

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 local government 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)	Beerburum 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 (Caloundra Central)
a.	Sub-precinct CAL LPSP-1a (Destination Centre)
b.	Sub-precinct CAL LPSP-1b (Community and Creative Hub)
c.	Sub-precinct CAL LPSP-1c (Gateway)
d.	Sub-precinct CAL LPSP-1d (Central Park Urban Village)
(ii)	Precinct CAL LPP-2 (Moffat Beach/Shelly Beach/Dicky Beach)
(iii)	Precinct CAL LPP-3 (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)	Maroochydore / Kuluin local plan, including:-
(i)	Precinct MAR LPP-1 (City Core), including:-
a.	Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct)
(ii)	Precinct MAR LPP-2 (Aerodrome Road)
(iii)	Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive)
(iv)	Precinct MAR LPP-4 (Wharf Street)
(v)	Precinct MAR LPP-5 (Maud Street/Sugar Road)

Local plans and local plan precincts

- (t) Mooloolaba / Alexandra Headland local plan, including:-
 - (i) Precinct MAH LPP-1 (Mooloolaba Spit Government Uses)
 - (ii) Precinct MAH LPP-2 (Mooloolaba Heart Street Activation)
- (u) Mooloolah local plan
- (v) Nambour local plan, including:-
 - (i) Precinct NAM LPP-1 (Nambour Special Entertainment Precinct)
 - (ii) Precinct NAM LPP-2 (Former Mill Site)
 - (iii) Precinct NAM LPP-3 (Town Centre Frame)
 - (iv) Precinct NAM LPP-4 (Nambour Health Hub)
- (w) Palmwoods local plan
- (x) Peregrine 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
- (j) Extractive industry code
- (k) Home based business code

Development codes	
(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
(m)	Planning scheme policy for development works
(n)	Planning scheme policy for the nuisance code

Planning scheme policies	
(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.

- (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;

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

- (iii) identification of the Sunshine Coast Airport as a specialist activity centre providing a range of aviation and aerospace related business activities
- (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) a vibrant, mixed use character, including special entertainment precincts in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live or *amplified music* which creates a vibrant atmosphere. In mixed use activity centres generally, and special entertainment precincts and buffer areas in particular, residents should expect ambient noise levels to be relatively higher; 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 	<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

Description	Location	Applicable local plan or structure plan
	<ul style="list-style-type: none"> Kenilworth Landsborough Mooloolah Mountain Creek Pacific Paradise Palmwoods Peregian Springs Woombye Yandina 	<ul style="list-style-type: none"> 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>	<p>Not described</p>

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
Regional employment areas		
General	<ul style="list-style-type: none"> Maroochydoore Principal Regional Activity Centre Kawana Major Regional 	<ul style="list-style-type: none"> Maroochydoore/Kuluin local plan Development Control Plan No.1 (Kawana Waters)

Description	Location	Applicable local plan or structure plan
	<ul style="list-style-type: none"> Activity Centre Sippy Downs Major Regional Activity Centre 	<ul style="list-style-type: none"> 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>
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 Industrial 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)**.

Contents of Part 5

Part 5	Tables of Assessment	5-1
5.1	Preliminary	5-1
5.2	Reading the tables of assessment	5-1
5.3	Categories of development and categories of assessment	5-2
5.3.1	Process for determining the category of development and category of assessment	5-2
5.3.2	Determining the category of development and category of assessment	5-3
5.3.3	Determining any requirements for accepted development and the assessment benchmarks for assessable development	5-4
5.4	Regulated categories of development and categories of assessment prescribed by the Regulation	5-5
5.5	Categories of development and categories of assessment – material change of use	5-6
5.6	Categories of development and categories of assessment – reconfiguring a lot	5-73
5.7	Categories of development and categories of assessment – building work	5-75
5.8	Categories of development and categories of assessment – operational work	5-76
5.9	Categories of development and categories of assessment – local plans	5-79
5.9.1	Blackall Range local plan	5-79
5.9.2	Buderim local plan	5-80
5.9.3	Caloundra local plan	5-81
5.9.4	Caloundra West local plan	5-85
5.9.5	Golden Beach/Pelican Waters local plan	5-86
5.9.6	Kawana Waters local plan	5-88
5.9.7	Landsborough local plan	5-89
5.9.8	Maroochy North Shore local plan	5-90
5.9.9	Maroochydore/Kuluin local plan	5-96
5.9.10	Mooloolaba/Alexandra Headland local plan	5-98
5.9.11	Nambour local plan	5-100
5.9.12	Sippy Downs local plan	5-102
5.10	Categories of development and categories of assessment – overlays	5-105

Tables in Part 5

Table 5.5.1	Low density residential zone	5-6
Table 5.5.2	Medium density residential zone	5-8
Table 5.5.3	High density residential zone	5-10
Table 5.5.4	Tourist accommodation zone	5-12
Table 5.5.5	Principal centre zone	5-16
Table 5.5.6	Major centre zone	5-21
Table 5.5.7	District centre zone	5-26
Table 5.5.8	Local centre zone	5-32
Table 5.5.9	Low impact industry zone	5-37
Table 5.5.10	Medium impact industry zone	5-40
Table 5.5.11	High impact industry zone	5-43
Table 5.5.12	Waterfront and marine industry zone	5-45
Table 5.5.13	Sport and recreation zone	5-47
Table 5.5.14	Open space zone	5-50
Table 5.5.15	Environmental management and conservation zone	5-52
Table 5.5.16	Community facilities zone	5-53
Table 5.5.17	Emerging community zone	5-58
Table 5.5.18	Limited development (landscape residential) zone	5-60
Table 5.5.19	Rural zone	5-61
Table 5.5.20	Rural residential zone	5-64
Table 5.5.21	Specialised centre zone	5-66
Table 5.5.22	Tourism zone	5-70
Table 5.6.1	Reconfiguring a lot	5-73
Table 5.7.1	Building work	5-75
Table 5.8.1	Operational work	5-76
Table 5.9.1	Blackall Range local plan: material change of use	5-79

Table 5.9.2	Buderim local plan: reconfiguring a lot.....	5-80
Table 5.9.3	Caloundra local plan: material change of use.....	5-81
Table 5.9.4.1	Caloundra West local plan: reconfiguring a lot.....	5-85
Table 5.9.4.2	Caloundra West local plan: operational work.....	5-85
Table 5.9.5.1	Golden Beach/Pelican Waters local plan: material change of use.....	5-86
Table 5.9.5.2	Golden Beach/Pelican Waters local plan: reconfiguring a lot.....	5-87
Table 5.9.6	Kawana Waters local plan: material change of use.....	5-88
Table 5.9.7	Landsborough local plan: material change of use.....	5-89
Table 5.9.8.1	Maroochy North Shore local plan: material change of use.....	5-90
Table 5.9.8.2	Maroochy North Shore local plan: building work.....	5-93
Table 5.9.8.3	Maroochy North Shore local plan: operational work.....	5-94
Table 5.9.9	Maroochydore/Kuluin local plan: material change of use.....	5-96
Table 5.9.10	Mooloolaba/Alexandra Headland local plan: material change of use.....	5-98
Table 5.9.11	Nambour local plan: material change of use.....	5-100
Table 5.9.12	Sippy Downs local plan: material change of use.....	5-102
Table 5.10.1	Overlays.....	5-105

Table 5.5.4 Tourist accommodation zone

TOURIST ACCOMMODATION 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"> • Tourist accommodation zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
<i>Dual occupancy</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Dual occupancy code • Nuisance code
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> • Dwelling house code
<i>Dwelling unit</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Resort complex</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
<i>Short-term accommodation</i>	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
Bar	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation 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 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 development</i> .	<ul style="list-style-type: none"> • Tourist accommodation 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
Function facility	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation 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	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Tourist accommodation zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if	<ul style="list-style-type: none"> • The planning scheme

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	not otherwise specified.	
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 if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation 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"> Tourist accommodation zone code Applicable local plan code Market code
Office	Accepted development if:- (a) for a bank or real estate agent; and (b) in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) for a bank or real estate agent; and (b) located at the ground storey of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Tourist accommodation 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
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
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

TOURIST ACCOMMODATION 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) located at the ground storey of a <i>mixed use development</i>; and</p> <p>(b) not exceeding a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Shopping centre	<p>Code assessment if:-</p> <p>(a) located at the ground storey of a <i>mixed use development</i>; and</p> <p>(b) any <i>shop</i> tenancy does not exceed a <i>gross leasable floor area</i> of 300m².</p>	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> • The planning scheme
Industrial activities		
Service industry	<p>Code assessment if located at the ground storey of a <i>mixed use development</i>.</p>	<ul style="list-style-type: none"> • Tourist accommodation zone code • Business uses and centre design code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Community activities		
Community use	<p>Accepted development if:-</p> <p>(a) located on <i>Council</i> owned or controlled land; and</p> <p>(b) undertaken by or on behalf of the <i>Council</i>.</p>	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> • Tourist accommodation zone code • Community activities code • Applicable local plan code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Indoor sport and recreation	<p>Code assessment if forming part of a <i>mixed use development</i>.</p>	<ul style="list-style-type: none"> • Tourist accommodation zone code • Sport and recreation uses code • Applicable local plan code • <i>Prescribed other development codes</i> • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Outdoor sport and recreation	<p>Code assessment if for a <i>prescribed rooftop use</i>.</p>	<ul style="list-style-type: none"> • Tourist accommodation zone code • Sport and recreation uses code • Applicable local plan code • <i>Prescribed other development codes</i> • Business uses and centre design code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme

TOURIST ACCOMMODATION ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<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 5.5.5 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 Multi-unit residential uses code <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) not involving <i>amplified music</i> that is audible external to the premises.	<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
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>
Industrial activities		
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

PRINCIPAL 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"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Medium impact industry	Code assessment if for a micro-brewery.	<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
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

PRINCIPAL CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Outdoor sport and recreation</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code Business uses and centre design code <ul style="list-style-type: none"> 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
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Major electricity infrastructure</i>	Accepted development if for underground high voltage sub-transmission powerlines 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
<i>Parking station</i>	Code assessment	<ul style="list-style-type: none"> Principal centre zone code Maroochydore/Kuluin local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
<i>Telecommunications facility</i>	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 <ul style="list-style-type: none"> Telecommunications facility code <i>Prescribed other development codes</i>
	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 5.5.6 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 Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<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 Prescribed other development codes
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
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 Prescribed other development codes
Resort complex	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
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 Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an adult store sensitive use area.	<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 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
	<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) not involving amplified music that is audible external to the premises.	<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	<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
	<i>gross leasable floor area of 300m².</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"> Major 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 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"> Major 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>
	Accepted development if:- (c) conducted by a not-for-profit organisation; and (d) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
Market	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
	Code assessment if located in a designated special entertainment precinct.	<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>
Nightclub entertainment facility	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
Office	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 <i>Prescribed other development codes</i>
	Accepted development	<ul style="list-style-type: none"> Sales office code
Sales office	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Service station	Accepted development if:- (a) in an existing building; and (b) not for a <i>department store</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if	<ul style="list-style-type: none"> The planning scheme

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	for a <i>department store</i> .	
	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 <i>Prescribed other development codes</i>
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 code Business uses and centre design code <i>Prescribed other development codes</i>
	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 code Business uses and centre design code <i>Prescribed other development codes</i>
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 code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code 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"> Major 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"> Major 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"> Major 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 otherwise specified.	<ul style="list-style-type: none"> Major 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"> Major 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"> Major centre zone code Applicable local plan code Community activities 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>Hospital</i>	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Club</i>	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 <i>Prescribed other development codes</i>
<i>Indoor sport and recreation</i>	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 <i>Prescribed other development codes</i>
<i>Major sport, recreation and entertainment facility</i>	Code assessment if:- (a) for a convention and exhibition centre or entertainment centre; (b) located 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"> Major 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
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Parking station</i>	Code assessment	<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>
<i>Telecommunications facility</i>	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 <i>Prescribed other development codes</i>
	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 5.5.7 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 Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<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 Prescribed other development codes
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
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 Prescribed other development codes
Resort complex	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
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 Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Adult store	Accepted development if:- (a) in an existing	<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
	building; and (b) not located in an <i>adult store sensitive use area</i> .	
	Code assessment if:- (a) not in an existing building; and (b) not located in an <i>adult store sensitive use area</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 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	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>
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</i>	<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
	area of 300m ² .	
	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"> 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
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"> 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
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"> District 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 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"> 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	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"> District 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

DISTRICT 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"> District 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 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 Prescribed other development codes
Shop	Accepted development if:- (a) in an existing building; and (b) not for a department store or discount department store.	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if for a department store or discount department store.	<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 Prescribed other development codes
Shopping centre	Code assessment if not involving a department store or discount department store.	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if involving a department store or discount department store.	<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 Prescribed other development codes
	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 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"> District centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
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 Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> District centre zone code Applicable local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on Council owned or controlled	<ul style="list-style-type: none"> No requirements applicable

DISTRICT CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	land; and (b) undertaken by or on behalf of the Council.	
	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 • <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"> • District 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"> • District 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"> • District centre zone code • Applicable 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"> • District centre zone code • Applicable 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:- (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 • <i>Prescribed other development codes</i>
Outdoor sport and recreation	Code assessment if for a <i>prescribed rooftop use</i> .	<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 • <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		
Parking station	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>
Telecommunications facility	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> • District centre zone code • Applicable local plan code • Telecommunications facility 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
		code <i>development codes</i> <ul style="list-style-type: none"> Business uses and centre design code if involving studios or offices for broadcasting
	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 5.5.22 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			
<i>Nature-based tourism</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Nature and rural based tourism code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
<i>Resort complex</i>	Code assessment if located in Precinct TOU1 (Australia Zoo).	<ul style="list-style-type: none"> • Tourism zone code • Multi-unit residential uses code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
Business activities			
<i>Bar</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
<i>Food and drink outlet</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
<i>Function facility</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
<i>Hotel</i>	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code • Business uses and centre design code 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
<i>Tourist attraction</i>	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 	<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
Industrial activities			
<i>Medium impact industry</i>	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> • Tourism zone code • Applicable local plan code 	<ul style="list-style-type: none"> • Business uses and centre design code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	The planning scheme	
Community activities			

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
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		
Indoor sport and recreation	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Tourism 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
Outdoor sport and recreation	Code assessment if for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Tourism 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
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
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment if the <i>site</i> is located outside the urban growth management boundary.	<ul style="list-style-type: none"> Tourism zone code Applicable local plan code Rural uses code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
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		

TOURISM ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
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	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Low density residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(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.</p>	<ul style="list-style-type: none"> The planning scheme
Rural residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(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.</p>	<ul style="list-style-type: none"> The planning scheme
Rural zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(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;</p> <p>other than where:-</p> <p>(iii) the reconfiguration involves the subdivision of a lot existing at the commencement of the planning scheme into two lots;</p> <p>(iv) the existing lot is severed by a road that was gazetted prior to March 2006; and</p> <p>(v) the resulting lot boundaries use the road as the boundary of division.</p>	<ul style="list-style-type: none"> The planning scheme
Emerging community zone	<p>Impact assessment if creating one or more additional lots in the Emerging community zone unless in accordance with:-</p> <p>(a) an approved plan of development that has not lapsed; or</p> <p>(b) another current development approval in place at commencement of the planning scheme.</p>	<ul style="list-style-type: none"> The planning scheme
Limited development (landscape residential) zone	<p>Impact assessment if creating one or more additional lots in the Limited development (landscape residential) zone.</p>	<ul style="list-style-type: none"> The planning scheme
All zones	<p>Code assessment if:-</p> <p>(a) involving the subdivision of an existing or</p>	<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</i> <i>other</i> <i>development codes</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:- (a) involving <i>minor building work</i> ; or (b) associated with a use that is made accepted development by another table of assessment.	<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</i> or <i>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</i> or <i>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 Council 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 Buderim local plan

Table 5.9.2 Buderim 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
LOW DENSITY RESIDENTIAL ZONE – PRECINCT BUD LPP-1 (GLOUCESTER ROAD SOUTH)		
Reconfiguring a lot		
Reconfiguring a lot	Impact assessment if creating one or more additional lots.	<ul style="list-style-type: none"> The planning scheme

5.9.3 Caloundra local plan

Table 5.9.3 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 5.5.2 (Medium density residential zone)**, **Table 5.5.4 (Tourist accommodation zone)**, **Table 5.5.6 (Major centre zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.2**, **Table 5.5.4**, **Table 5.5.6** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
MEDIUM DENSITY RESIDENTIAL ZONE – SUB-PRECINCT CAL LPSP-1D (CENTRAL PARK URBAN VILLAGE)		
Business activities		
Office	Code assessment if located:- (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Medium density residential zone code • Caloundra 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	Code assessment if located:- (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Medium density residential zone code • Caloundra 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
TOURIST ACCOMMODATION ZONE		
Business activities		
Bar	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not involving <i>amplified music</i> that is audible external to the premises.	<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"> • Tourist accommodation zone code • Caloundra 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 – SUB-PRECINCT CAL LPSP-1A (DESTINATION CENTRE) AND SUB-PRECINCT CAL LPSP-1B (COMMUNITY AND CREATIVE HUB)		
Business activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nightclub entertainment facility	Code assessment if located on a <i>site</i> with <i>frontage</i> to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace.	<ul style="list-style-type: none"> Major centre zone code Caloundra 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
LOCAL CENTRE ZONE – MOFFAT BEACH		
Business activities		
Bar	Accepted development if:- (a) in an existing building on a lot with <i>frontage</i> to Seaview Terrace; and (b) not involving <i>amplified music</i> that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if on a lot with <i>frontage</i> to Seaview Terrace.	<ul style="list-style-type: none"> Local centre zone code Caloundra 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
COMMUNITY FACILITIES ZONE – SUB-PRECINCT CAL LPSP-1B (COMMUNITY AND CREATIVE HUB)		
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 if:- (a) located on properties fronting Omrah Avenue; and (b) not on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> The planning scheme
COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-4 (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		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
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
	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 associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra 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 associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Caloundra 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

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Accepted development if:-</p> <p>(a) not associated with <i>air services</i>; and</p> <p>(b) in an existing building.</p>	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	<p>Code assessment if not associated with air services.</p>	<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	<p>Accepted development if:-</p> <p>(a) located on <i>Council</i> owned or controlled land; and</p> <p>(b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if:-</p> <p>(a) not associated with <i>air services</i>; and</p> <p>(b) in an existing building.</p>	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	<p>Code assessment if not associated with air services.</p>	<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
Educational establishment	<p>Accepted development if:-</p> <p>(a) located on <i>Council</i> owned or controlled land; and</p> <p>(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		
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Telecommunications facility code <i>Prescribed other development codes</i>

5.9.4 Caloundra West local plan

Table 5.9.4.1 Caloundra West 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
LOW DENSITY RESIDENTIAL ZONE – PRECINCT CAW LPP-1 (HOMESTEAD DRIVE)		
Reconfiguring a lot		
Reconfiguring a lot	Impact assessment if creating one or more additional lots.	<ul style="list-style-type: none"> The planning scheme

Table 5.9.4.2 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 code Caloundra West local plan code

5.9.5 Golden Beach/Pelican Waters local plan

Table 5.9.5.1 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>
OPEN SPACE ZONE (LOT 603 SP221893)		
Business activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Code assessment if- (a) not incorporating a <i>drive-through facility</i> ; and (b) not for a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> • Open space zone code • Golden Beach/Pelican Waters local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Shop	Code assessment if- (a) for a <i>corner store</i> ; and (b) in association with a <i>food and drink outlet</i> .	<ul style="list-style-type: none"> • Open space zone code • Golden Beach/Pelican Waters local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>

