a maritime development area:-
			<p>(a) provides for non-coastal dependent development to be located outside of the <i>erosion prone area</i>; and</p>

Performance Outcomes		Acceptable Outcomes	
			(b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location.  <u>Note—the erosion prone area is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.</u>
<b>Coastal Building Lines and Setbacks</b>			
<b>PO6</b>	New development or the intensification of existing development on a <i>site</i> subject to a coastal building line, or located immediately adjacent to the beachfront or a reserve fronting the beachfront, is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	<b>AO6</b>	All buildings and permanent structures are setback at least 6 metres landward of the coastal building line for the <i>site</i> .  Note—coastal building lines are declared under the <i>Coastal Protection and Management Act 1995</i> and are administered by the State Department of Environment and Heritage Protection.  <b>OR</b>  Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, development provides for all buildings and permanent structures to be set back a minimum of 6 metres from the seaward boundary of the lot.
<b>Reconfiguring A Lot within the Coastal Management District</b>			
<b>PO7</b>	Where land within the coastal management district is proposed to be reconfigured to create additional lots, the <i>erosion prone area</i> is maintained as a development free buffer zone, unless:- (a) there is already substantial development seaward of the development <i>site</i> ; or (b) the land is in a maritime development area.	<b>AO7</b>	Where reconfiguring of a lot is proposed within the coastal management district, the <i>erosion prone area</i> within the lot, or land within 40 metres of the foreshore (whichever is the greater), is surrendered to the State for public use.  <u>Note—the erosion prone area and coastal management district are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</u>
<b>Public Access to Public Coastal Land</b>			
<b>PO8</b>	Development:- (a) does not result in a net loss of public access to public coastal land (including the foreshore) and <i>tidal waters</i> ; and (b) where possible, provides enhanced opportunities for public access in a manner consistent with conserving coastal resources.	<b>AO8</b>	Development is located, designed and operated in a manner that retains or enhances existing public access to the coast.  <b>OR</b>  Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new access opportunities in, or in close proximity to, the site.
<b>Maritime Development and Maritime Development Areas</b>			
<b>PO9</b>	<i>Maritime development</i> is located in a designated maritime development area.	<b>AO9</b>	<i>Maritime development</i> is located within a maritime development area as identified on a Coastal Protection Overlay Map.
<b>PO10</b>	Development in a maritime development area:- (a) is predominantly for <i>maritime development</i> ; and (b) ensures <i>ancillary</i> and subsidiary development is predominantly of a commercial or public nature.	<b>AO10.1</b>	Less than half of the non-tidal component of the development <i>site</i> within the maritime development area is allocated for non- <i>maritime development</i> .
		<b>AO10.2</b>	Less than a quarter of the non-tidal component of the development <i>site</i> within the maritime development area is allocated for residential development.

Part 9 (Development codes) - Section 9.3 (Use codes), 9.3.5 (Dual occupancy code)

Performance Outcomes		Acceptable Outcomes	
	and outdoor spaces, is designed to protect the personal security and safety of residents by allowing for casual surveillance.	AO8.2	clearly identifiable and visible from the street and driveway.  The internal pathway network has clear sightlines to the <i>dwelling</i> entrance and street access points.
<b>Access and Car Parking</b>			
PO9	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO9	A minimum of 2 (two) car parking spaces are provided per <i>dwelling</i> , with at least 1 (one) car parking space capable of being covered.  Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO10	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dual occupancy</i> by residents and visitors.	AO10	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ <a href="#">R-049</a> , R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
<b>Services and Utilities</b>			
PO11	The <i>dual occupancy</i> is provided with, and connected to, <i>infrastructure</i> and services.	AO11	The <i>dual occupancy</i> is connected to the reticulated water supply, sewerage and telecommunications <i>infrastructure</i> networks and has an electricity supply.
PO12	The <i>dual occupancy</i> is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	AO12	Where the <i>dual occupancy</i> is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network.  <b>OR</b>  Where the <i>dual occupancy</i> is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network.
PO13	Development works and connections to <i>infrastructure</i> and services are undertaken in accordance with accepted engineering standards and are complete prior to the commencement of the use.	AO13.1  AO13.2	All development works are certified by a Registered Professional Engineer Queensland (RPEQ).  All connections to <i>infrastructure</i> and services are in accordance with the requirements of the relevant infrastructure entity.
PO14	The <i>dual occupancy</i> is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	AO14.1	A separate waste storage area is provided for each <i>dwelling</i> to accommodate the permanent storage of waste and recyclable items in standard waste containers.  <b>OR</b>  A shared waste storage area over which