Table 5.9.5.2 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>

5.9.6 Kawana Waters local plan

Table 5.9.6 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

5.9.7 Landsborough local plan

Table 5.9.7 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 <i>drive-through facility</i> .	<ul style="list-style-type: none"> • The planning scheme

5.9.8 Maroochy North Shore local plan

Table 5.9.8.1 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 code

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>	<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 applicable

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>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
MEDIUM IMPACT INDUSTRY ZONE		
Business activities		
Outdoor sales	<p>Code assessment if for a car hire business.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Medium impact industry zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i> The planning scheme
Showroom	<p>Accepted development if:</p> <p>(a) in an existing building; and</p> <p>(b) for a car hire business.</p> <p>Code assessment if:</p> <p>(a) not in an existing building; and</p> <p>(b) for a car hire business.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code Medium impact industry zone Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i> The planning scheme

Table 5.9.8.2 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	<p>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.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> No requirements applicable The planning scheme

Table 5.9.8.3 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 dwelling house.	<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 not associated with a material change of use	Accepted development if associated with a dwelling house.	<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 – filling or excavation		
Operational work involving filling or excavation (other than the placement of topsoil) associated with a material change of use	Accepted development if involving cumulative filling or excavation of not more than 50m ³ of material.	<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 AO12 of Table 9.3.6.3.1 (Requirements for accepted development)

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and 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</i> or <i>excavation</i> (other than the placement of topsoil) not associated with a material change of use	Accepted development if involving cumulative <i>filling</i> or <i>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

5.9.9 Maroochydore/Kuluin local plan

Table 5.9.9 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 – 1 (CITY CORE) – SUB-PRECINCT MAR LPSP – 1 (OCEAN STREET FOOD AND MUSIC SUB-PRECINCT)		
Business activities		
<i>Nightclub entertainment facility</i>	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>
PRINCIPAL CENTRE ZONE - PRECINCT MAR LPP - 2 (AERODROME ROAD)		
Business activities		
<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>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

5.9.10 Mooloolaba/Alexandra Headland local plan

Table 5.9.10 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)**, **Table 5.5.4 (Tourist accommodation zone)**, **Table 5.5.7 (District centre zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.3**, **Table 5.5.4**, **Table 5.5.7** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TOURIST ACCOMMODATION ZONE		
Business activities		
Bar	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not involving <i>amplified music</i> that is audible external to the premises.	<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"> Tourist accommodation zone code Mooloolaba/Alexandra Headland 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
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Tourist accommodation zone code Mooloolaba/Alexandra Headland 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
DISTRICT CENTRE ZONE		
Business activities		
Bar	Accepted development if:- (a) in an existing building; and (b) not involving <i>amplified music</i> that is audible external to the premises.	<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 Mooloolaba/Alexandra Headland local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> District centre zone code Mooloolaba/Alexandra Headland 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
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 1 (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

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"> 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 - 2 (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

5.9.11 Nambour local plan

Table 5.9.11 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		
<i>Food and drink outlet</i>	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>
<i>Function facility</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>Shop</i>	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
<i>Shopping centre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	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>
<i>Theatre</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	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		
<i>Major sport, recreation and entertainment facility</i>	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>shop</i> tenancy 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
	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

5.9.12 Sippy Downs local plan

Table 5.9.12 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 LPSP-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>shop</i> tenancy 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 overlay⁹	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development¹⁰
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
runway; or (ii) any of the following uses within 8km of a runway:- (A) <i>animal keeping</i> involving a wildlife or bird sanctuary; (B) <i>aquaculture</i> ; (C) an industrial use involving food handling or processing, or an abattoir; (D) <i>intensive animal industry</i> ; or (iii) any the following activities within 6km of a runway:- (A) external lighting that includes straight parallel lines 500 metres to 1,000 metres long; or (B) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or (iv) <i>major sports, recreation and entertainment facilities</i> or <i>outdoor sport and recreation facilities</i> involving fair grounds, showgrounds, outdoor theatres or outdoor cinemas within 3km of a runway; or (v) <i>cropping</i> , where involving a turf farm or fruit tree farm within 3km of a runway; or (vi) the creation of a <i>constructed water body</i> within 3km of a runway.	No change if not otherwise specified.	
Reconfiguring a lot if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving any of the following activities:- (i) the construction of a new road within 6km of a runway; or (ii) the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within the specified airport runway separation distances as identified on an Airport Environs Overlay Map; and (b) involving the creation of a <i>constructed water body</i> within 3km of a runway.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within aviation facility sensitive area		
Material change of use if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Operational work if:- (a) within an <i>aviation facility sensitive area</i> as identified on an Airport Environs Overlay Map; and (b) involving the construction of temporary or permanent buildings or structures.	No change	<ul style="list-style-type: none"> Airport environs overlay code
Airport environs overlay – where within ANEF contours		
Material change of use, if:- (a) involving any of the following uses within the 20 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> involving permanent accommodation; (ii) a use in the <i>community activity group</i> , other than <i>cemetery, crematorium or emergency services</i> ; or (iii) <i>health care services</i> . (b) involving any of the following uses within the 25 ANEF contour (or greater) as identified on an Airport Environs Overlay Map:- (i) a use in the <i>residential activity group</i> involving temporary accommodation;	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>). No change if not otherwise specified.	<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
<ul style="list-style-type: none"> (ii) <i>dwelling house</i>; (iii) a use in the <i>business activity group</i>, other than a <i>home based business</i>; (iv) a use in the <i>industrial activity group</i>, other than an <i>extractive industry</i>; (v) a use in the <i>community activity group</i>; (vi) a use in the <i>sport and recreation activity group</i>; (vii) a use in the <i>rural activity group</i> being <i>intensive animal industry</i> or <i>winery</i>; or (viii) 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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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:- <ul style="list-style-type: none"> (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.	<ul style="list-style-type: none"> Flood hazard overlay code
Reconfiguring a lot if within a flood and inundation area as identified on a Flood Hazard Overlay Map.	No change	<ul style="list-style-type: none"> 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 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> .	<ul style="list-style-type: none"> Flood hazard overlay code
	No change if not otherwise specified above.	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Flood hazard overlay code
Height of buildings and structures overlay		
Any development 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 a use in the <i>industrial activity group</i> in an <i>industry zone</i> ; 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 building or structure for a <i>utility installation</i> where located on Council owned or controlled land or for a <i>Distributor retailer</i> ; or (v) erecting a structure for an <i>extractive industry</i> in the Rural zone; or (vi) erecting a building or structure for a use in the	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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
<p><i>rural activity group</i> in the Rural zone; or</p> <p>(vii) erecting a structure for a <i>tourist attraction</i> in the Tourism zone in Precinct TOU2 (Aussie World); or</p> <p>(viii) erecting a building or structure associated with a <i>prescribed rooftop use</i>.</p>		
<p>Material change of use if:-</p> <p>(a) not exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and</p> <p>(b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i>.</p>	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code
Heritage and character areas overlay – where involving or adjoining a heritage place		
<p>Material change of use if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.</p>	<p>Code assessment if the change of use:-</p> <p>(a) will not involve the demolition, relocation or removal of a heritage place; and</p> <p>(b) is provisionally made accepted development by a table of assessment for material change of use.</p>	<ul style="list-style-type: none"> Heritage and character areas overlay code
	<p>Impact assessment if the change of use will result in building work involving demolition, relocation or removal of a heritage place.</p>	<ul style="list-style-type: none"> The planning scheme
	<p>No change if not otherwise specified above.</p>	<ul style="list-style-type: none"> Heritage and character areas overlay code
<p>Reconfiguring a lot if:-</p> <p>(a) involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; or</p> <p>(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.</p>	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
<p>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.</p>	<p>Code assessment if the building work does not involve the demolition, relocation or removal of a heritage place.</p>	<ul style="list-style-type: none"> Heritage and character areas overlay code
	<p>Impact assessment if the building work involves the demolition, relocation or removal of a heritage place.</p>	<ul style="list-style-type: none"> The planning scheme
<p>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.</p>	No change	<ul style="list-style-type: none"> Heritage and character areas overlay code
<p>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.</p>	<p>Code assessment if the operational work is provisionally made accepted development by the applicable table of assessment for operational work.</p>	<ul style="list-style-type: none"> Heritage and character areas overlay code
	<p>No change if not otherwise specified above.</p>	<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
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
	No change if not otherwise specified	<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
	above.	
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 <i>dual occupancy</i> or <i>dwelling house</i> ; (ii) a use in the <i>business activity group</i> ;	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
(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> , other than <i>animal husbandry, cropping or roadside stall</i> ; or (vii) a use in the <i>other activity group</i> .		
Reconfiguring a lot 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) increasing the number of lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
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.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
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.	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		
Material change of use , other than in an existing building, if:- (a) within the high voltage electricity transmission line 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 <i>dual occupancy or dwelling house</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> ; (v) a use in the <i>sport and recreation activity group</i> ; (vi) a use in the <i>rural activity group</i> , other than <i>animal husbandry, cropping or roadside stall</i> ; or (vii) a use in the <i>other activity group</i> , other than <i>major electricity infrastructure</i> .	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) increasing the number of lots.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
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.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:- (a) within the high voltage electricity transmission line and buffer as identified on a Regional Infrastructure Overlay Map; and (b) involving:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.	No change	<ul style="list-style-type: none"> Regional infrastructure overlay code
Regional infrastructure overlay – where within the sewage treatment plant and buffer		
Material change of use , other than in an existing building, if:- (a) within the wastewater treatment plant 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 <i>dual occupancy or dwelling house</i> ;	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
(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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 being accommodated or working on the <i>site</i> .	No change	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Water resource catchments overlay code
Operational work involving filling or excavation not associated with a material change of use or reconfiguring a lot if:-	No change	<ul style="list-style-type: none"> Water resource catchments 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) within a <i>water resource catchment area</i> as identified on a Water Resource Catchments Overlay Map; and (b) involving the following:- (i) excavating 100m ³ or more of material; or (ii) filling land with 500m ³ or more of material with an average depth of 0.5 metres or greater.		
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.	No change	<ul style="list-style-type: none"> Water resource catchments overlay code

Contents of Part 6

Part 6	Zones	6-1
6.1	Preliminary	6-1
6.2	Zone codes	6-3
6.2.1	Low density residential zone code	6-3
	6.2.1.1 Application.....	6-3
	6.2.1.2 Purpose and overall outcomes	6-3
6.2.2	Medium density residential zone code.....	6-6
	6.2.2.1 Application.....	6-6
	6.2.2.2 Purpose and overall outcomes	6-6
6.2.3	High density residential zone code	6-9
	6.2.3.1 Application.....	6-9
	6.2.3.2 Purpose and overall outcomes	6-9
6.2.4	Tourist accommodation zone code	6-11
	6.2.4.1 Application.....	6-11
	6.2.4.2 Purpose and overall outcomes	6-11
6.2.5	Principal centre zone code.....	6-14
	6.2.5.1 Application.....	6-14
	6.2.5.2 Purpose and overall outcomes	6-14
6.2.6	Major centre zone code	6-17
	6.2.6.1 Application.....	6-17
	6.2.6.2 Purpose and overall outcomes	6-17
6.2.7	District centre zone code.....	6-21
	6.2.7.1 Application.....	6-21
	6.2.7.2 Purpose and overall outcomes	6-21
6.2.8	Local centre zone code.....	6-24
	6.2.8.1 Application.....	6-24
	6.2.8.2 Purpose and overall outcomes	6-24
6.2.9	Low impact industry zone code.....	6-27
	6.2.9.1 Application.....	6-27
	6.2.9.2 Purpose and overall outcomes	6-27
6.2.10	Medium impact industry zone code.....	6-29
	6.2.10.1 Application.....	6-29
	6.2.10.2 Purpose and overall outcomes	6-29
6.2.11	High impact industry zone code	6-31
	6.2.11.1 Application.....	6-31
	6.2.11.2 Purpose and overall outcomes	6-31
6.2.12	Waterfront and marine industry zone code	6-33
	6.2.12.1 Application.....	6-33
	6.2.12.2 Purpose and overall outcomes	6-33
6.2.13	Sport and recreation zone code.....	6-35
	6.2.13.1 Application.....	6-35
	6.2.13.2 Purpose and overall outcomes	6-35
6.2.14	Open space zone code	6-38
	6.2.14.1 Application.....	6-38
	6.2.14.2 Purpose and overall outcomes	6-38
6.2.15	Environmental management and conservation zone code	6-40
	6.2.15.1 Application.....	6-40
	6.2.15.2 Purpose and overall outcomes	6-40
6.2.16	Community facilities zone code.....	6-42
	6.2.16.1 Application.....	6-42
	6.2.16.2 Purpose and overall outcomes	6-42
6.2.17	Emerging community zone code	6-44
	6.2.17.1 Application.....	6-44

6.2.17.2	Purpose and overall outcomes	6-44
6.2.18	Limited development (landscape residential) zone code	6-46
6.2.18.1	Application.....	6-46
6.2.18.2	Purpose and overall outcomes	6-46
6.2.19	Rural zone code.....	6-48
6.2.19.1	Application.....	6-48
6.2.19.2	Purpose and overall outcomes	6-48
6.2.20	Rural residential zone code.....	6-51
6.2.20.1	Application.....	6-51
6.2.20.2	Purpose and overall outcomes	6-51
6.2.21	Specialised centre zone code	6-53
6.2.21.1	Application.....	6-53
6.2.21.2	Purpose and overall outcomes	6-53
6.2.22	Tourism zone code.....	6-55
6.2.22.1	Application.....	6-55
6.2.22.2	Purpose and overall outcomes	6-55

Tables in Part 6

Table 6.2.1.2.1	Consistent uses and potentially consistent uses in the Low density residential zone	6-4
Table 6.2.2.2.1	Consistent uses and potentially consistent uses in the Medium density residential zone	6-7
Table 6.2.3.2.1	Consistent uses and potentially consistent uses in the High density residential zone	6-10
Table 6.2.4.2.1	Consistent uses and potentially consistent uses in the Tourist accommodation zone	6-12
Table 6.2.5.2.1	Consistent uses and potentially consistent uses in the Principal centre zone.....	6-16
Table 6.2.6.2.1	Consistent uses and potentially consistent uses in the Major centre zone	6-19
Table 6.2.7.2.1	Consistent uses and potentially consistent uses in the District centre zone	6-23
Table 6.2.8.2.1	Consistent uses and potentially consistent uses in the Local centre zone.....	6-26
Table 6.2.9.2.1	Consistent uses and potentially consistent uses in the Low impact industry zone...	6-28
Table 6.2.10.2.1	Consistent uses and potentially consistent uses in the Medium impact industry zone	6-30
Table 6.2.11.2.1	Consistent uses and potentially consistent uses in the High impact industry zone...	6-32
Table 6.2.12.2.1	Consistent uses and potentially consistent uses in the Waterfront and marine industry zone	6-34
Table 6.2.13.2.1	Consistent uses and potentially consistent uses in the Sport and recreation zone...	6-36
Table 6.2.14.2.1	Consistent uses and potentially consistent uses in the Open space zone.....	6-39
Table 6.2.15.2.1	Consistent uses and potentially consistent uses in the Environmental management and conservation zone	6-41
Table 6.2.18.2.1	Consistent uses and potentially consistent uses in the Limited development (landscape residential) zone	6-47
Table 6.2.19.2.1	Consistent uses and potentially consistent uses in the Rural zone.....	6-50
Table 6.2.20.2.1	Consistent uses and potentially consistent uses in the Rural residential zone	6-52
Table 6.2.21.2.1	Consistent uses and potentially consistent uses in the Specialised centre zone.....	6-54

6.2.4 Tourist accommodation zone code

6.2.4.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourist accommodation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourist accommodation 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.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes and short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities and indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (b) development recognises the character of core tourist areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in the zone should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area;
 - (c) where located outside a local plan area, development provides for:-
 - (i) residential activities to be limited to visitor accommodation only; and
 - (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;
 - (d) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (e) development generally caters for a medium rise built form;

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

- (f) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
 - (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (i) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (j) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (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 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 is provided with the full range of urban services 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;
- (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 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Tourist accommodation zone)** to occur in the Tourist accommodation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.4.2.1** to occur in the Tourist accommodation 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 6.2.4.2.1** is an inconsistent use and is not intended to occur in the Tourist accommodation zone.

Table 6.2.4.2.1 Consistent uses and potentially consistent uses in the Tourist accommodation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Residential activities</i>	
(a) <i>Caretaker's accommodation</i>	(a) <i>Nature-based tourism</i>
(b) <i>Community residence</i>	(b) <i>Rooming accommodation</i>
(c) <i>Dual occupancy</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling house</i>	
(e) <i>Dwelling unit</i>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(f) <i>Multiple dwelling</i> (g) <i>Resort complex</i> (h) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Health care services</i> (e) <i>Home based business (where other than a high impact home based business activity)</i> (f) <i>Hotel</i> (g) <i>Market</i> (h) <i>Office (where for a bank or real estate agent)</i> (i) <i>Sales office</i> (j) <i>Shop (where not exceeding a gross leasable floor area of 300m²)</i> (k) <i>Shopping centre (where any shop tenancy does not exceed a gross leasable floor area of 300m²)</i>	(a) <i>Nightclub entertainment facility</i> (b) <i>Shop (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (c) <i>Shopping centre (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (d) <i>Theatre (other than a multiplex cinema)</i> (e) <i>Tourist attraction</i>
Industry activities	
(a) <i>Medium impact industry (where for a micro-brewery located in the Mooloolaba/Alexandra Headland local plan area)</i> (b) <i>Service industry</i>	<i>Medium impact industry (where for a micro-brewery and not otherwise specified in column 1)</i>
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Outdoor sport and recreation (where for a prescribed rooftop use)</i> (c) <i>Park</i>	None
Other activities	
<i>Utility installation (where a local utility)</i>	<i>Parking station</i>

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, including a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (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> (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> (o) <i>Sales office</i> (p) <i>Service station</i> (q) <i>Shop</i> (r) <i>Shopping centre</i> (s) <i>Theatre</i> (t) <i>Veterinary services</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>Tourist attraction</i>
Industrial activities	
(a) <i>Medium impact industry</i> (where for a <i>micro-brewery</i>) (b) <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>) (d) <i>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (e) <i>Park</i>	None
Other activities	
(a) <i>Major electricity infrastructure</i> (where for <i>underground high voltage sub-transmission powerlines</i> and <i>associated transition structures</i>) (b) <i>Parking station</i> (c) <i>Telecommunications facility</i> (where other than a <i>freestanding tower</i>) (d) <i>Utility installation</i> (where a <i>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, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (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;

² 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 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 special entertainment precinct or in the Caloundra local plan area on a <i>site with frontage</i> to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace) (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 and not located in the Caloundra local plan area) (d) <i>Tourist attraction</i>
Industrial activities	
(a) <i>Medium impact industry</i> (where for a micro-brewery) (b) <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 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>	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	

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, with a lively day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (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;

³ 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, 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 Kawana 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 Kawana 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>
Industrial activities	
(a) <i>Medium impact industry</i> (where for a micro-brewery located in the Mooloolaba/Alexandra Headland local plan area) (b) <i>Service industry</i>	<i>Medium impact industry</i> (where for a micro-brewery and not otherwise specified in column 1)
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>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (d) <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 or where for a <i>prescribed rooftop use</i>) (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 or where for a <i>prescribed rooftop use</i>) (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, lawn mowers 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>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (d) <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> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m ²) (c) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (d) <i>Service station</i> (e) <i>Veterinary services</i>	(a) <i>Agricultural supplies store</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m ²) (c) <i>Sales office</i>
Industrial activities	
(a) <i>Bulk landscape supplies</i> (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>	<i>High impact industry</i> (where located in the Coolum Industry Park)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Crematorium</i> (c) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i>)	None

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	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet (where having a gross leasable floor area not exceeding 100m²)</i>	<i>Sales office</i>
(b) <i>Service station</i>	
Industrial activities	
(a) <i>High impact industry</i>	<i>Research and technology industry</i>
(b) <i>Medium impact industry</i>	
(c) <i>Transport depot</i>	
Community activities	
(a) <i>Crematorium</i>	None
(b) <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>	

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

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) premises used for showgrounds in Eumundi, Kenilworth, Maleny and Nambour may provide accommodation in the form of a small scale *camping ground* or *caravan park* for short-term stays, which remains *ancillary* to the primary use of the showgrounds for sport and recreation purposes;
 - (g) 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;
 - (h) 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;
 - (i) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
 - (j) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the *streetscape* and surrounding area;

- (k) 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;
- (l) 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;
- (m) development protects and enhances the open space character and amenity of sport and recreation areas;
- (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 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;
- (q) 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;
- (r) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (s) 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 <i>site</i>) (c) <i>Tourist park</i> (where for a <i>camping ground</i> or <i>caravan park</i> conducted in association with a showground use on the same <i>site</i>)	<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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
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> (e) <i>Park</i>	<i>Motor sport facility</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 <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
(a) <i>Outdoor sport and recreation</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> or a <i>not-for-profit organisation</i>)	<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 <i>Council</i> owned or controlled land, undertaken by or on behalf of the <i>Council</i>)	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 <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>)	None
(b) <i>Utility installation</i> (where a <i>local utility</i>)	

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	
<i>Animal husbandry (where involving the grazing of livestock only and located outside the Urban growth management boundary)</i>	(a) <i>Animal husbandry</i> (where other than as specified in column 1) (b) <i>Cropping</i> (other than forestry for wood production)
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 <i>camping ground</i> 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 <i>Council</i> 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 <i>gross floor area</i> 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 <i>gross floor area</i> 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 <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (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 <i>use area</i> is within 200 metres of a <i>site</i> in the Rural residential zone or 500 metres of a <i>site</i> in a <i>residential zone</i>) (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 <i>local utility</i>)	(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>	<i>Nature-based tourism</i>
(b) <i>Dwelling house</i>	
Business activities	
(a) <i>Home based business (where other than a high impact home based business activity)</i>	None
(b) <i>Sales office</i>	
Community activities	
(a) <i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
(a) <i>Animal husbandry (where involving grazing of livestock only)</i>	<i>Cropping (where other than as specified in column 1)</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>	
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	
<i>Caretaker's accommodation</i>	<i>Short-term accommodation</i>
Business activities	
(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and having a minimum <i>gross leasable floor area</i> of 300m ²)	<i>Sales office</i>
(b) <i>Agricultural supplies store</i>	
(c) <i>Car wash</i>	
(d) <i>Food and drink outlet</i>	
(e) <i>Funeral parlour</i>	
(f) <i>Garden centre</i>	
(g) <i>Hardware and trade supplies</i>	
(h) <i>Outdoor sales</i>	
(i) <i>Service station</i>	
(j) <i>Shop</i> (where having a minimum <i>gross leasable floor area</i> of 300m ² and not incorporating a <i>supermarket, department store</i> or <i>discount department store</i>)	
(k) <i>Shopping centre</i> (where each shop tenancy has a minimum <i>gross leasable floor area</i> of 300m ² and not incorporating a <i>supermarket, department store</i> or <i>discount department store</i>)	
(l) <i>Showroom</i>	
(m) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Low impact industry</i>	(a) <i>Bulk landscape supplies</i> (b) <i>Warehouse</i>
(b) <i>Research and technology industry</i>	
(c) <i>Service industry</i>	
Community activities	
(a) <i>Community use</i>	None
(b) <i>Crematorium</i>	
(c) <i>Emergency services</i>	
(d) <i>Place of worship</i>	
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i>	None
(b) <i>Park</i>	
Other activities	
(a) <i>Parking station</i>	None
(b) <i>Telecommunications facility</i>	
(c) <i>Utility installation</i> (where a <i>local utility</i>)	

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.

Contents of Part 7

Part 7	Local Plans	7-1
7.1	Preliminary	7-1
7.2	Local plan codes.....	7-4
7.2.1	Beerburrum local plan code.....	7-4
	7.2.1.1 Application.....	7-4
	7.2.1.2 Context and setting	7-4
	7.2.1.3 Purpose and overall outcomes.....	7-5
	7.2.1.4 Performance outcomes and acceptable outcomes	7-5
7.2.2	Beerwah local plan code	7-10
	7.2.2.1 Application.....	7-10
	7.2.2.2 Context and setting	7-10
	7.2.2.3 Purpose and overall outcomes.....	7-11
	7.2.2.4 Performance outcomes and acceptable outcomes	7-12
7.2.3	Blackall Range local plan code.....	7-20
	7.2.3.1 Application.....	7-20
	7.2.3.2 Context and setting	7-20
	7.2.3.3 Purpose and overall outcomes.....	7-21
	7.2.3.4 Performance outcomes and acceptable outcomes	7-22
7.2.4	Bli Bli local plan code	7-33
	7.2.4.1 Application.....	7-33
	7.2.4.2 Context and setting	7-33
	7.2.4.3 Purpose and overall outcomes.....	7-34
	7.2.4.4 Performance outcomes and acceptable outcomes	7-34
7.2.5	Buderim local plan code.....	7-40
	7.2.5.1 Application.....	7-40
	7.2.5.2 Context and setting	7-40
	7.2.5.3 Purpose and overall outcomes.....	7-41
	7.2.5.4 Performance outcomes and acceptable outcomes	7-42
7.2.6	Caloundra local plan code	7-47
	7.2.6.1 Application.....	7-47
	7.2.6.2 Context and setting	7-47
	7.2.6.3 Purpose and overall outcomes.....	7-48
	7.2.6.4 Performance outcomes and acceptable outcomes	7-53
7.2.7	Caloundra West local plan code	7-99
	7.2.7.1 Application.....	7-99
	7.2.7.2 Context and setting	7-99
	7.2.7.3 Purpose and overall outcomes.....	7-100
	7.2.7.4 Performance outcomes and acceptable outcomes	7-101
7.2.8	Coolum local plan code.....	7-111
	7.2.8.1 Application.....	7-111
	7.2.8.2 Context and setting	7-111
	7.2.8.3 Purpose and overall outcomes.....	7-112
	7.2.8.4 Performance outcomes and acceptable outcomes	7-113
7.2.9	Eudlo local plan code	7-120
	7.2.9.1 Application.....	7-120
	7.2.9.2 Context and setting	7-120
	7.2.9.3 Purpose and overall outcomes.....	7-121
	7.2.9.4 Performance outcomes and acceptable outcomes	7-121
7.2.10	Eumundi local plan code.....	7-126
	7.2.10.1 Application.....	7-126
	7.2.10.2 Context and setting	7-126
	7.2.10.3 Purpose and overall outcomes.....	7-127
	7.2.10.4 Performance outcomes and acceptable outcomes	7-128
7.2.11	Forest Glen/Kunda Park/Tanawha local plan code	7-134
	7.2.11.1 Application.....	7-134
	7.2.11.2 Context and setting	7-134

7.2.11.3	Purpose and overall outcomes.....	7-135
7.2.11.4	Performance outcomes and acceptable outcomes	7-137
7.2.12	Glass House Mountains local plan code.....	7-144
7.2.12.1	Application.....	7-144
7.2.12.2	Context and setting	7-144
7.2.12.3	Purpose and overall outcomes.....	7-145
7.2.12.4	Performance outcomes and acceptable outcomes	7-146
7.2.13	Golden Beach/Pelican Waters local plan code.....	7-153
7.2.13.1	Application.....	7-153
7.2.13.2	Context and setting	7-153
7.2.13.3	Purpose and overall outcomes.....	7-154
7.2.13.4	Performance outcomes and acceptable outcomes	7-155
7.2.14	Kawana Waters local plan code.....	7-165
7.2.14.1	Application.....	7-165
7.2.14.2	Context and setting	7-165
7.2.14.3	Purpose and overall outcomes.....	7-166
7.2.14.4	Performance outcomes and acceptable outcomes	7-168
7.2.15	Kenilworth local plan code.....	7-181
7.2.15.1	Application.....	7-181
7.2.15.2	Context and setting	7-181
7.2.15.3	Purpose and overall outcomes.....	7-182
7.2.15.4	Performance outcomes and acceptable outcomes	7-183
7.2.16	Landsborough local plan code	7-187
7.2.16.1	Application.....	7-187
7.2.16.2	Context and setting	7-187
7.2.16.3	Purpose and overall outcomes.....	7-188
7.2.16.4	Performance outcomes and acceptable outcomes	7-189
7.2.17	Maleny local plan code	7-199
7.2.17.1	Application.....	7-199
7.2.17.2	Context and setting	7-199
7.2.17.3	Purpose and overall outcomes.....	7-200
7.2.17.4	Performance outcomes and acceptable outcomes	7-201
7.2.18	Maroochy North Shore local plan code.....	7-209
7.2.18.1	Application.....	7-209
7.2.18.2	Context and setting	7-209
7.2.18.3	Purpose and overall outcomes.....	7-210
7.2.18.4	Performance outcomes and acceptable outcomes	7-211
7.2.19	Maroochydoore/Kuluin local plan code	7-223
7.2.19.1	Application.....	7-223
7.2.19.2	Context and setting	7-223
7.2.19.3	Purpose and overall outcomes.....	7-224
7.2.19.4	Performance outcomes and acceptable outcomes	7-227
7.2.20	Mooloolaba/Alexandra Headland local plan code.....	7-247
7.2.20.1	Application.....	7-247
7.2.20.2	Context and setting	7-247
7.2.20.3	Purpose and overall outcomes.....	7-248
7.2.20.4	Performance outcomes and acceptable outcomes	7-250
7.2.21	Mooloolah local plan code	7-262
7.2.21.1	Application.....	7-262
7.2.21.2	Context and setting	7-262
7.2.21.3	Purpose and overall outcomes.....	7-263
7.2.21.4	Performance outcomes and acceptable outcomes	7-264
7.2.22	Nambour local plan code	7-270
7.2.22.1	Application.....	7-270
7.2.22.2	Context and setting	7-270
7.2.22.3	Purpose and overall outcomes.....	7-271
7.2.22.4	Performance outcomes and acceptable outcomes	7-273
7.2.23	Palmwoods local plan code	7-288
7.2.23.1	Application.....	7-288
7.2.23.2	Context and setting	7-288

7.2.23.3	Purpose and overall outcomes.....	7-289
7.2.23.4	Performance outcomes and acceptable outcomes	7-290
7.2.24	Peregian South local plan code.....	7-300
7.2.24.1	Application.....	7-300
7.2.24.2	Context and setting	7-300
7.2.24.3	Purpose and overall outcomes.....	7-300
7.2.24.4	Performance outcomes and acceptable outcomes	7-301
7.2.25	Sippy Downs local plan code.....	7-307
7.2.25.1	Application.....	7-307
7.2.25.2	Context and setting	7-307
7.2.25.3	Purpose and overall outcomes.....	7-308
7.2.25.4	Performance outcomes and acceptable outcomes	7-311
7.2.26	Woombye local plan code.....	7-342
7.2.26.1	Application.....	7-342
7.2.26.2	Context and setting	7-342
7.2.26.3	Purpose and overall outcomes.....	7-342
7.2.26.4	Performance outcomes and acceptable outcomes	7-344
7.2.27	Yandina local plan code.....	7-349
7.2.27.1	Application.....	7-349
7.2.27.2	Context and setting	7-349
7.2.27.3	Purpose and overall outcomes.....	7-350
7.2.27.4	Performance outcomes and acceptable outcomes	7-351

Figures in Part 7

Figure 7.2.1A	Beerburrum local plan elements	7-9
Figure 7.2.2A	Beerwah local plan elements	7-19
Figure 7.2.3A	Blackall Range local plan elements	7-28
Figure 7.2.3B	Places of high community value	7-29
Figure 7.2.3C	Typical Queensland vernacular roof designs	7-29
Figure 7.2.3D	Buildings of consistent height and bulk as to achieve a human scale.....	7-29
Figure 7.2.3E	Use of vegetation to break up large building masses	7-30
Figure 7.2.3F	Use of street trees and site frontage landscaping.....	7-30
Figure 7.2.3G	Siting of built elements.....	7-30
Figure 7.2.3H	Embellishments – use of components which create a distinctive character.....	7-31
Figure 7.2.3I	Awnings and parapets	7-31
Figure 7.2.3J	Appropriate detailing	7-31
Figure 7.2.3K	Sensitive signage.....	7-32
Figure 7.2.3L	Hard Landscape components	7-32
Figure 7.2.3M	Landscaping	7-32
Figure 7.2.4A	Bli Bli local plan elements	7-39
Figure 7.2.5A	Buderim local plan elements.....	7-46
Figure 7.2.6A	Caloundra local plan elements.....	7-86
Figure 7.2.6B	Caloundra local plan elements – Inset.....	7-87
Figure 7.2.6C	Caloundra Centre Urban Structure	7-88
Figure 7.2.6D	Example of use of sun shading devices in building design	7-89
Figure 7.2.6E	Example detailing for base of mixed use buildings	7-89
Figure 7.2.6F	Example detailing for middle of buildings.....	7-90
Figure 7.2.6G	Example detailing for building rooftops	7-90
Figure 7.2.6H	Example podium design.....	7-91
Figure 7.2.6I	Example of articulated building design	7-91
Figure 7.2.6J	Sleeving of parking areas	7-92
Figure 7.2.6K	Example of development addressing a street addressing frontage	7-92
Figure 7.2.6L	Landscaping integrated into the building design	7-93
Figure 7.2.6M	Western gateway to Bulcock Street.....	7-93
Figure 7.2.6N	Example of development addressing a pedestrian linkage.....	7-94
Figure 7.2.6O	Key Site 1 (Top of Town)	7-94
Figure 7.2.6P	Key Site 2 (Western Sites).....	7-95
Figure 7.2.6Q	Key Site 3 (Bulcock/Maloja).....	7-95
Figure 7.2.6R	Key Site 4 (Cooma Terrace Bus Station).....	7-96
Figure 7.2.6S	Key Site 6 (Kronks Motel)	7-96
Figure 7.2.6T	Example of acceptable dual frontage site treatment (parking)	7-97
Figure 7.2.6U	Example of acceptable single frontage site treatment (parking)	7-97
Figure 7.2.6V	Kings Beach Tavern preferred design treatment	7-98
Figure 7.2.7A	Caloundra West local plan elements.....	7-110
Figure 7.2.8A	Coolum local plan elements.....	7-119
Figure 7.2.9A	Eudlo local plan elements.....	7-125
Figure 7.2.10A	Eumundi local plan elements.....	7-133
Figure 7.2.11A	Forest Glen/Kunda Park/Tanawha local plan elements	7-143
Figure 7.2.12A	Glass House Mountains local plan elements	7-152
Figure 7.2.13A	Golden Beach/Pelican Waters local plan elements	7-164
Figure 7.2.14A	Kawana Waters local plan elements	7-180
Figure 7.2.15A	Kenilworth local plan elements	7-186
Figure 7.2.16A	Landsborough local plan elements	7-196
Figure 7.2.16B	Design principles for development fronting the northern side of Caloundra Street	7-197
Figure 7.2.16C	Design principles for development in Landsborough's Local centre zone	7-197
Figure 7.2.16D	Design principles for development in Landsborough's Medium impact industry zone	7-198
Figure 7.2.16E	Design principles for development in Landsborough's Medium density residential zone.....	7-198
Figure 7.2.17A	Maleny local plan elements.....	7-208
Figure 7.2.18A	Maroochy North Shore local plan elements	7-222
Figure 7.2.19A	Maroochy/Kuluin local plan elements	7-245
Figure 7.2.19B	Maroochy Public Pedestrian Promenade Design	7-246
Figure 7.2.20A	Mooloolaba/Alexandra Headland local plan elements	7-260
Figure 7.2.20B	Brisbane Road upgrade	7-261
Figure 7.2.21A	Mooloolah local plan elements.....	7-269
Figure 7.2.22A	Nambour local plan elements	7-286

Figure 7.2.22B	Typical vertical proportions along part of Currie Street.....	7-287
Figure 7.2.22C	Articulated and 'fine grain' skyline.....	7-287
Figure 7.2.23A	Palmwoods local plan elements.....	7-299
Figure 7.2.24A	Peregian South local plan elements	7-306
Figure 7.2.25A	Sippy Downs local plan elements	7-337
Figure 7.2.25B	Sippy Downs Town Centre Master Plan	7-338
Figure 7.2.25C	Sippy Downs Town Centre Core Plan	7-339
Figure 7.2.25D	Sippy Downs Town Centre Road / Street Designations.....	7-340
Figure 7.2.25E	Sippy Downs Town Centre Building Heights.....	7-340
Figure 7.2.25F	Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages	7-341
Figure 7.2.26A	Woombye local plan elements	7-348
Figure 7.2.27A	Yandina local plan elements	7-358

Tables in Part 7

Table 7.2.1.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-5
Table 7.2.2.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-12
Table 7.2.3.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-22
Table 7.2.4.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-34
Table 7.2.5.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-42
Table 7.2.6.4.1	Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)	7-53
Table 7.2.6.4.2	Performance outcomes and acceptable outcomes for assessable development in the Caloundra Local Plan Area outside Precinct CAL LPP-1 (Caloundra Central).....	7-75
Table 7.2.6.4.3	Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).....	7-85
Table 7.2.7.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-101
Table 7.2.8.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-113
Table 7.2.9.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-121
Table 7.2.10.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-128
Table 7.2.11.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-137
Table 7.2.12.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-146
Table 7.2.13.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-155
Table 7.2.13.4.2	Golden Beach/Pelican Waters local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone	7-163
Table 7.2.14.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-168
Table 7.2.14.4.2	Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone	7-178
Table 7.2.15.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-183
Table 7.2.16.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-189
Table 7.2.17.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-201
Table 7.2.18.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-211
Table 7.2.18.4.2	Maroochy North Shore local plan supplementary table of consistent uses and potentially consistent uses in the Medium impact industry zone	7-221
Table 7.2.19.4.1	Performance outcomes and acceptable outcomes for assessable development in the Maroochydore/Kuluin local plan area generally	7-227
Table 7.2.19.4.2	Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone.....	7-232
Table 7.2.19.4.3	Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone	7-241
Table 7.2.19.4.4	Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone.....	7-243
Table 7.2.20.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-250
Table 7.2.21.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-264
Table 7.2.22.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-273
Table 7.2.22.4.2	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-283

Table 7.2.22.4.3	Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone.....	7-284
Table 7.2.23.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-290
Table 7.2.24.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-301
Table 7.2.25.4.1	Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally	7-311
Table 7.2.25.4.2	Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)	7-316
Table 7.2.25.4.3	Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone	7-334
Table 7.2.26.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-344
Table 7.2.27.4.1	Performance outcomes and acceptable outcomes for assessable development.....	7-351