Performance Outcomes		Acceptable Outcomes	
			space.  Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
<b>PO9</b>	The design and management of <i>access</i> , parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	<b>AO9</b>	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ <u>R-049</u> , R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
<b>Tennis Courts and Sports Courts</b>			
<b>PO10</b>	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	<b>AO10.1</b>	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		<b>AO10.2</b>	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		<b>AO10.3</b>	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
<b>Secondary Dwellings</b>			
<b>PO11</b>	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated <i>access</i> , parking, landscape and <i>setback</i> requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	<b>AO11.1</b>	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m <sup>2</sup> .
		<b>AO11.2</b>	The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:- (a) 90m <sup>2</sup> where located on a lot in the Rural zone or Rural residential zone; and (b) 60m <sup>2</sup> where located on a lot in another zone.
		<b>AO11.3</b>	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.
		<b>AO11.4</b>	At least 1 (one) car parking space, in addition to the requirement for the <i>dwelling house</i> , is provided for the <i>secondary dwelling</i> .
<b>Filling or excavation</b>			
<b>PO12</b>	Any <i>filling or excavation</i> associated with a <i>dwelling house</i> :-	<b>AO12</b>	Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on

## 9.3.13 Relocatable home park and tourist park code

### 9.3.13.1 Application

This code applies to assessable development identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.13.2 Purpose and overall outcomes

- (1) The purpose of the Relocatable home park and tourist park code is to ensure *relocatable home parks* and *tourist parks* are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-
  - (a) a *relocatable home park* and *tourist park* is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;
  - (b) a *relocatable home park* and *tourist park* provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
  - (c) a *relocatable home park* and *tourist park* is of a scale and intensity that is compatible with the preferred character of the local area;
  - (d) a *relocatable home park* and *tourist park* does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
  - (e) a *relocatable home park* and *tourist park* is provided with appropriate utilities and services.

### 9.3.13.3 Assessment criteria

**Table 9.3.13.3.1 Criteria for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Design and Layout</b>			
<b>PO1</b>	The design and layout of the <i>relocatable home park</i> or <i>tourist park</i> ensures that residents and guests are provided with a high quality living environment.	<b>AO1</b>	The design and layout of the <i>relocatable home park</i> or <i>tourist park</i> complies with the Acceptable Solutions in the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997<del>8</del></i> , published by the Department of Communication and Information, Local Government, Planning and Sport.  Note—where the provisions of this code (from AO2 onwards) are different to the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997<del>8</del></i> , the provisions of this code prevail.
<b>Location and Site Suitability</b>			
<b>PO2</b>	The <i>relocatable home park</i> or <i>tourist park</i> is located so that residents and guests have convenient access to:- (a) <i>tourist attractions</i> ; (b) everyday commercial, community and recreation facilities; and (c) public transport services.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	The <i>relocatable home park</i> or <i>tourist park</i> is located on a <i>site</i> :- (a) which has an area and dimensions capable of accommodating a well-	<b>AO3.1</b>	The <i>relocatable home park</i> or <i>tourist park</i> site:- (a) is at least 2 hectares in area in the case of a <i>caravan park</i> or at least 4

Performance Outcomes		Acceptable Outcomes	
			<p>Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in <b>Table 9.4.8.3.3 (Minimum on-site parking requirements)</b> for specified development, as outlined below:-</p> <p>(a) <i>rooming accommodation, short-term accommodation, resort complex, or retirement facility</i> – reduce visitor parking to 1 space per 10 <i>rooming units</i> or <i>dwellings</i>;</p> <p>(b) <i>food and drink outlet, function facility, hotel, indoor and sport and recreation, theatre</i> – reduce parking to 1 space per 20m<sup>2</sup> <i>gross floor area</i>;</p> <p>(c) <i>shopping centre</i> – reduce parking to 1 space per 25m<sup>2</sup> <i>gross floor area</i> for any component above 1,000m<sup>2</sup> <i>gross floor area</i>; and</p> <p>(d) <i>child care centre</i> – reduce customer parking to 1 space per 7 children.</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number. Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</p> <p><b>OR</b></p> <p>For self-assessable development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.</p> <p><b>OR</b></p> <p>Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car parking spaces.</p> <p><b>AO3.2</b></p> <p>For assessable development, car parking provided for <i>mixed-use development</i> is sufficient to meet the demand of residential and business uses, with exclusive designations for both user types.</p>
<b>PO4</b>	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	<b>AO4.1</b>	Development provides the number of parking spaces for people with disabilities, required by the <i>Building Code of Australia</i> and, <del>in any case, provides a minimum of one space.</del>
		<b>AO4.2</b>	Parking spaces for people with disabilities, access and signage complies with AS 1428 – <i>General Requirements for</i>