Part 7 Local Plans

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local level and provide more detailed planning for the zones.
- (2) Local plan areas are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and categories of assessment for development in a local plan are in **Part 5 (Tables of Assessment)**.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code includes the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Beerburrum local plan code;
 - (b) Beerwah local plan code;
 - (c) Blackall Range local plan code;
 - (d) Bli Bli local plan code;
 - (e) Buderim local plan code, including:-
 - (i) Precinct BUD LPP-1 (Gloucester Road South);
 - (f) Caloundra local plan code, including:-
 - (i) Precinct CAL LPP-1 (Caloundra Central);
 - (A) Sub-precinct CAL LPSP-1a (Destination Centre);
 - (B) Sub-precinct CAL LPSP-1b (Community and Creative Hub);
 - (C) Sub-precinct CAL LPSP-1c (Gateway);
 - (D) Sub-precinct CAL LPSP-1d (Central Park Urban Village);
 - (ii) Precinct CAL LPP-2 (Moffat Beach/Shelly Beach/Dicky Beach);
 - (iii) Precinct CAL LPP-3 (Caloundra Aerodrome);
 - (g) Caloundra West local plan code, including:-
 - (i) Precinct CAW LPP-1 (Homestead Drive);
 - (h) Coolum local plan code, including:-
 - (i) Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences);
 - (i) Eudlo local plan code;
 - (j) Eumundi local plan code, including:-

- (i) Precinct EUM LPP-1 (Eumundi Butter Factory);
- (k) Forest Glen/Kunda Park/Tanawha local plan code;
- (l) Glass House Mountains local plan code;
- (m) Golden Beach/Pelican Waters local plan code;
- (n) Kawana Waters local plan code, 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), including:
 - (A) Sub-precinct KAW LPSP-4a (Urban Village Residential);
 - (B) Sub-precinct KAW LPSP-4b (Bermagui Crescent/Iluka Avenue);
 - (C) Sub-precinct KAW LPSP-4c (Pacific Boulevard);
 - (v) Precinct KAW LPP-5 (Nicklin Way Warana);
 - (vi) Precinct KAW LPP-6 (Regatta Boulevard Wurtulla);
- (o) Kenilworth local plan code;
- (p) Landsborough local plan code, including:-
 - (i) Precinct LAN LPP-1 (Landsborough Town West);
 - (ii) Precinct LAN LPP-2 (Landsborough Town East);
- (q) Maleny local plan code, 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 MAL LPP-4 (Maleny North);
- (r) Maroochy North Shore local plan code, 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 code, including:-
 - (i) Precinct MAR LPP-1 (City Core);
 - (A) Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct);
 - (ii) Precinct MAR LPP-2 (Aerodrome Road);
 - (iii) Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive);
 - (iv) Precinct MAR LPP-4 (Wharf Street);
 - (v) Precinct MAR LPP-5 (Maud Street/Sugar Road);
- (t) Mooloolaba/Alexandra Headland local plan code, including:-
 - (i) Precinct MAH LPP-1 (Mooloolaba Spit Government Uses);
 - (ii) Precinct MAH LPP-2 (Mooloolaba Heart Street Activation);
- (u) Mooloolah local plan code;
- (v) Nambour local plan code, including:-
 - (i) Precinct NAM LPP-1 (Nambour Special Entertainment Precinct);
 - (ii) Precinct NAM LPP-2 (Former Mill Site);
 - (iii) Precinct NAM LPP-3 (Town Centre Frame);
 - (iv) Precinct NAM LPP-4 (Nambour Health Hub);
- (w) Palmwoods local plan code;
- (x) Peregian South local plan code;

- (y) Sippy Downs local plan code, including:-
 - (i) Precinct SID LPP-1 (Sippy Downs Town Centre), including:-
 - (A) Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core);
 - (B) Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct);
 - (C) Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood);
- (z) Woombye local plan code; and
- (aa) Yandina local plan code.

- (ii) incorporates the colours, textures and landscape features of the natural coastal environment into the built form, landscaping and streetscapes;
 - (iii) creates light filled interior and exterior spaces that capitalise on sea breezes and significant viewlines;
 - (iv) reinforces connection with the natural environment through the provision of substantial landscaping and the incorporation and integration of greenery in building design; and
 - (v) optimises enjoyment of the coastal sub-tropical environment through utilisation of cross ventilation and design for shade and weather protection.
- (d) Taller buildings are designed and sited to achieve high levels of articulation in their composition and generous separation between towers, to avoid the creation of 'walls of development', maintain solar access, breezes and significant views.
 - (e) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
 - (f) Significant views to important landscape features including beaches and *waterways*, headlands, the Glass House Mountains, Pumicestone Passage, Moreton Bay and Pacific Ocean are respected. Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are respected.
 - (g) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the associated Caloundra Transit Station, the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and proposed Omrah Avenue transit station, the CoastConnect Priority Public Transport and Bicycle Corridor, the two proposed new northern access roads into the Caloundra Centre or proposed new intersections and intersection upgrades.
 - (h) Development facilitates safe, convenient, attractive and shaded pedestrian and cycle connections to and between key destinations within the local plan area. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from Currimundi Creek to the Pumicestone Passage. A 'bush to beach' pedestrian and cycle circuit is provided from Moffat Beach, along Tooway Creek, Tooway Parade and William Street through Central Park and into the Caloundra Centre via Gosling Street and Bicentennial Park, linking to the coastal path at Bulcock Beach.
 - (i) Development and streetscape upgrades incorporate water sensitive urban design principles to improve stormwater quality discharges to local waterways and the Pumicestone Passage.

Additional overall outcomes for development in Precinct CAL LPP-1 (Caloundra Central)

- (j) Caloundra continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community, communities in the southern part of the Sunshine Coast and visitors to the area, in accordance with the intent of the relevant sub-precinct and zones. Building on current business and tourism activities, new residential development, visitor accommodation, tourism, community, recreational and educational activities provide opportunities to strengthen and revitalise the Centre.
- (k) Opportunities for transit oriented development are provided within the Centre and in designated areas adjacent to the Maroochydore to Caloundra Priority Transit Corridor (Light Rail), CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.
- (l) Development in Precinct CAL LPP-1 (Caloundra Central) in the Major centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1a (Destination Centre)

- (m) Development in Sub-precinct CAL LPSP-1a (Destination Centre) provides for the Major centre zone south of Omrah Avenue and Ormuz Avenue focussed on Bulcock Street, to be retained as the traditional retail and entertainment area, accommodating a range of business uses and community uses with an emphasis on *mixed use development* with *active uses* at street level,

together with multi-unit residential uses and/or commercial business uses located above street level. The Major centre zone in the area north of Ormuz Avenue and west of Minchinton Street supports the Bulcock Street retail and entertainment area by providing a range of smaller scale complementary business uses, community uses and multi-unit residential uses.

- (n) Development ensures the traditional main street role and character of Bulcock Street is maintained, complemented by a network of attractive and activated laneways. New or extended large floor plate uses and car parking areas are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character.
- (o) Otranto Avenue, Tay Avenue, Minchinton Street and Knox Avenue connect Bulcock Street to the water, with development fronting these streets providing generous *setbacks* and built form, streetscape and landscape treatments which facilitate strong visual and pedestrian linkages to Pumicestone Passage, Bulcock Beach and Bulcock Esplanade. Development on land with frontage to Otranto Avenue contributes to the creation of a 'street park' linking the proposed new town square, Bulcock Street and Bulcock Beach and creating a focus area for entertainment/catering business uses, events and activities. *Active uses* including shops and/or restaurants/cafes with outdoor dining are located at street level and view lines to the water are maintained, enhanced and framed by built form and landscaping.
- (p) Public access through block pedestrian links are provided in key locations to allow convenient pedestrian access and enhanced permeability, with development addressing and activating pedestrian links wherever practicable. Strong linkages are also provided to the adjacent community uses, parkland, proposed town square and transit centre in Sub-precinct CAL LPSP-1b (Community and Creative Hub).
- (q) Key site 1 (Top of Town) is developed as an exemplar mixed use development which anchors the eastern gateway into Bulcock Street and showcases the sites spectacular views and prominent location through outstanding design and public realm outcomes. Development seeking additional height allowance provides for a high standard hotel and amalgamation of sites.
- (r) Key site 2 (Western Sites) provides an attractive and inviting gateway into Bulcock Street through mixed use development and public realm outcomes, and design which addresses and activates street frontages. Development seeking additional height allowance provides for exemplar design and amalgamation of sites and, where seeking the maximum additional height allowance, a high standard hotel or vertical *retirement facility*.
- (s) Key site 3 (Bulcock/Maloja) contributes to an attractive and inviting gateway into Bulcock Street through high quality mixed use development and public realm outcomes, and design which addresses and activates street frontages, and the coastal path. Buildings are sensitively designed to preserve significant view corridors. Development seeking additional height allowance provides for exemplar design, a high standard hotel or vertical *retirement facility* and amalgamation of sites.
- (t) Key site 4 (Cooma Terrace Bus Station) is developed as an exemplar mixed use development with street level and laneway activation.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)

- (u) Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub) contributes to the creation of a vibrant heart for Caloundra Centre, accommodating community, cultural, civic, educational and transit centre activities built around an activated town square and public spaces with lush landscaping. Mixed use residential development that supports the proposed Omrah Avenue transit centre, as well as creative and design industries and entertainment uses, are encouraged to establish in this sub-precinct. A new library/resource centre, art gallery, museum and other community facilities, and public car parking facilities, are provided in conjunction with redevelopment/refurbishment of public land and facilities in the sub-precinct, with strong connections to the new town square.
- (v) Key site 5 (Town Square Redevelopment) incorporates a large public multi use open space providing a central focus for community activities and events, as well as shaded parkland for passive recreation. The town square is framed by a signature mixed use development, with *active uses* at street level providing integration with the adjoining public spaces and Carter Lane.

- (w) Key site 6 (Kronks Motel) is redeveloped as a signature mixed use development with a focus on mixed use business and residential accommodation that incorporates high quality buildings, active street frontages to Ormuz Avenue/Minchinton Street and streetscaping as well as an attractive and safe pedestrian linkage through the site. Vertical retirement living and/or visitor accommodation is encouraged on this site.
- (x) Development on private land included in the Community facilities zone on the northern side of Omrah Avenue is limited to *dwelling houses* on existing lots in order to ensure the land is preserved for future parkland and complementary community and transit facilities to support civic and cultural functions in the Caloundra Centre, and the Maroochydore to Caloundra Priority Transit Corridor (Light Rail).

Additional overall outcomes for development in Sub-precinct CAL LPSP-1c (Gateway)

- (y) Development in Sub-precinct CAL LPSP-1c (Gateway) accommodates a range of predominantly business uses, community uses and multi-unit residential uses, which support Sub-precinct CAL LPSP-1a (Destination centre) including larger format business and community uses that cannot practically be accommodated in Sub-precinct CAL LPSP-1a (Destination centre).
- (z) Development in Sub-precinct CAL LPSP-1c (Gateway) on land with *frontage* to Caloundra Road and Bowman Road between Nicklin Way and Bulcock Street and at the intersection of Bowman Road and Bulcock Street, achieves a high standard of urban design that provides built form, streetscape and landscape treatments which create an attractive boulevard and enhance the western gateway to Bulcock Street.
- (aa) Development on sites adjoining Nicklin Way provides high quality buildings, landscaping and integrated signage that improves the visual appearance of Nicklin Way as a major gateway to Caloundra Centre.
- (bb) The government and medical hub established in the vicinity of West Terrace and Bowman Road, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other *emergency services*, is consolidated. The government and medical hub further reinforces this part of Caloundra as a focus for the provision of key community facilities.
- (cc) Key site 7 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Centre.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)

- (dd) Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides a focus for housing renewal and consolidation focussed around Central Park and nearby sporting and community facilities and within close proximity to the Caloundra Centre and the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and proposed transit station.
- (ee) The Major centre zone north of Mayes Avenue provides for medium density residential uses, small scale business uses, and mixed use development outcomes that support and complement the role of Sub-precinct CAL LPSP-1a (Destination Centre) as the primary focus for centre activities. Medium density residential development and mixed use development incorporating allied health care services, accommodation and sport and recreation related activities that support and capitalise on the location close to the Central Park sporting facilities and Caloundra Hospital are encouraged in this part of the Major centre zone. Business uses are focussed predominantly on Oval Avenue.
- (ff) In the Medium density residential zone, small scale allied health focused home based businesses that seek to capitalise on, and reinforce, Central Park and associated facilities as a significant destination for sport and recreation related activities are encouraged.
- (gg) Development on properties in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street may provide for residential development, or mixed use development with small scale offices or health care services located at street level, with residential above or behind non-residential uses. Mixed use

development is designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties.

- (hh) Development in the Medium density residential zone on sites with a height limit of 15 metres or 18 metres, provides for well designed medium rise and medium density housing types including apartments, townhouses, vertical retirement living, and student accommodation.
- (ii) Development is designed and configured in a manner which assists in the activation and connectivity of open space and recreational areas, particularly Central Park and Bicentennial Park and key pedestrian connections. Development provides frontage treatments and streetscapes which promote pedestrian activity and interaction with the street and adjoining parkland and a high level of amenity and connectivity with, and links to, other sub-precincts within Precinct CAL LPP-1 (Caloundra Central).

Additional overall outcomes for development in the remainder of the Caloundra local plan area

- (jj) The existing local centres at Currimundi (Local centre zone), Moffat Beach (Local centre zone) and Dicky Beach (Tourist accommodation zone) are retained as local (not full service) activity centres providing for the basic convenience needs of residents of, and visitors to, the local area.
- (kk) Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.
- (ll) Development in the Tourist accommodation zone at Kings Beach, Dicky Beach, Currimundi and Oaks Oasis Resort reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.
- (mm) Development in the Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area.
- (nn) Key Site 8 (Kings Beach Tavern), Key Site 9 (Kings Beach Shops) and Key Site 10 (Oaks Oasis Resort), are developed as signature mixed used developments which:-
 - (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
 - (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
 - (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
 - (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.
- (oo) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.

- (pp) Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.
- (qq) Development in Precinct CAL LPP-2 (Moffat Beach/Shelly Beach/Dicky Beach) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m² in area.
- (rr) Development in the Medium density residential zone provides for a mix of residential housing types with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (ss) Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Centre.
- (tt) Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.
- (uu) Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry* uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.
- (vv) Development within Precinct CAL LPP-3 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business, tourism and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centre Network.

7.2.6.4 Performance outcomes and acceptable outcomes

Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)

Performance Outcomes		Acceptable Outcomes	
<i>Land Uses and Locations Generally</i>			
PO1	Development supports the role and function of the Caloundra Centre as: (a) a vibrant, mixed use transit oriented major regional activity centre, supporting a wide range of business, community and residential activities; and (b) the dominant major regional activity centre for the southern Sunshine Coast, subservient only to the Maroochydore Principal Regional Activity Centre.	AO1	No acceptable outcome provided.
PO2	Development supports an urban structure configured in a manner generally in accordance with Figure 7.2.6C (Caloundra Centre Urban Structure) and comprising the following sub-precincts identified on Local Plan Map LPM45 and further described below:- (a) Sub-precinct LPSP CAL-1a (Destination Centre);	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (b) Sub-precinct LPSP CAL-1b (Community and Creative Hub); (c) Sub-precinct LPSP CAL-1c (Gateway); and (d) Sub-precinct LPSP CAL-1d (Central Park Urban Village). 		
Built Form Generally			
PO3	<p>Development respects and emphasises the following important sightlines and views identified conceptually on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) views from Canberra Terrace, Arthur Street, Queen Street and Regent Street to the Glass House Mountains; (b) views along Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue to the Pumicestone Passage; and (c) views to the Glass House Mountains, Pumicestone Passage, Bribie Island and the Pacific Ocean from Bulcock Esplanade and the coastal path. 	AO3	No acceptable outcome provided.
PO4	<p>Development for a residential, business or community activity provides for contemporary subtropical coastal building design which incorporates the following features:-</p> <ul style="list-style-type: none"> (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; (d) orientation of living spaces to maximise natural ventilation, winter sun and summer shade; (e) utilisation of shade devices that minimise hot summer sunlight falling on openings and external living areas whilst admitting warm winter sunlight; (f) natural ventilation in lift lobbies, arrival areas and communal areas; (g) landscaping and signage integrated into the building design; (h) understated coastal colour schemes; and (i) low reflective glazing, roofing and cladding. <p>Editor's Note—The National Construction Code contains requirements in relation to energy efficiency, shading and natural ventilation. Development must meet the relevant requirements of the National</p>	AO4	<p>No acceptable outcome provided.</p> <p>Note—Section 9.4.7 (Sustainable design code) sets out requirements for sustainable design including design for climate.</p> <p>Note—Figure 7.2.6D (Example of use of sun shading devices in building design) illustrates the use of vertical sun shading providing side boundary privacy and western screening.</p>

Performance Outcomes		Acceptable Outcomes	
	Construction Code.		
PO5	<p>Development for a residential, business or community activity provides for buildings that have clearly defined levels incorporating:-</p> <p>(a) a base (lower two storeys) where materials, textures, planting and architectural elements evoke the natural beachside setting, including use of timber, stone and coastal subtropical planting;</p> <p>(b) for buildings with more than two storeys, a “middle” which clearly articulates functional difference, has clearly articulated outdoor living spaces and building elements which create architectural interest, variation and a layered architecture of light and shade; and</p> <p>(c) a “top” incorporating roofscapes that are designed to contribute to the creation of an undulating and varied urban skyline, and are designed to be activated where practicable, particularly on buildings on Key Sites.</p>	AO5	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6E (Example detailing for base of mixed use buildings) illustrates the use of stone, timber and integrated coastal landscaping to ‘human interaction’ areas.</p> <p>Note—Figure 7.2.6F (Example detailing for middle of buildings) illustrates building articulation and the use of screens, blades and <i>bris soleils</i> that are designed to modulate strong sunlight and create a layered architecture of light and shade.</p> <p>Note—Figure 7.2.6G (Example detailing for building rooftops) illustrates articulated roof form and activation of rooftop areas.</p> <p>Note—Section 9.4.3 (Business uses and centre design code) sets out additional requirements in relation to building features and articulation.</p>
PO6	<p>Buildings with podiums utilise podium levels as landscaped public, communal or private outdoor living and recreation spaces, which are designed to create comfortable microclimatic conditions having regard to:-</p> <p>(a) shade;</p> <p>(b) breezes;</p> <p>(c) orientation; and</p> <p>(d) landscape treatment.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6H (Example podium design) illustrates the design of podium areas for outdoor living and recreation.</p>
PO7	<p>Buildings are designed to avoid the appearance of undifferentiated ‘boxes’ or ‘walls’ of development; and reduce apparent bulk and scale by:</p> <p>(a) provision of slender building profiles for taller buildings; and</p> <p>(b) variation in volumetric massing and composition.</p>	AO7	<p><i>In partial fulfilment of performance outcome PO7:-</i></p> <p>Development on sites larger than 3,000m², with a building height of 25 metres or greater, provides for a design which accommodates a minimum of two towers.</p> <p>Note—Figure 7.2.6I (Example of articulated building design) illustrates variation in volumetric massing to reduce building bulk and scale.</p> <p>Note—Section 9.4.3 (Business use and centre design code) sets out additional requirements in relation to building massing and composition.</p>
PO8	<p>Development provides for generous separation between towers which:-</p> <p>(a) avoids or minimises the need for fixed screening to achieve visual privacy;</p> <p>(b) maintains solar access; and</p> <p>(c) maintains access to cooling breezes.</p>	AO8	<p>That part of a building above two storeys is separated from other buildings (whether or not on the same <i>site</i>) by at least 12 metres.</p>
PO9	<p>Development for a residential use or mixed use ensures dwellings incorporate useable and comfortable</p>	AO9	<p><i>In partial fulfilment of performance outcome PO9:-</i></p>

Performance Outcomes		Acceptable Outcomes	
	<p>outdoor private living spaces which:-</p> <ul style="list-style-type: none"> (a) are connected directly with indoor living spaces; (b) are large enough to accommodate a dining table or lounge setting; and (c) are designed to ensure privacy and weather protection whilst also maintaining a visual and physical connection with the street. 		<p>Outdoor living areas including verandahs, balconies, terraces and the like, have minimum internal dimensions of 3m x 4m.</p>
PO10	<p>Development in Sub-precincts CAL LPSP-1a (Destination Centre), and CAL LPSP-1b (Community and Creative Hub):-</p> <ul style="list-style-type: none"> (a) provides for car parking:- <ul style="list-style-type: none"> (i) below ground in a basement structure(s); or (ii) which is sleeved behind buildings or behind other uses in the same building; (b) minimises vehicular access across active street frontages; and (c) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive. 	AO10	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6J (Sleeving of parking areas) illustrates how parking areas may be sleeved behind retail or commercial uses, or residential uses.</p>
Setbacks and Site Cover			
PO11	<p>Development in Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub) in the Major centre zone and Tourist accommodation zone, ensures that:-</p> <ul style="list-style-type: none"> (a) development south of Omrah Avenue and Ormuz Avenue creates an active urban streetscape through buildings which: <ul style="list-style-type: none"> (i) address and have a close relationship to the street; (ii) complement the existing scale of buildings in Bulcock Street through the creation of tower and podium forms which: <ul style="list-style-type: none"> (A) deliver a close relationship with Bulcock Street at street level, without dominating the streetscape or creating a tunnelling effect; (B) are well set back from Bulcock Street above the podium; and (C) preserve solar access to Bulcock Street, and significant views; (iii) protect and frame views to the waterfront on Otranto Avenue, Minchinton Street and Knox Avenue; (b) development north of Ormuz Avenue and east of Minchinton 	AO11	<p>Development complies with the <i>setbacks</i> and <i>site cover</i> specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</p> <p>OR</p> <p>For development on <i>council</i> owned or controlled land, <i>setbacks</i> and <i>site cover</i> are determined via detailed site planning.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>Street responds to the primarily residential nature of this area through buildings which:-</p> <ul style="list-style-type: none"> (i) have generous front setbacks; (ii) address the street; and (iii) facilitate subtropical planting zones along street frontages; <p>(c) development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and</p> <p>(d) sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces.</p>		
PO12	<p>Development in other areas within Precinct CAL LPP-1 (Caloundra Central):-</p> <ul style="list-style-type: none"> (a) provides for buildings which address and have a close relationship with the street, in a manner consistent with the level of activity anticipated on the street; (b) provides for generous setbacks to Oval Avenue; (c) facilitates subtropical planting zones along street frontages; (d) ensures development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and (e) ensures sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces. 	AO12	<p>Development complies with the setbacks and site cover specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</p> <p>OR</p> <p>For development on council owned or controlled land, setbacks and site cover are determined via detailed site planning.</p>
Street Frontages			
PO13	<p>Development in the Major centre zone and Tourist accommodation zone facilitates vibrant and active streets and public spaces through providing for:-</p> <ul style="list-style-type: none"> (a) <i>primary active street frontages</i> which provide a continuous active frontage at street level containing small-scale, active uses which foster casual, social and business interaction and encourage street oriented interactivity; and (b) <i>secondary active street frontages</i> which provide a significant proportion of active uses at street level. 	AO13	<p>Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset).</p> <p>Note—Section 9.4.3 (Business use and centre design code) sets out additional requirements addressing the relationship of buildings to streets and public spaces.</p>
PO14	<p>Development in the Major centre zone and Tourist accommodation zone provides for building facades along laneways which:-</p> <ul style="list-style-type: none"> (a) provide opportunities for small scale or micro active uses for 	AO14	<p>Development provides laneway frontages, where identified on Figure 7.2.6B (Caloundra local plan elements - Inset).</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (b) part of the laneway frontage; incorporate artwork to contribute to the laneway experience, particularly at entry points; and (c) maintain the primary role of laneways for servicing. 		
PO15	<p>Development in the High density residential zone and Medium density residential zone on streets identified as a street addressing frontage on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) are designed to maximise casual surveillance and passive activation and promote a close relationship with the adjacent street or public space.</p>	AO15	<p>Development adjacent to a street addressing frontage, where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) orients indoor and outdoor living spaces towards the street or other public space; (b) may provide for building design which projects balconies and building entries forward of the main building <i>setback</i> line towards the street in accordance with the <i>setbacks</i> specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central); (c) provides no, or low boundary fences; and (d) provides front landscaping that is designed and configured in a manner that does not substantially block views to and from the street. <p>Note—for the purpose of item (d) above, street and shade trees which form a canopy at maturity are consistent with the outcome.</p> <p>Note—Figure 7.2.6K (Example of development addressing a street addressing frontage) provides an example of development design to a street addressing frontage.</p>
Landscape and Streetscape Character			
PO16	<p>Development provides for streetscape improvements which:-</p> <ul style="list-style-type: none"> (a) reflect the colours and textures of the local coastal environment; (b) complement existing or proposed streetscape works in Caloundra Centre to ensure continuity of <i>streetscapes</i> and landscape design; (c) provide attractive streets which enhance amenity and pedestrian accessibility; and (d) contribute to an enhanced entry experience into Caloundra Centre along major roads and public transport routes. 	<p>AO16.1</p> <p>AO16.2</p> <p>AO16.3</p>	<p>Development adjacent to a <i>primary streetscape treatment area</i> on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements, public art and landscaping consistent with the plant species, composition, materials and palettes in the upgraded Bulcock Street streetscape.</p> <p>Development adjacent to a <i>boulevard treatment area</i> on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements which enhance the sense of arrival and entry to Caloundra Centre via continuous landscaped boulevards.</p> <p>Development adjacent to a <i>high amenity streetscape area</i> on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements which enhance the pedestrian experience including abundant shade trees, wide</p>

Performance Outcomes		Acceptable Outcomes	
			<p>footpaths and verge landscaping.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes.</p> <p>Note—the Bulcock Street Master Plan provides further guidance regarding particular streetscape treatments in Bulcock Street.</p>
PO17	<p>Development provides landscapes, including deep planted landscapes, that:-</p> <ul style="list-style-type: none"> (a) contribute to a memorable centre characterised by a relaxed, leafy sub-tropical coastal character; (b) are configured in a manner that contributes to the amenity of the street and surrounding development; (c) are integrated into the building design and assist to visually “breaking up” built form; (d) assist in creating a seamless transition connecting the building to the streetscape and/or any adjoining open space; (e) assist in maintaining comfortable microclimatic conditions; (f) are an appropriate scale having regard to the scale of building/s; and (g) are provided in viable configurations having regard to the requirements of the particular species proposed. 	AO17	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6L (Landscape integrated into the building design) provides an example of how landscapes may be incorporated into development on active street frontages.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.</p>
PO18	<p>Development adjacent to a gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) incorporates:-</p> <ul style="list-style-type: none"> (a) architectural and landscape treatments which:- <ul style="list-style-type: none"> (i) enhance the sense of arrival to Caloundra Centre; (ii) reflect and reinforce the coastal urban character of Caloundra Centre; (iii) emphasise corner locations; and (iv) create a distinctive gateway environment; (b) building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades; and (c) substantial landscape treatments incorporating distinctive feature trees, public art and sophisticated landscape composition. 	AO18	<p>No acceptable outcome provided.</p>
PO19	<p>Development adjacent to the intersection of Caloundra Road, Bowman Road and Bulcock Street contributes to the creation of a memorable town centre</p>	AO19	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6M (Western Gateway to Bulcock Street) provides illustrations of design outcomes for the Western Gateway to Bulcock Street.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>gateway/entry to Bulcock Street that:-</p> <p>(a) identifies, respects and reinforces the gateway location through exemplar built form, landscape and streetscape design, particularly on corner locations;</p> <p>(b) contributes activity and amenity to the gateway;</p> <p>(c) creates an attractive, safe and inviting streetscape and pedestrian link between Stockland Shopping Centre and Bulcock Street; and</p> <p>(d) incorporates landscaped build outs including shade trees, feature landscaping, attractive ground covers and entry signage.</p>		
PO20	Development provides for the retention and enhancement of existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Caloundra Centre.	AO20	<p>Development provides for the retention of character <i>vegetation</i> where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset).</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>
Connectivity and Movement			
PO21	<p>Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations, including linkages:-</p> <p>(a) between the different sub-precincts within Precinct CAL LPP-1 (Caloundra Central);</p> <p>(b) between Stockland Shopping Centre and Bulcock Street;</p> <p>(c) between Bulcock Street and Bulcock Esplanade, in particular via Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue; and</p> <p>(d) along the northern side of Maloja Avenue to complete the coastal path.</p>	AO21	No acceptable outcome provided.
PO22	<p>Development facilitates the provision of regional and local recreational pathways including continuous attractive pedestrian and cycle links:</p> <p>(a) along Bulcock Esplanade, Maloja Avenue and along the waterfront of the Caloundra Waterfront Holiday Park towards Golden Beach; and</p> <p>(b) from Tooway Creek through Sub-precinct CAL LPSP-1d (Central Park Urban Village), Gosling Street and Bicentennial Park to Bulcock Street and Bulcock Esplanade via Otranto Avenue.</p>	AO22	Development integrates with and extends the coastal path and bush to beach path where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) .
PO23	Development provides public access	AO23.1	Development for a large floor plate use in

Performance Outcomes		Acceptable Outcomes	
	<p>through block pedestrian linkages which:-</p> <ul style="list-style-type: none"> (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provides a safe alternative to the street based pedestrian and cycle movement network; (c) are activated wherever possible; and (d) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function. 	<p>AO23.2</p> <p>AO23.3</p>	<p>the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset), provides visible, safe, comfortable and attractive through block pedestrian linkages.</p> <p>Development ensures pedestrian through block linkages provide for 24/7 public access.</p> <p>Development provides for the activation of pedestrian linkages wherever possible, in accordance with the relevant zone provisions.</p> <p>Note—Figure 7.2.6N (Example of development addressing a pedestrian linkage) provides an example of development design to address a mid-block pedestrian linkage.</p>
PO24	<p>Development protects and where relevant provides for, the following transport corridors and infrastructure identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub; (b) the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and its associated future transit stations; (c) the CoastConnect Priority Public Transport and Bicycle Corridor; and (d) the proposed new northern access roads into the Caloundra Centre via:- <ul style="list-style-type: none"> (i) Third Avenue, Oval Avenue and Gosling Street; and (ii) Queen Street, Ulm Street and Minchinton Street; and (e) proposed new intersections and intersection upgrades. 	AO24	No acceptable outcome provided.
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1a (Destination Centre)			
PO25	Development is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Centre.	AO25	No acceptable outcome provided.
PO26	<p>Development in the Major centre zone south of Omrah Avenue and Ormuz Avenue, and in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) provides for predominantly small scale retail, catering and (in the case of the Major centre zone) commercial business uses, to be located adjacent to streets, with any large floor plate use to be 	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>sleeved behind small shopfronts or other fine grain uses at street level; and</p> <p>(b) provides for any residential use to be located above the street level and set back from the main building podium.</p>		
PO27	<p>Development in the Major centre zone north of Ormuz Avenue and east of Minchinton Street provides for a range of smaller scale retail business uses, commercial business uses, entertainment/catering business uses and residential uses that support the Major centre zone surrounding Bulcock Street as the primary focus for centre activities.</p>	AO27	No acceptable outcome provided.
Development on Key Site 1 (Top of Town)			
PO28	<p>Development on Key Site 1 (Top of Town) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <p>(a) creates a destination for locals and visitors;</p> <p>(b) marks the eastern gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:-</p> <p>(i) is highly articulated;</p> <p>(ii) epitomises coastal sub-tropical and sustainable design; and</p> <p>(iii) recognises the landmark nature of the site;</p> <p>(c) provides activation to Bulcock Street and Knox Avenue;</p> <p>(d) provides for a maximum of one larger eastern tower addressing the corner of Canberra Terrace and Bulcock Street and one smaller western tower above the podium level, which are slender and separated from each other to maintain ventilation, solar access and views; and</p> <p>(e) incorporates a generous semi-public landscaped podium garden with views over the ocean, the street and the Glass House Mountains, providing opportunities for dining and entertainment.</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—an architectural and urban</p>	AO28	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6O (Key Site 1 (Top of Town)) provides illustrations of design outcomes for Key Site 1 (Top of Town).</p>

Performance Outcomes		Acceptable Outcomes	
	design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.		
PO29	<p>Development on Key Site 1 (Top of Town) identified in specific site note 1 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of 40 metres for the larger eastern tower, where:-</p> <p>(a) incorporating a minimum four star standard accommodation hotel component; and</p> <p>(b) lots within the key site are amalgamated to form a single integrated development site which is a minimum of 3,500m² in area.</p> <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</p> <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</p>	AO29	No acceptable outcome provided.
Development on Key Site 2 (Western Sites)			
PO30	<p>Development on Key Site 2 (Western Sites) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <p>(a) comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street;</p> <p>(b) incorporates a maximum of two towers within the key site boundaries;</p> <p>(c) marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:-</p> <p>(i) is highly articulated;</p> <p>(ii) epitomises coastal sub-tropical and sustainable design; and</p> <p>(iii) demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street;</p> <p>(d) provides primary activation to Bulcock Street;</p>	AO30	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6P (Key Site 2 (Western Sites)) provides illustrations of design outcomes for Key Site 2 (Western Sites).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>(e) ensures passive activation of Omrah Avenue through building and landscape design that promotes casual surveillance of the street; and</p> <p>(f) provides a safe and welcoming mid block pedestrian linkage from Omrah Avenue to Bulcock Street as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset), co-located with the building entry and other communal facilities and with a minimum width of 5 metres.</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—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>		
PO31	<p>Development on Key Site 2 (Western Sites) identified in specific site note 2 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of:-</p> <p>(a) 30 metres where lots within the key site are amalgamated to form a single integrated development site which is a minimum of 2,500m² in area; or</p> <p>(b) 45 metres where:-</p> <p>(i) lots within the key site are amalgamated to form a single integrated development site which is a minimum of 2,500m² in area; and</p> <p>(ii) the tower incorporates a minimum four star standard accommodation hotel component and/or vertical <i>retirement facility</i>.</p> <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</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</p>	AO31	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>vertical <i>retirement facility</i>:-</p> <ul style="list-style-type: none"> flexible internal layout which can adapt to changing requirements; hotel like facilities including shared community recreation and open space components; high levels of accessibility for residents and visitors and strong connectivity with surrounding areas; and a focus on privacy whilst promoting community interaction. <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</p>		
Development on Key Site 3 (Bulcock/Maloja)			
PO32	<p>Development on Key Site 3 (Bulcock/Maloja) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use development that:-</p> <ol style="list-style-type: none"> comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street and Maloja Avenue; provides an integrated development for the whole, or a significant portion of, the Key Site; incorporates a maximum of two towers within the key site boundaries, which are located to maintain view corridors from Key Site 2 (Western Sites) to Pumicestone Passage; marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ol style="list-style-type: none"> is highly articulated; epitomises coastal sub-tropical and sustainable design; and demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street; provides primary activation to Bulcock Street and secondary activation to Maloja Avenue and the coastal path; provides for <i>access</i>, parking and servicing arrangements that are consolidated and shared so that a single vehicle crossing point is provided to the Key site along Maloja Avenue and no vehicular crossing points are provided 	AO32	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6Q (Key Site 3 (Bulcock/Maloja)) provides illustrations of design outcomes for Key Site 3 (Bulcock/Maloja).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>along Bulcock Street;</p> <p>(g) provides a safe and welcoming mid block pedestrian linkage from Bulcock Street to Maloja Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset) co-located with the building entry and other communal facilities and with a minimum width of 5 metres; and</p> <p>(h) provides a landscaped public civic plaza at ground level, adjacent to Bulcock Street, integrating with the pedestrian linkage.</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—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>		
PO33	<p>Development on Key Site 3 (Bulcock/Maloja) identified in specific site note 3 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of 40 metres, where:-</p> <p>(a) all lots within the key site are amalgamated to form a single integrated development site; and</p> <p>(b) the tower incorporates a minimum four star standard accommodation hotel component and/or vertical <i>retirement facility</i>.</p> <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</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 vertical <i>retirement facility</i>:-</p> <p>(a) flexible internal layout which can adapt to changing requirements;</p> <p>(b) hotel like facilities including shared community recreation and open space components;</p> <p>(c) high levels of accessibility for residents and visitors and strong connectivity with surrounding areas; and</p>	AO33	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(d) a focus on privacy whilst promoting community interaction.</p> <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</p>		
Development on Key Site 4 (Cooma Terrace Bus Station)			
PO34	<p>Development on Key Site 4 (Cooma Terrace Bus Station) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <p>(a) showcases exemplar architecture, streetscape and landscape design which:-</p> <p>(i) is highly articulated; and</p> <p>(ii) epitomises coastal sub-tropical and sustainable design;</p> <p>(b) capitalises on views to the Pumicestone Passage and the Glass House Mountains;</p> <p>(c) provides for buildings that address and activate Cooma Terrace and Williamson Lane; and</p> <p>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of Key Site 4 is subject to further planning.</p>	AO34	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6R (Key Site 4 (Cooma Terrace Bus Station)) provides illustrations of design outcomes for Key Site 4 (Cooma Terrace Bus Station).</p>
Development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade)			
PO35	<p>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and Bulcock Esplanade:-</p> <p>(a) may provide for residential uses or a mix of residential and business uses;</p> <p>(b) where business uses are proposed, maintains a <i>primary active street frontage</i> to Bulcock Esplanade;</p> <p>(c) provides for a maximum <i>site cover</i> of:-</p> <p>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</p> <p>(ii) 35% for that part of a building exceeding 8.5 metres in height;</p> <p>(d) provides access from Leeding Terrace, other than where for permanent accommodation; and</p> <p>(e) maintains <i>setbacks</i> to Otranto Avenue in accordance with</p>	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)) in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</p>		
<p>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)</p>			
<p>PO36</p>	<p>Development in Sub-precinct CAL LPP-1b (Community and Creative Hub) contributes to the creation of a community heart for Caloundra Centre, providing a focus for civic facilities and events, and accommodating a range of community, residential, business and entertainment uses.</p>	<p>AO36</p>	<p>No acceptable outcome provided.</p>
<p>Development on Key Site 5 (Town Square Redevelopment)</p>			
<p>PO37</p>	<p>Development on Key Site 5 (Town Square Redevelopment) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a signature mixed use integrated development that:-</p> <ul style="list-style-type: none"> (a) incorporates a large multi use public open space (town square) which:- <ul style="list-style-type: none"> (i) is designed to accommodate daytime and nighttime community events and activities and provide for passive recreation, expanding on Felicity Park; and (ii) is framed by mixed use buildings accommodating a range of community, residential, accommodation, and business uses; (b) creates a focal point for the Caloundra Centre and a key destination for locals and visitors; (c) provides for buildings and landscaping which showcase exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> (i) is highly articulated; (ii) epitomises coastal sub-tropical and sustainable design; and (iii) recognises the landmark nature of the site; (d) provides for activation of the town square, Bulcock Street, Otranto Avenue and Carter Lane; (e) connects and provides strong linkages with:- <ul style="list-style-type: none"> (i) the Bulcock Street shopping area; and (ii) community activities on Omrah Avenue including the proposed transit station, Council Administration 	<p>AO37</p>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>Building, Events Centre and Bill Vernados Park; and</p> <p>(f) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of Key Site 5 is subject to further planning which is intended to be undertaken in conjunction with facilities review/refurbishment of the Caloundra Council Administration Building and/or other land for community purposes in Caloundra Centre.</p>		
Development on Key Site 6 (Kronks Motel)			
PO38	<p>Development provides for Key Site 5 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <p>(a) a range of residential, business, community and indoor sport, recreation and entertainment uses;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design;</p> <p>(c) a building form which:-</p> <p>(i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes;</p> <p>(ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and</p> <p>(iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment);</p> <p>(d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset);</p> <p>(e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and</p> <p>(f) a pedestrian friendly street environment with continuous weather protection provided by</p>	AO38	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>