Performance Outcomes		Acceptable Outcomes	
	number of people involved in the use.		<p>10,000m<sup>2</sup>;</p> <p>(b) <i>tourist attraction</i>, having a total use area of greater than 10,000m<sup>2</sup>;</p> <p>(c) <i>educational establishment</i>, where accommodating more than 500 students;</p> <p>(d) <i>major sport, recreation and entertainment facility</i>;</p> <p>(e) <i>indoor sport and recreation</i>, where having a gross floor area of more than 1,000m<sup>2</sup>, or for spectator sports; and</p> <p>(f) <i>outdoor sport and recreation</i>, where for spectator sports.</p>
		<b>AO7.3</b>	<p>On-street public transport facilities are provided as part of the following development:-</p> <p>(a) <i>shopping centre</i>, where having a gross floor area of 10,000m<sup>2</sup> or less;</p> <p>(b) <i>tourist attraction</i>, where having a gross floor area of 10,000m<sup>2</sup> or less;</p> <p>(c) <i>educational establishment</i>, where accommodating 500 or less students; and</p> <p>(d) <i>indoor sport and recreation</i> where having a gross floor area of 500m<sup>2</sup> or less and not for spectator sports.</p>
		<b>AO7.4</b>	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		<b>AO7.5</b>	Public transport facilities are located and designed in accordance with the standards specified in the <b>Planning scheme policy for the transport and parking code</b> and the <b>Planning scheme policy for development works</b> .
<b>Access and On-site Parking</b>			
<b>Car Parking Requirements</b>			
<b>PO8</b>	Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development in a <i>Regional Activity Centre</i> provides for or contributes to the provision of public or shared <i>car parking stations</i> which serve a variety of nearby uses.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development ensures that car parking areas, service areas and access driveways are located where:- <del>(a)</del> they	<b>AO10</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
	will not dominate the <i>streetscape</i> ; and <del>(b)</del> —will not unduly intrude upon pedestrian use of pathways, through:- <del>(i)(a)</del> the use of rear access lanes; <del>(ii)(b)</del> car parking areas and service areas <i>being</i> situated at the rear of the premises or below ground level; or <del>(iii)(c)</del> shared driveways.		
PO11	Development does not provide for <i>basement</i> car parking areas to be located below public streets or roads.	AO11	No acceptable outcome provided.
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local <i>streetscape</i> character.	AO12	No acceptable outcome provided.
PO13	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	AO13	No acceptable outcome provided.  Note—Section 9.4.5 (Safety and security code) sets out requirements for safety and security in car parking areas.
<b>On-site Parking for Motorcycles and Scooters</b>			
PO14	Development provides sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	AO14.1  AO14.2	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements).  Motorcycle and scooter parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.
<b>On-site Parking for Buses</b>			
PO15	Development provides for sufficient access, internal circulation and on-site parking for buses to meet the needs of the development.	AO15.1	Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- (a) <i>rooming accommodation, short-term accommodation or resort complex</i> where having more than 20 <i>rooming units</i> ; (b) <i>retirement facility</i> , where having more than 20 <i>dwellings</i> ; (c) <i>function facility</i> , where having a gross floor area exceeding 200m <sup>2</sup> ; (d) <i>hotel</i> , where having a <i>gross floor area</i> exceeding 500m <sup>2</sup> ; (e) <i>tourist attraction</i> ; (f) <i>community care centre</i> , where having a <i>gross floor area</i> exceeding 200m <sup>2</sup> ; (g) <i>community use</i> , where having a <i>gross floor area</i> exceeding 200m <sup>2</sup> ; (h) <i>educational establishment</i> ; (i) <i>major sport, recreation and entertainment facility</i> ; (j) <i>theatre</i> , where having a <i>gross floor area</i> exceeding 500m <sup>2</sup> ; (k) <i>indoor sport and recreation</i> , where having a <i>gross floor area</i> exceeding 500m <sup>2</sup> ; and (l) <i>outdoor sport and recreation</i> .