Performance Outcomes		Acceptable Outcomes	
	lightweight structures cantilevered over footpath areas.		
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	<p>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <p>(a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</p> <p>(b) incorporates mixed use buildings designed around a public plaza which links the future transit station to the new town square public open space area, the Events Centre, Bicentennial Park and adjoining community uses;</p> <p>(c) provides for uses that activate the plaza and Omrah Avenue; and</p> <p>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</p> <p>Editor's Note—Development of the future transit centre site is subject to further planning.</p>	AO39	No acceptable outcome provided.
Development in the Community Facilities Zone (Omrah Avenue)			
PO40	Development in the Community facilities zone on private land with <i>frontage</i> to Omrah Avenue is limited to <i>dwelling houses</i> on lots currently occupied by <i>dwelling houses</i> in order to ensure land is preserved for future community purposes including parkland and community activities.	AO40	No acceptable outcome provided.
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1c (Gateway)			
PO41	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Centre, as well as medical related and other small scale retail business uses, commercial business uses and catering business uses that are required to support the role and function of Caloundra Centre as a major regional activity centre and the operation of the adjoining State government medical facilities.	AO41	No acceptable outcome provided.
PO42	Development in the Specialised centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for Caloundra Road, and Nicklin Way to be maintained and enhanced as a landscaped boulevard and major entry routes to the Caloundra Centre, with buildings and other structures set	AO42	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .		
PO43	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Gateway) creates pedestrian friendly active streetscapes, whilst accommodating parking for car-based businesses.	AO43.1 AO43.2	<p>For development on a site with two street frontages, built form aligns to a minimum of 80% of the street frontage on both streets, in accordance with relevant <i>setbacks</i>.</p> <p>For development on a site with a single frontage:-</p> <p>(a) built form aligns to a minimum 60% of the street frontage in accordance with relevant <i>setbacks</i>; and</p> <p>(b) at grade car parks are visible for a maximum of 40% of the street frontage.</p> <p>Note—Figure 7.2.6T (Example of acceptable dual frontage site treatment (parking)) provides an example of how onsite parking may be accommodated on sites with dual frontages.</p> <p>Note—Figure 7.2.6U (Example of acceptable single frontage site treatment (parking)) provides an example of how onsite parking may be accommodated on sites with a single frontage.</p>
Development on Key Site 7 (Stockland Shopping Centre)			
PO44	<p>Development provides for Key Site 7 (Stockland Shopping Centre) to be expanded and redeveloped in a manner that increases the outward focus of the <i>shopping centre</i> and which incorporates the following:-</p> <p>(a) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(b) marks the Bowman Road/Bulcock Street Gateway with buildings which demonstrably respond to the corner location and primary views of the site as a gateway to Bulcock Street;</p> <p>(c) design which supports and responds to proposed intersection upgrades and improvements at the Bowman Road/Bulcock Street intersection;</p> <p>(d) buildings which address streets with a <i>primary active street frontage</i> provided to Bowman Road and a <i>secondary active street frontage</i> provided to First Avenue and Oval Avenue as identified on Figure 7.2.6B (Caloundra local plan elements - Inset);</p> <p>(e) improved through-site pedestrian and cycle links provided either as public thoroughfares or as</p>	AO44	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>another form of through-connection capable of providing extended after hours access;</p> <p>(f) improved pedestrian and cycle links across Bowman Road to Bicentennial Park, the proposed transit centre and other community facilities in Omrah Avenue, and Bulcock Street;</p> <p>(g) improved public transport set down and circulation facilities;</p> <p>(h) car parking areas that are sleeved behind buildings or landscaping and which do not dominate any street <i>frontage</i>;</p> <p>(i) a landscaped civic plaza, at least 400m² in area, provided for public use on a prominent location within the <i>site</i>, adjoining a public street;</p> <p>(j) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza; and</p> <p>(k) revised vehicle access and circulation arrangements with the existing major access point at the intersection of Bowman Road and Park Place removed.</p>		
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)			
PO45	Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) contributes to the creation of a vibrant, leafy urban village focussed around Central Park and nearby community and sporting facilities and providing a range of medium density residential accommodation as well as limited business uses, in accordance with the relevant zone.	AO45	No acceptable outcome provided.
PO46	Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides built form that creates strong visual and physical connections to central park including:- <p>(a) interactive edges and outdoor living areas overlooking the street and park;</p> <p>(b) streetscapes which promote pedestrian activity; and</p> <p>(c) car parking and servicing areas to be provided in basement or semi-basement structures or sleeved behind buildings.</p>	AO46	No acceptable outcome provided.
PO47	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides predominantly for the establishment of residential uses, mixed uses, community uses, commercial business uses and health related activities, with any retail business use	AO47	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	comprising a relatively small component of the total <i>gross floor area</i> of the overall development.		
PO48	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on <i>sites</i> fronting Oval Avenue provides for buildings which address the street with a <i>secondary active street frontage</i> provided where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset) with <i>active uses</i> such as cafés or <i>shops</i> located intermittently, generally on corner sites.	AO48	No acceptable outcome provided.
PO49	Development in the Major centre zone zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on <i>sites</i> adjoining or immediately opposite Central Park is encouraged to provide for the establishment of sport and recreation uses, accommodation uses or health and well being related business uses that are related to and support sport and recreation activities.	AO49	No acceptable outcome provided.
PO50	Development in the Medium density residential zone provides for a diverse range of well designed multi-generational housing including apartments, townhouses, terrace houses, dual occupancies, vertical retirement/aged care and short term accommodation.	AO50	No acceptable outcome provided.
PO51	Development in the Medium density residential zone ensures multi-unit residential development is located on a <i>site</i> which is large enough to accommodate an integrated, well designed development that provides sufficient area for:- (a) vehicle access, parking and manouvering areas; (b) communal and private open space; and (c) substantial landscaping, including areas for viable and consolidated deep planting.	AO51.1 AO51.2	Development involving multi-unit residential uses occurs on a minimum development <i>site</i> of 1,000m ² . Development does not isolate excluded lots.
Development on the Caloundra RSL Site (Lot 470 on SP194659, West Terrace/Oval Avenue)			
PO52	Development on Lot 470 on SP194659 provides for the Caloundra RSL Club to be further developed as a major entertainment, recreation and community facility incorporating the following:- (a) a range of entertainment/catering business uses, <i>indoor sport and recreation</i> uses, <i>outdoor sport and recreation</i> uses, multi-unit accommodation uses and community uses in a functionally efficient and integrated configuration; (b) outstanding building, <i>streetscape</i> and landscape design which is	AO52	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) the maximum height limit of 18 metres to be achieved for one or two focal towers only, with development across the remainder of the <i>site</i> providing for a transition of <i>building height</i> to adjoining areas;</p> <p>(d) buildings which address all street frontages;</p> <p>(e) a pedestrian friendly street environment with continuous weather protection;</p> <p>(f) improved through block pedestrian and cycle connections to surrounding public streets and spaces, particularly Central Park; and</p> <p>(g) car parking located in basement or semi-basement structures.</p>		
Development on Lots 34 – 39 on RP56889 (Bowman Road)			
PO53	<p>Development in the Medium density residential zone on lots fronting Bowman Road between Gosling Street and Cowan Street (Lots 34, 35, 36, 37, 38 or 39 on RP56889):-</p> <p>(a) may provide for small scale office uses or health care services where:-</p> <p>(i) located at the ground floor of a mixed use development, with residential uses above or behind non-residential uses; and</p> <p>(ii) providing secondary activation to Bowman Road and Gosling Street; and</p> <p>(b) minimises adverse impacts on, and creates an attractive interface to, adjoining residential properties.</p>	AO53	No acceptable outcome provided.
Development on Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406 (Queen Street/Allen Street)			
PO54	<p>Development on council owned/controlled land on the corner of Queen Street and Allen Street (Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406):-</p> <p>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses;</p> <p>(b) maintains and enhances the streetscape character of Queen Street as an attractive landscaped boulevard;</p> <p>(c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail); and</p> <p>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i></p>	AO54	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	to be determined as part of future site planning. Editor's Note—Redevelopment of this site is subject to further planning.		
Development on Lot 5 C27621 and Lot 2 RP124874 (Ulm Street)			
PO55	Development of council owned/controlled land on Ulm Street (Lot 5 C27621 and Lot 2 RP124874):- (a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses; (b) addresses the Central Park and Ulm Street frontage; (c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail); (d) enhances the streetscape character of Ulm Street; and (e) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning. Editor's Note—Redevelopment of this site is subject to further planning.	AO55	No acceptable outcome provided.

Table 7.2.6.4.2 Performance outcomes and acceptable outcomes for assessable development in the Caloundra Local Plan Area outside Precinct CAL LPP-1 (Caloundra Central)

Performance Outcomes		Acceptable Outcomes	
Development in the Caloundra Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	Development for 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) large balconies; (d) open or transparent balustrades; (e) louvres; and (f) landscaping integrated into the building design.
		AO1.2	Development uses understated coastal colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the sense of arrival to Caloundra and other parts of the local plan area, including boulevard treatments along	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) :- (a) incorporates architectural and

Performance Outcomes		Acceptable Outcomes	
	Caloundra Road.	AO2.2	<p>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>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the local plan area.	AO3.1	Development protects, emphasises and does not intrude upon the important sightlines and views to the Glass House Mountains, Pumicestone Passage, and Point Cartwright where identified on Figure 7.2.6A (Caloundra local plan elements) .
		AO3.2	Development within the Lighthouse View Protection Area identified on Figure 7.2.6A (Caloundra local plan elements) does not interrupt:- (a) views of the lighthouses from Kings Beach Park; and (b) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP13520) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.
		AO3.3	Development provides for the retention of character <i>vegetation</i> where identified on Figure 7.2.6A (Caloundra 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.
PO4	Development improves local connectivity and protects the following transport infrastructure identified on Figure 7.2.6A (Caloundra local plan elements) :- (a) the Dedicated Public Transport Corridor (CAMCOS) and its	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (b) the Maroochydore to Caloundra Priority Transit Corridor and associated transit stations; (c) the CoastConnect Priority Public Transport and Bicycle Corridor; (d) the proposed new northern access roads into the Caloundra Centre; and (e) proposed new intersections and intersection upgrades. 		
PO5	Development facilitates the provision of a local ecological linkage connecting core habitat areas on the Caloundra Aerodrome site to core habitat areas north of Caloundra Road as identified on Figure 7.2.6A (Caloundra local plan elements) .	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.
Development in the Specialised Centre Zone (Caloundra Road Showroom Area)			
PO6	Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)			
PO7	Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone:- <ul style="list-style-type: none"> (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along active or semi-active street front areas; (d) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and (e) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street. 	AO8	Development in the Local centre zone:- <ul style="list-style-type: none"> (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides for buildings to be set back from street <i>frontages</i> as follows:- <ul style="list-style-type: none"> (i) for sites fronting Seaview Terrace - built to the street front boundary; (ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and (iii) on sites with sole <i>frontage</i> to Roderick Street - a distance that is compatible with the character and scale of residential development on the southern side of Roderick Street, but in any case not less than 3 metres; (c) provides <i>primary active street frontages</i> where identified on Figure 7.2.6A (Caloundra local plan elements); (d) provides all weather protection to active street <i>frontages</i> in the form

Performance Outcomes		Acceptable Outcomes	
			<p>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 kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for on-site car parking at the rear or to one side of the development.</p>
Development in the Low Impact Industry Zone (Moffat Beach Business Park)			
PO9	Development in the Low impact industry zone at Moffat Beach is designed and configured in a manner which protects the amenity of nearby and surrounding residential premises.	AO9.1 AO9.2 AO9.3 AO9.4	<p>Development does not provide for any additional vehicular access from Nothing Street.</p> <p>Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothing Street and north of Grigor Street West occurs on amalgamated sites with:-</p> <p>(a) all vehicular access gained via Grigor Street West;</p> <p>(b) a <i>landscape buffer</i> provided along Nothing Street with security fencing located behind landscaping; and</p> <p>(c) no or only minimal building openings provided to the Nothing Street <i>frontage</i> of the <i>site</i>.</p> <p>The layout and design of development in that part of the Low impact industry zone located opposite land included in the Low density residential zone (along William Street and George Street):-</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 a 3 metre wide densely planted buffer strip along the street <i>frontage</i>; and</p> <p>(d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</p> <p>Notwithstanding the maximum height of buildings and structures identified on the applicable Height of Buildings and Structures Overlay Map, that part of a building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where</p>

Performance Outcomes		Acceptable Outcomes	
			located on a <i>site</i> opposite land included in the Low density residential zone (along William Street and George Street).
PO10	Development in the Low impact industry zone ensures that new buildings in the Low impact industry zone:- (a) achieve a coherent overall built form and <i>streetscape</i> character; and (b) incorporate design features, building materials and/or colours that provide architectural interest and articulation to building facades visible from the street.	AO10	No acceptable outcome provided.
PO11	Development in the Low impact industry zone 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 and adequate floor to ceiling heights.	AO11	No acceptable outcome provided.
PO12	Development in the Low impact industry zone ensures that non-industrial uses are limited in scale and in type to those uses which:- (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO12	No acceptable outcome provided.
Development in the Tourist Accommodation Zone (Kings Beach, Dicky Beach and Oaks Oasis Resort)			
PO13	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) contributes to the vitality of key streets and esplanades; (c) provides a continuous pedestrian friendly façade; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	AO13	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on Figure 7.2.6A (Caloundra local plan elements) ; (b) has building openings overlooking the street; (c) 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 kerbside; (d) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (e) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (f) minimises vehicular access across active street <i>frontage</i> .
PO14	Development in the Tourist accommodation zone provides for Key Site 8 (Kings Beach Tavern)	AO14	No acceptable outcome provided. Note— Figure 7.2.6V (Kings Beach Tavern

Performance Outcomes		Acceptable Outcomes	
	<p>identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major visitor accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses; (b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street; (c) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (d) a building form which provides for two slim line towers of variable height above a two storey podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (e) a maximum <i>site cover</i> of 50% for the first two storeys and 35% for storeys above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and (f) streetscape improvements at street level which complement and reflects the streetscape treatments in Kings Beach Park. 		<p>preferred design treatment) illustrates the preferred design treatment for Key Site 8 (Kings Beach Tavern).</p>
<p>PO15</p>	<p>Development in the Tourist accommodation zone provides for Key Site 9 (Kings Beach Shops) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major tourist accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and catering business uses where identified as a <i>primary active street frontage</i> on Figure 7.2.6A (Caloundra local plan elements), with <i>active uses</i> provided along a minimum of 75% of the <i>site frontage</i>; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; 	<p>AO15</p>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) a maximum height of:- <ul style="list-style-type: none"> (i) 19 metres for Lot 230 RP43053 at 36 Esplanade Headland; and (ii) 16 metres for Lots 0 and 1-4 BUP3932 at 12 Princess Lane and Lots 0 and 1-6 BUP133 at 14 Princess Lane, unless either or both lots are amalgamated with Lot 230 RP43053, in which case a maximum height limit of 19 metres applies; (d) a maximum <i>site cover</i> of 70% for the first two <i>storeys</i> and 40% for <i>storeys</i> above the second <i>storey</i>; (e) a stepping back of the building form from all boundaries above the second <i>storey</i> with a minimum <i>setback</i> of 7.5 metres from the Esplanade; (f) vehicle access from Princess Lane; (g) opportunities for casual surveillance of public spaces, including Princess Lane; and (h) streetscape improvements at street level which complement and integrate with Kings Beach Park. 		
PO16	<p>Development in the Tourist accommodation zone provides for Key Site 10 (Oaks Oasis Resort) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as an integrated <i>mixed use development</i> that complements, but does not compete with, the role of Caloundra Centre as a major regional activity centre, and incorporates the following:-</p> <ul style="list-style-type: none"> (a) a mix of multi-unit permanent and visitor accommodation in conjunction with retail business uses and entertainment/catering business uses including a conference centre; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) a building form which:- <ul style="list-style-type: none"> (i) is arranged so as to maintain and enhance sightlines to, and strengthen visual associations with, Pumicestone Passage; (ii) provides for the maximum height limit of 21 metres to be achieved for two or three slim line towers only on that part of the <i>site</i> that is undeveloped as at the date of gazettal of the planning 	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>scheme; and</p> <p>(iii) steps down in height at the edges of the <i>site</i> to protect the amenity of surrounding low-rise residential development;</p> <p>(d) enhanced through block pedestrian connections with a prominent link to Short Street and the coastal walk; and</p> <p>(e) streetscape improvements at street level to improve the attractiveness of Park Place and North Street.</p>		
Development in the High Density Residential Zone			
PO17	Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.	AO17	Development provides for buildings which:- <ul style="list-style-type: none"> (a) are designed and located to respond to the natural topography, such as by stepping down the slope; (b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and (c) are well spaced with a slender rather than bulky appearance.
Development in the Medium Density Residential Zone Generally			
PO18	Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:- <ul style="list-style-type: none"> (a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street; (b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street; (c) Dicky Beach, in the vicinity of Ngungun Street; (d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and (e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street. 	AO18	The layout and design of development ensures that:- <ul style="list-style-type: none"> (a) buildings have the appearance of one or more individual buildings on the <i>site</i>, with each building being the scale of a <i>dwelling house</i>; (b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i>; (c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and (d) buildings are set within densely landscaped grounds.
Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)			
PO19	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	AO19	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:- <ul style="list-style-type: none"> (a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and (b) at least 15 metres from Canberra Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
Development in the Low Density Residential Zone in Precinct CAL LPP-3 (Shelly Beach/Moffat Beach/Dicky Beach)			
PO20	Development for reconfiguring a lot in	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	the Low density residential zone in Precinct CAL LPP-2 (Moffat Beach/Shelly Beach/Dicky Beach) maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m ² in area.		
Development in the Community Facilities Zone			
Development in Precinct CAL LPP-3 (Caloundra Aerodrome)			
PO21	Development in Precinct CAL LPP-3 (Caloundra Aerodrome):- (a) occurs in an intergrated manner in accordance with the approved Caloundra Aerodrome Master Plan; (b) provides for the operation of the aerodrome as a general aviation facility; (c) provides for other uses that are compatible with and allied to the operation of the aerodrome; (d) maintains and enhances the <i>streetscape</i> character of Caloundra Road as a landscaped boulevard and major entry route to the Caloundra Centre; (e) provides for principal access to the aerodrome site to be from Caloundra Road via Pathfinder way; (f) provides an emergency access point to Caloundra Road in accordance with the approved Caloundra Aerodrome Master Plan; (g) retains existing <i>vegetation</i> supplemented by dense landscape planting to provide a 20 metre wide vegetated <i>buffer</i> adjacent to Caloundra Road within the aerodrome property; (h) improves access to and circulation within the aerodrome; (i) protects the adjoining Dedicated Public Transport Corridor (CAMCOS), proposed Caloundra Transit Station and opportunities for future transit oriented development; and (j) recognises the location of the aerodrome within the urban fabric and seeks to maintain the amenity of nearby residential areas.	AO21	No acceptable outcome provided.
Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican Waters Boulevard)			
PO22	Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):- (a) rehabilitates and remediates any contaminated land; (b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra	AO22	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Centre, community facilities and public transport <i>infrastructure</i>;</p> <p>(c) provides for the establishment of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station;</p> <p>(d) occurs in accordance with an approved plan of development prepared for the whole of the <i>site</i>;</p> <p>(e) incorporates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and the Sunshine Coast architectural style; and</p> <p>(f) provides street, pedestrian and cycle through-site connections to improve connectivity to and between surrounding areas and public spaces.</p>		

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 Maroochydoore 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 Maroochydoore 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 Maroochydoore 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 *dwelling*s. In conjunction with development in the Maroochydoore City Centre Priority Development Area, Precinct MAR LPP-1 (City Core) is intended to be the most concentrated urban setting in the Maroochydoore Principal Regional Activity Centre and is to provide the greatest range and diversity of uses.
- (n) Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for mixed use premises which support a vibrant day time and night time economy. Residents in the precinct, and in the Principal centre zone generally, should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
- (o) Development in the Principal centre zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct) 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 or *amplified music* which creates a vibrant atmosphere.
- (p) 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.
- (q) 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.
- (r) 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 (Maroochydoore/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).
- (s) 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 Maroochydoore Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles and high quality building presentation;

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
- (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) 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.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wises 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*.
- (y) 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.
- (z) 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).
- (aa) 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 Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

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

- (cc) The existing *tourist park* sites located at Cotton Tree and Maroochydore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochydore's role as a tourism focus area.
- (dd) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

7.2.19.4 Performance outcomes and acceptable outcomes

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

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

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

Performance Outcomes		Acceptable Outcomes	
			<p>intersection of Maroochy Boulevard; and</p> <p>(c) other character <i>vegetation</i> identified on Figure 7.2.19A (Maroochy/Kuluin local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	<p>Development:-</p> <p>(a) provides for the establishment of landscaped boulevards along Maroochy 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, Maroochy/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 (Maroochy/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 (Maroochy/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	<p>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.</p>	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>

Performance Outcomes		Acceptable Outcomes	
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 the major open space links offered by the foreshore park and reserve system, Cornmeal Creek, Maud Canal and associated drainage systems.	AO7	Development provides for the retention and enhancement of the greenspace links identified on Figure 7.2.19A (Maroochydore/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 (Maroochydore/ 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 (Maroochydore/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 Maroochydore; (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) Maroochydore 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	AO14	Development in the Local centre zone at

Performance Outcomes		Acceptable Outcomes	
	<p>at Cotton Tree:-</p> <ul style="list-style-type: none"> (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; (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>. 		<p>Cotton Tree:-</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 (Maroochydhore/Kuluin local plan elements); (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 Maroochydhore Road)			
PO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydhore Road and Main Road and Maroochydhore 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 Maroochydhore Road as a major transport corridor. 	AO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydhore Road and Main Road and Maroochydhore 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 Maroochydhore 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 Maroochydhore. 	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 (Maroochydhore/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;

Performance Outcomes		Acceptable Outcomes	
			(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)			
PO17	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:- (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	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:- (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	Development for an <i>office</i> in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road):- (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	Development in the Emerging community zone at Sunshine Cove:- (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	AO19	No acceptable outcome provided. Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

Performance Outcomes		Acceptable Outcomes	
	neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and (e) protects the function and visual amenity of Maroochy Boulevard 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	Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:- (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 (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. 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.	AO3	No acceptable outcome provided.
Integration and Connectivity with the Maroochydore City Centre Priority Development Area			
PO4	Development in the Principal centre	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular linkages.		
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 (Maroochydore/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 (Maroochydore 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 (Maroochydore/Kuluin local plan elements) provides publicly accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
		AO7.2	The pedestrian connections are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 days per week public access.
Built Form			
PO8	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the <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	AO9	Development for a building in the Principal centre zone in Precinct MAR

Performance Outcomes		Acceptable Outcomes	
	<p>spaces and pedestrian routes;</p> <p>(b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate pedestrian movement and other functions associated with the building;</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>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:-</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 unless adjoining a residential use in which case the podium element may only be built to the property boundary up to 4.5 metres in height; and</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>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
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:- <ul style="list-style-type: none"> (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.
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 sleeving uses.
PO16	Development ensures that the ground floor level of a building:- <ul style="list-style-type: none"> (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 primary active street frontage 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	AO17	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces

Performance Outcomes		Acceptable Outcomes	
	excessive sunlight and inclement weather.		with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (ii) 2.7 metres provided for <i>secondary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (b) a shelter type that comprises one or more of the following:- (i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade.
Housing Diversity			
PO18	Development ensures that a range of <i>dwelling</i> types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.	AO18	Development ensures at least 10% of all <i>dwelling</i> s on a <i>site</i> are equal to or less than 100m ² in <i>gross floor area</i> . Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.
Streetscapes, Public Spaces and Landscapes²			
PO19	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	AO19.1 AO19.2 AO19.3 AO19.4	Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, where such front the street. 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. 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. Development provides footpath paving treatments and street furniture that integrate with adjoining development and setback areas and align with public footpaths.
PO20	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space, provides for the following:- (a) a high level of non-discriminatory pedestrian access to maintain an active <i>frontage</i> ; (b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i> .	AO20	No acceptable outcome provided.
PO21	Development provides for art	AO21	No acceptable outcome provided.

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

Performance Outcomes		Acceptable Outcomes	
	installations to be incorporated where possible, as an essential element to engage users of the urban environment.		
Car Parking			
PO22	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.	AO22	No acceptable outcome provided.
PO23	Development in Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides car parking areas and service areas that are not visually dominant from a street or public open space.	AO23.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the <i>streetscape</i> or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the <i>site</i> , incorporated wholly within a building or below ground level, and shared driveways.
		AO23.2	Development provides vehicular access arrangements that do not ramp along 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	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal Regional Activity Centre.		
Development in the Principal Centre Zone (Key Site 1 – Sunshine Plaza)			
PO27	Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) ensures that significant expansion or redevelopment of the Sunshine Plaza Shopping Centre or adjacent properties:- (a) occurs in an integrated manner in accordance with a master plan or approved plan of development; (b) provides for outstanding building, <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	Development in the Principal centre zone on Key Site 2 (Big Top) ensures that redevelopment of the site:- (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,	AO28	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) provides an attractive address to all street <i>frontages</i> and to 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 Food and Music Sub-Precinct)			
PO29	Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct) 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 or <i>amplified music</i> 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</p>	AO30	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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 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 Maroochydoore 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	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and stormwater flow requirements.		
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 the safety and efficiency of these major transport infrastructure elements is maintained.	AO36	No acceptable outcome provided.
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 Maroochydoore Principal Regional Activity Centre.	AO39	Development fronting Maroochy Boulevard has a minimum height of 8 metres.

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

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Principal centre zone (Precinct MAR LPP-1 – City Core)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (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>	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 (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>	(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>Nightclub entertainment facility (where not located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct)</i> (d) <i>Tourist attraction</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<ul style="list-style-type: none"> (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market (n) Nightclub entertainment facility (where located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct) (o) Office (p) Sales office (q) Service station (r) Shop (s) Shopping centre (t) Theatre (u) Veterinary services 	
Industrial activities	
<ul style="list-style-type: none"> (a) Medium impact industry (where for a micro-brewery) (b) Service industry 	<ul style="list-style-type: none"> (a) Low impact industry (b) Research and technology industry
Community activities	
<ul style="list-style-type: none"> (a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship 	
Sport and recreation activities	
<ul style="list-style-type: none"> (a) Club (b) Indoor sport and recreation (c) Major sport, recreation and entertainment facility (where for a convention and exhibition centre or entertainment centre) (d) Park 	
Other activities	
<ul style="list-style-type: none"> (a) Major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a local utility) 	
Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)	
Residential activities	
<ul style="list-style-type: none"> (a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Residential care facility (g) Resort complex (h) Retirement facility (i) Rooming accommodation (j) Short-term accommodation 	None
Business activities	
<ul style="list-style-type: none"> (a) Adult store (b) Agricultural supplies store (c) Bar (d) Car wash (e) Food and drink outlet (f) Function facility (g) Funeral parlour (h) Garden centre (where not exceeding a gross leasable floor area of 450m²) (i) Hardware and trade supplies (where not exceeding a gross leasable floor area of 450m²) (j) Health care services (k) Home based business (where other than a high impact home based business activity) (l) Hotel (m) Market 	<ul style="list-style-type: none"> (a) Garden centre (where exceeding a gross leasable floor area of 450m²) (b) Hardware and trade supplies (where exceeding a gross leasable floor area of 450m²) (c) Showroom (where each individual tenancy exceeds a gross leasable floor area of 3,000m²) (d) Tourist attraction

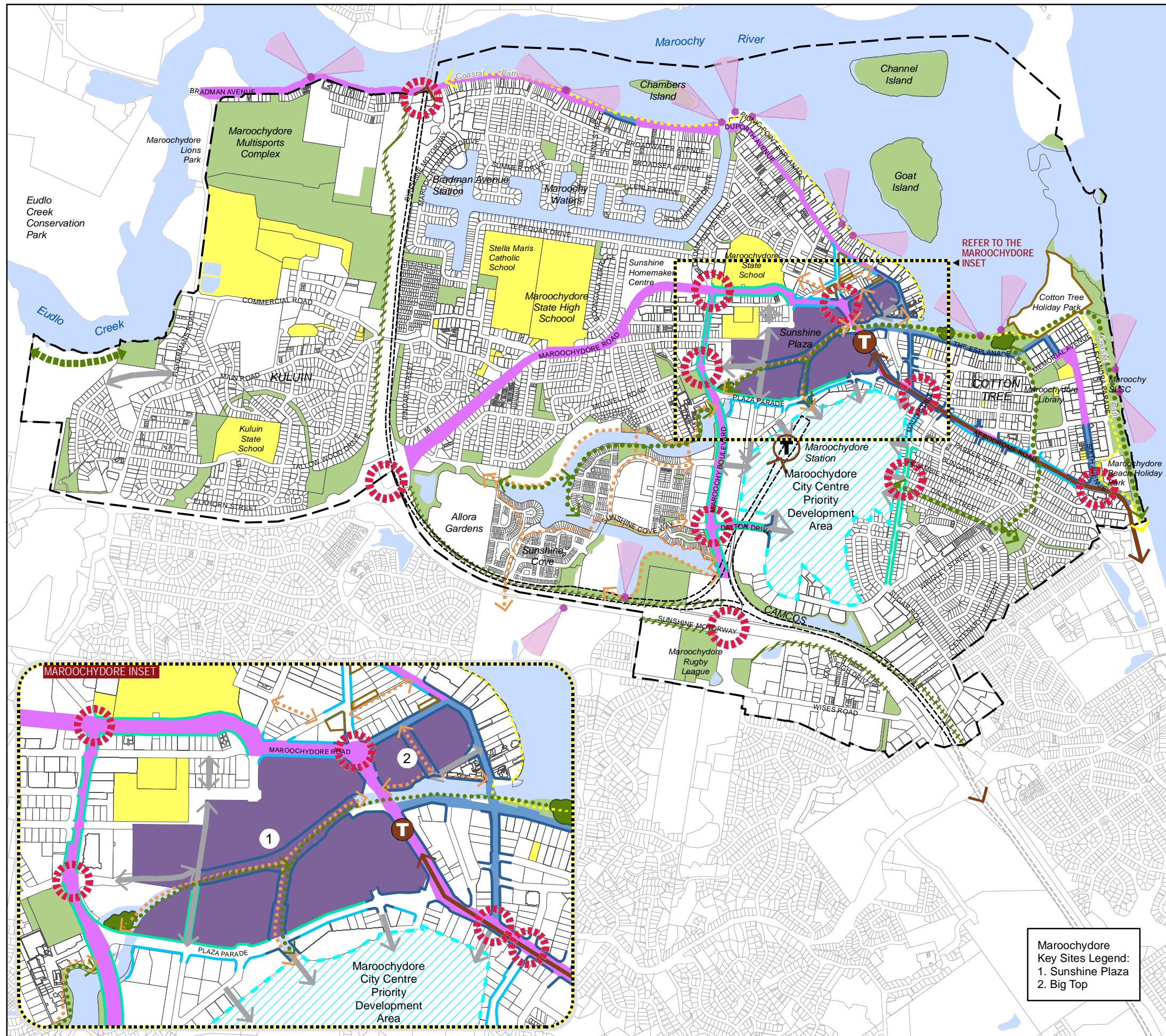
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(n) Office (o) Sales office (p) Service station (q) Shop (if not involving a <i>department store</i>) (r) Shopping centre (if not involving a <i>department store</i>) (s) Showroom (where each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ²) (t) Theatre (u) Veterinary services	
Industrial activities	
(a) Medium impact industry (where for a micro-brewery) (b) 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 <i>electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a <i>local utility</i>)	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 <i>gross leasable floor area</i> 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 <i>not-for-profit organisation</i> and the <i>gross floor area</i> 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 <i>electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures)	None

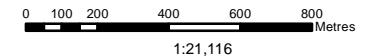
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) <i>Utility installation (where a local utility)</i>	



LEGEND

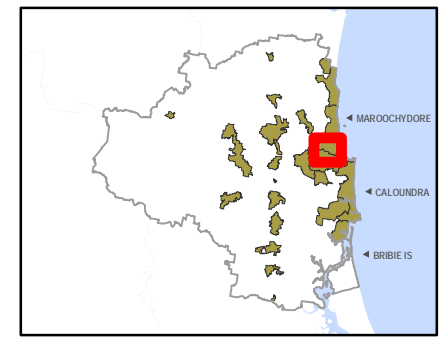
- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Secondary Active Street Frontage
- Landscape Setback
- Primary Streetscape Treatment Area
- Boulevard Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Greenspace Link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

Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).
 Note 4: Indicative alignment, subject to further investigation in some areas.



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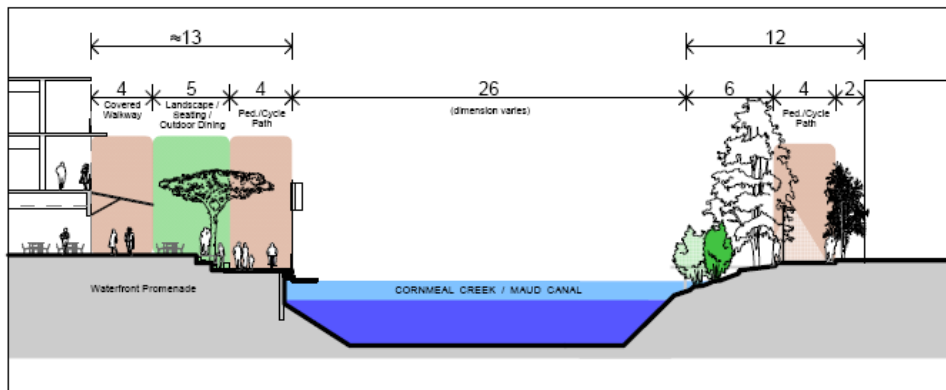
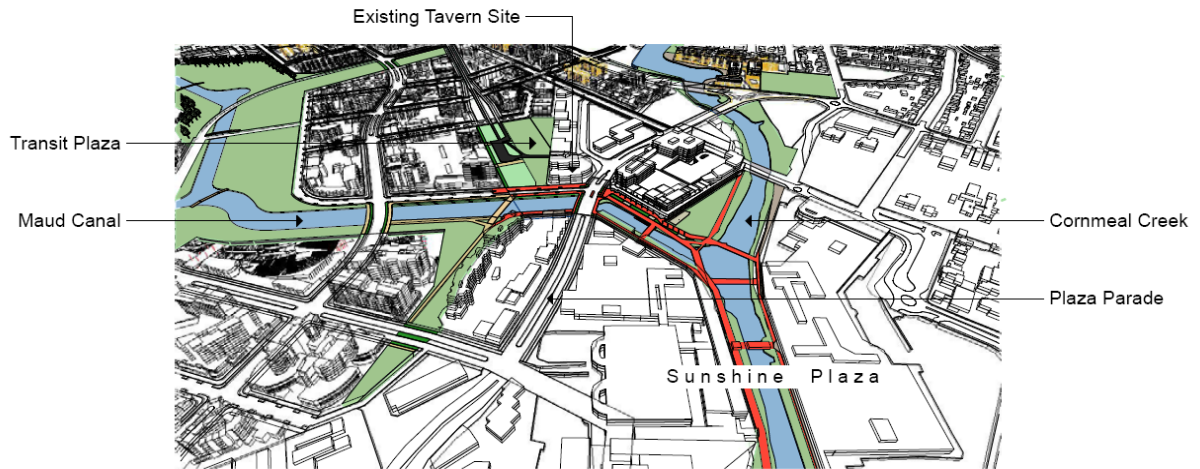
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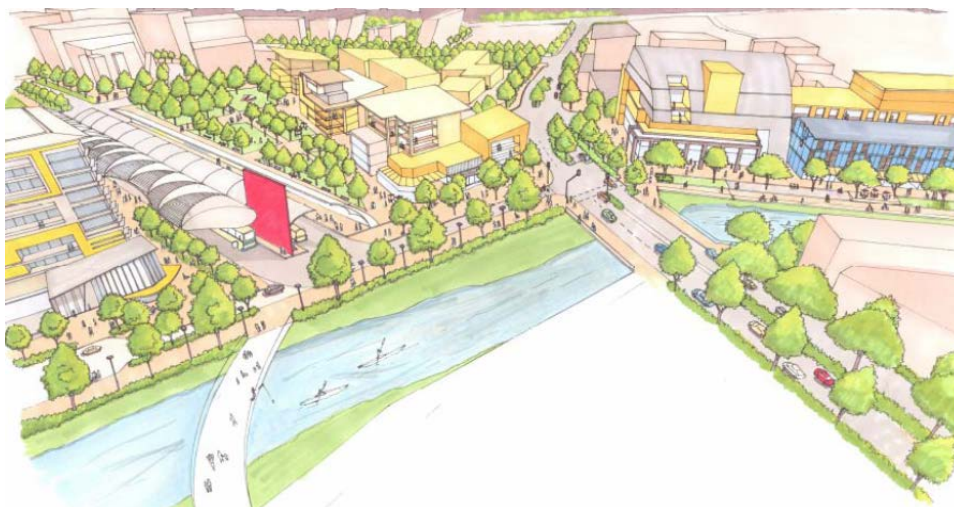
Maroochydore Key Sites Legend:
 1. Sunshine Plaza
 2. Big Top

Figure 7.2.19A (Maroochydore/Kuluin Local Plan Elements)

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 the District centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

- (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.

Performance Outcomes		Acceptable Outcomes	
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
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	Development protects and enhances the greenspace links identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) . Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River. 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 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	Development on sites identified on Figure 7.2.20B (Brisbane Road upgrade) as subject to road widening provides for:- (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 (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. 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.
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			

Performance Outcomes		Acceptable Outcomes	
PO7	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) contributes to the creation of a contemporary, subtropical coastal built form and <i>streetscape</i>; (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; (c) creates vibrant and active streets and public spaces; (d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and; (e) provides integrated and functional parking and access arrangements that do not dominate the street. 	AO7	<p>Development in the District centre zone:-</p> <ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements); (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 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; (e) ensures that signage is integrated with buildings; (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and (h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.
PO8	<p>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.</p>	AO8	<p>Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.</p>
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> <ul style="list-style-type: none"> (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; (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>; (c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and (d) effectively integrates with visitor mixed use areas along 	AO9	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	Mooloolaba Esplanade and surrounding centre activities.		
PO10	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) provides for well designed, accessible and integrated public car parking to meet the public parking needs.	AO10	No acceptable outcome provided.
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,

Performance Outcomes		Acceptable Outcomes	
		AO13.2	<p>shaded seating and consistent and simple paving materials on footpaths.</p> <p>Development in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (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> <ul style="list-style-type: none"> (a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i>, and (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>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> <ul style="list-style-type: none"> (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 (b) a maximum <i>site cover</i> of 90% 	AO15	No acceptable outcome provided.