# Schedule 1 Definitions

## SC1.1 Use definitions

### SC1.1.1 Defined uses

- (1) Use definitions have a specific meaning for the purposes of the planning scheme.
- (2) Any use not listed in column 1 of **Table SC1.1.2 (Use definitions)** is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

- (3) A use listed in column 1 of **Table SC1.1.2 (Use definitions)** has the meaning set out beside that term in column 2.
- (4) Column 3 of **Table SC1.1.2 (Use definitions)** identifies examples of the types of activities which fall within the use identified in column 1.
- (5) Column 4 of **Table SC1.1.2 (Use definitions)** identifies examples of activities which do not fall within the use identified in column 1.
- (6) Columns 3 and 4 of **Table SC1.1.2 (Use definitions)** are not exhaustive lists.
- (7) Uses listed in columns 3 and 4 of **Table SC1.1.2 (Use definitions)** which are not listed in column 1 do not form part of the definition.
- (8) The use definitions listed here are the definitions used in the planning scheme.

**Table SC1.1.1 Index of use definitions**

<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Bulk landscape supplies</li> <li>• Caretaker's accommodation</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> </ul>	<ul style="list-style-type: none"> <li>• Health care services</li> <li>• High impact industry</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Park</li> <li>• Parking station</li> <li>• Permanent plantation</li> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> </ul>	<ul style="list-style-type: none"> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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Schedule 1

Schedule 1 (Definitions), Section SC1.2 (Administrative definitions)

Column 1 Term	Column 2 Definition
	<p>Unless otherwise specified in a local plan, development on a <i>secondary active street frontage</i>:-</p> <ul style="list-style-type: none"> <li>(a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 50% of the street front boundary,</li> <li>(b) is built to the street front boundary, or <i>setback</i> a maximum of 3 metres at ground level;</li> <li>(c) has windows and door openings to the adjacent street or public place; and</li> <li>(d) minimises driveway and servicing access across the active street frontage.</li> </ul>
<b>Secondary dwelling</b>	<p>A <i>dwelling</i> used in conjunction with, and subordinate to, a <i>dwelling house</i> on the same lot.</p> <p>A <i>secondary dwelling</i> may be constructed under a <i>dwelling house</i>, be attached to a <i>dwelling house</i> or be freestanding.</p>
<b>Sensitive land use (or sensitive receptor)</b>	<p>Each of the following defined uses:-</p> <ul style="list-style-type: none"> <li>(a) <i>child care centre</i>;</li> <li>(b) <i>community care centre</i>;</li> <li>(c) <i>community residence</i>;</li> <li>(d) <i>dual occupancy</i>;</li> <li>(e) <i>dwelling house</i>;</li> <li>(f) <i>educational establishment</i>;</li> <li>(g) <i>health care services</i>;</li> <li>(h) <i>hospital</i>;</li> <li>(i) <i>multiple dwelling</i>;</li> <li>(j) <i>nature-based tourism</i>;</li> <li>(k) <i>office</i>;</li> <li>(l) <i>relocatable home park</i>;</li> <li>(m) <i>residential care facility</i>;</li> <li>(n) <i>resort complex</i>;</li> <li>(o) <i>retirement facility</i>;</li> <li>(p) <i>rooming accommodation</i>;</li> <li>(q) <i>short-term accommodation</i>; and</li> <li>(r) <i>tourist park</i>.</li> </ul>
<b>Service catchment</b>	<p>An area serviced by an <i>infrastructure</i> network. An <i>infrastructure</i> network is made up of one or more <i>service catchments</i>. <i>Service catchments</i> are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example</p> <ul style="list-style-type: none"> <li>• stormwater network <i>service catchments</i> can be delineated to align with watershed boundaries;</li> <li>• open space network <i>service catchments</i> can be determined using local government accessibility standards;</li> <li>• water network <i>service catchments</i> can be established as the area serviced by a particular reservoir.</li> </ul>
<b>Setback</b>	<p>For a building or structure, the shortest distance measured horizontally from the <i>outer-most projection</i> of a building or structure to the vertical projection of the boundary of the lot.</p>
<b>Signface area</b>	<p>Means:-</p> <ul style="list-style-type: none"> <li>(a) in the case of a purpose built <i>advertising device</i> which is free standing, the area of the smallest rectangle that can wholly contain the <i>advertising device</i>, measured from the outside of the <i>advertising devices</i> frame; and</li> <li>(b) in the case of an <i>advertising device</i> that is painted on or otherwise affixed to a building or other structure, the area of the smallest rectangle that can wholly contain the <i>advertising device</i>, inclusive of any decorative lines, stripes, borders and architectural trims that immediately surround the device.</li> </ul> <p>Note—the figure below provides further guidance about the definition of <i>signface area</i>.</p>