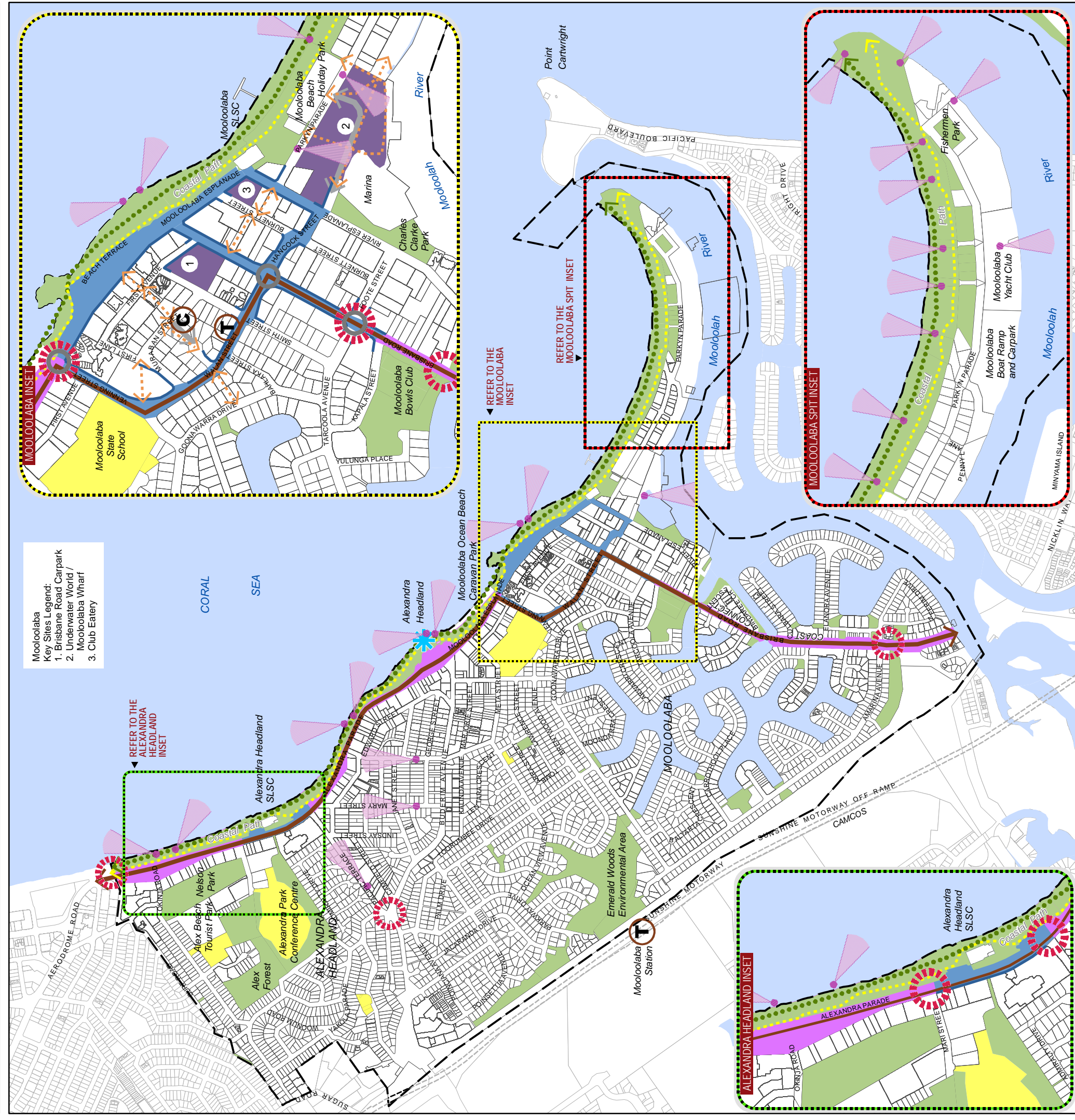
Performance Outcomes		Acceptable Outcomes	
	<p>for that part of the building up to 2 storeys and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 storeys, provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 storeys.</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 the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO16	<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) provides for the site to be redeveloped as a high quality, 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</p>	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>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 space 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>		
PO17	<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> <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>AO17.1</p> <p>AO17.2</p>	<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 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</p>

Performance Outcomes		Acceptable Outcomes	
		AO17.3	indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) . Development provides a well designed and integrated public carpark to service the development and meet public parking needs.
Development in the Local Centre Zone (Brisbane Road)			
PO18	Development in the Local centre zone:- (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 (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.	AO18	No acceptable outcome provided.
PO19	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access that does not dominate the street.	AO19	Development in the Local centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) ; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) reduces the dominance of signage elements, particularly along Brisbane Road; (d) has building openings overlooking the street; (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; (f) ensures that signage is integrated with the building; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides on-site car parking in basements or at the rear or one side of the development, integrated with other vehicle movement areas.
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO20	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	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Headland local plan elements) to improve local connectivity.		
Development in the High Density Residential Zone in Precinct MAH LPP-2 (Mooloolaba Heart Street Activation)			
PO21	Development in Precinct MAH LPP-2 (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) .	AO21	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO22	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.	AO22	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO23	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 improvements along Parkyn Parade; and (g) protects bank stability, water quality and hydrological processes within the Mooloolah River.	AO23	No acceptable outcome provided.
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO24	Development in the Sport and recreation zone at The Yacht Club	AO24	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	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.		
Development in the Community Facilities Zone			
PO25	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> .	AO25	No acceptable outcome provided.
PO26	Development in the Community facilities zone in Precinct MAH LPP-1 (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.	AO26	No acceptable outcome provided.



Mooloolaba Key Sites Legend:
1. Brisbane Road Carpark
2. Underwater World / Mooloolaba Wharf
3. Club Eatery

LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Key Site
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Boulevard Treatment Area
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Greenspace Link
- Gateway/Entry Point
- Headland
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Coastal Path^{Note 4}
- Dedicated Public Transport Corridor (CAMCOS)
- CoastConnect Priority Public Transport Corridor
- Future Transit Hub
- Intersection Upgrade
- Indicative Road Linkage/Access Point
- Future Community/Arts Hub

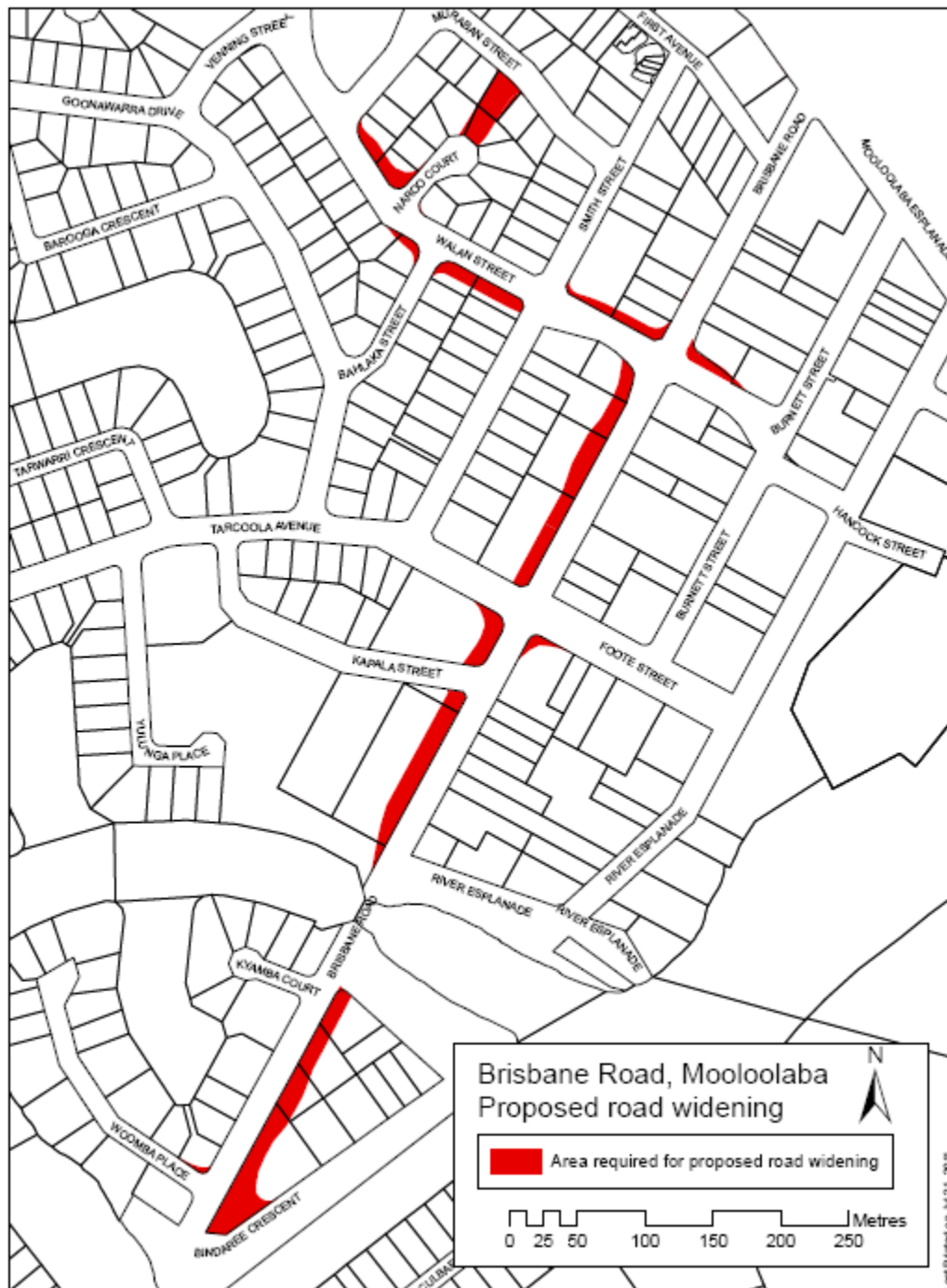
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Scale: 1:16,647
0 95 190 380 570 760 Meters

Note 1: For contextual purposes only.
Note 4: Indicative alignment, subject to further investigation in some areas.

Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements)

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 rural 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. 	AO7	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 access arrangements that do not dominate the street. 	AO8	<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	<p>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:-</p> <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	<p>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.</p>	AO10	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO11	<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 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	<p>Development in the Medium density residential zone:-</p> <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

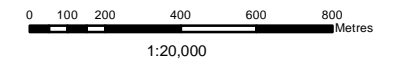
Performance Outcomes		Acceptable Outcomes	
			native <i>vegetation</i> areas and provides appropriate riparian buffers to South Mooloolah River.
Development in the Low Density Residential Zone and Rural Residential Zone			
PO12	Reconfiguring a lot in the Low density residential zone and Rural residential 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.



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Landscape Buffer
- Character Vegetation
- Gateway/Entry Point
- Significant View
- Heritage Place^{Note 2}
- Through Block Pedestrian/Cycle Linkage
- Dedicated Public Transit Corridor
- Transit Hub
- Indicative Road Linkage/Access Point
- Proposed Rail Corridor Upgrade

Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).



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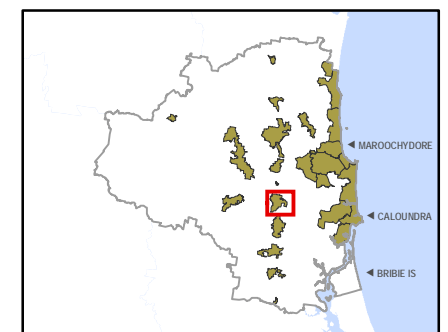


Figure 7.2.21A
(Mooloolah Local Plan Elements)

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) 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 the Major centre zone provides for mixed use premises which support a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
 - (g) Development in Precincts NAM LPP-1 (Nambour Special Entertainment Precinct) 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 or *amplified music* which creates a vibrant atmosphere. New and redeveloped

residential uses and entertainment venues within, and in close proximity to, the precinct are designed and operated to achieve specified noise criteria and attenuation requirements.

Note—noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in **Section 9.4.3 (Nuisance code)**.

- (h) Development in Precinct NAM LPP-2 (Former Mill Site) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) 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.
- (o) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwellings* 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.
- (p) 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.
- (q) 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.

- (r) 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*.
- (s) 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.
- (t) 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	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 7.2.22A (Nambour local plan elements) .
		AO2.3	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

Performance Outcomes		Acceptable Outcomes	
			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 marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.	AO3	No acceptable outcome provided.
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	AO7	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	conceptually on Figure 7.2.22A (Nambour local plan elements).		
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North Coast Rail Line.	AO8	No acceptable outcome provided.
Development in the Major Centre Zone Generally			
PO9	Development in the Major centre zone provides large scale and mixed uses that:- (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 (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.	AO9	No acceptable outcome provided.
PO10	Development in the Major centre zone:- (a) is sympathetic to and reinforces the rural character and heritage values of Nambour; (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; (c) creates vibrant and active streets and public spaces; (d) maximises the physical and visual accessibility to Nambour's transit hub; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO10	Development in the Major centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (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) ; (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; (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; (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; (f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:- (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 on Figure 7.2.22B (Typical vertical proportions along part of Currie Street) ; (ii) roof forms designed to diminish the visual impact of large floor

Performance Outcomes		Acceptable Outcomes	
			<p>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 (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 Special Entertainment Precinct)			
PO12	<p>Development in Precinct NAM LPP-1 (Nambour Special Entertainment Precinct) 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> <p>Note—noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in Section 9.4.3 (Nuisance code).</p>	AO12	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site)			

Performance Outcomes		Acceptable Outcomes	
PO13	Development in Precinct NAM LPP-2 (Former Mill Site) 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</i> or <i>discount department store</i> , with a <i>gross leasable floor area</i> not exceeding 4,000m ² .	AO13	No acceptable outcome provided.
PO14	Development in Precinct NAM LPP-2 (Former Mill Site) 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):- (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) 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) 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	AO17	Development in Precinct NAM LPP-2

Performance Outcomes		Acceptable Outcomes	
	<p>(Former Mill Site) ensures that the State heritage listed Mill Houses:-</p> <p>(a) are sensitively reused for a range of business, community and cultural activities; and</p> <p>(b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site.</p>		<p>(Former Mill Site) provides for the establishment of a 'Mill Houses Courtyard' that:-</p> <p>(a) is in the location identified on Figure 7.2.22A (Nambour local plan elements);</p> <p>(b) is designed and constructed in accordance with a detailed master plan; and</p> <p>(c) provides for the following:-</p> <p>(i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values;</p> <p>(ii) soft and hard landscaped surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses;</p> <p>(iii) retention of mature <i>vegetation</i>;</p> <p>(iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures;</p> <p>(v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre;</p> <p>(vi) public art works and signage elements that celebrate the Mill Houses' heritage values;</p> <p>(vii) public accessibility at all times;</p> <p>(viii) clear sight lines and visibility corridors to the Mill Houses; and</p> <p>(ix) compliance with disability access and CPTED principles and standards.</p>
PO18	<p>Development in Precinct NAM LPP-2 (Former Mill Site) on or adjacent to the 'Mill House Courtyard':-</p> <p>(a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and</p> <p>(b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function.</p>	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) <i>mixed use development</i> that incorporates medium to high density residential uses;</p> <p>(b) a range of commercial and entertainment/catering business uses;</p> <p>(c) retail business uses at a scale and intensity less than in other parts of the Major centre zone;</p> <p>(d) <i>showrooms</i>; and</p> <p>(e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on surrounding uses.</p>	AO19	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
PO20	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.2 (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>	AO20	No acceptable outcome provided.
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</p>	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.3 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</p>

Performance Outcomes		Acceptable Outcomes	
			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.
Development in the Medium Density Residential Zone			
PO25	Development in the Medium density residential zone:- (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	Development in the Medium density residential zone:- (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:- (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	Reconfiguring a lot within the Low density residential zone:- (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	Reconfiguring a lot in the Low density residential zone:- (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	Development in the Emerging community zone contributes to the creation of high quality, attractive, environmentally responsible and	AO27	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>sustainable residential neighbourhoods which:-</p> <p>(a) are designed to sensitively respond to site characteristics and avoids significant scarring of the landscape;</p> <p>(b) are integrated with and connect to established residential development to the north and the east;</p> <p>(c) have legible and permeable local street systems and movement networks;</p> <p>(d) provide for the coordinated provision of <i>infrastructure</i>; and</p> <p>(e) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i>.</p>		
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	<p>Development in the Community facilities zone (Sundale Nambour Garden Village):-</p> <p>(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;</p> <p>(b) provides for a range of <i>residential care facilities</i> and <i>retirement facilities</i>;</p> <p>(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>;</p> <p>(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</p> <p>(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.</p>	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	<p><i>In partial fulfilment of Performance Outcome PO30:-</i></p> <p>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.</p>
PO31	Development in the Community facilities	AO31	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
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> and contributes positively to local <i>streetscape</i> character; (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; (d) maintains an adequate area suitable for landscapes adjacent to the road <i>frontages</i> ; (e) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i> ; (f) maintains the visual continuity and pattern of buildings and landscape elements within the immediate area; (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 (h) maintains and, wherever practicable, enhances pedestrian and cycle connectivity along Petrie Creek and to existing and planned pedestrian/cycle pathways.	

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	
(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> (where not incorporating a <i>drive-through facility</i>) (f) <i>Funeral parlour</i> (g) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (h) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 300m ²) (i) <i>Health care 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)

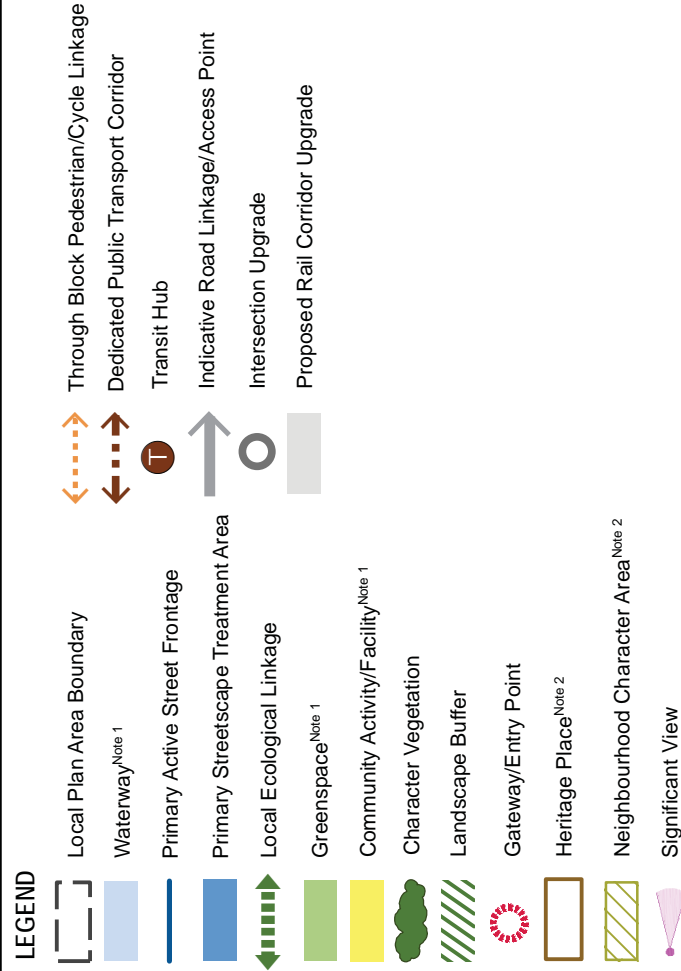
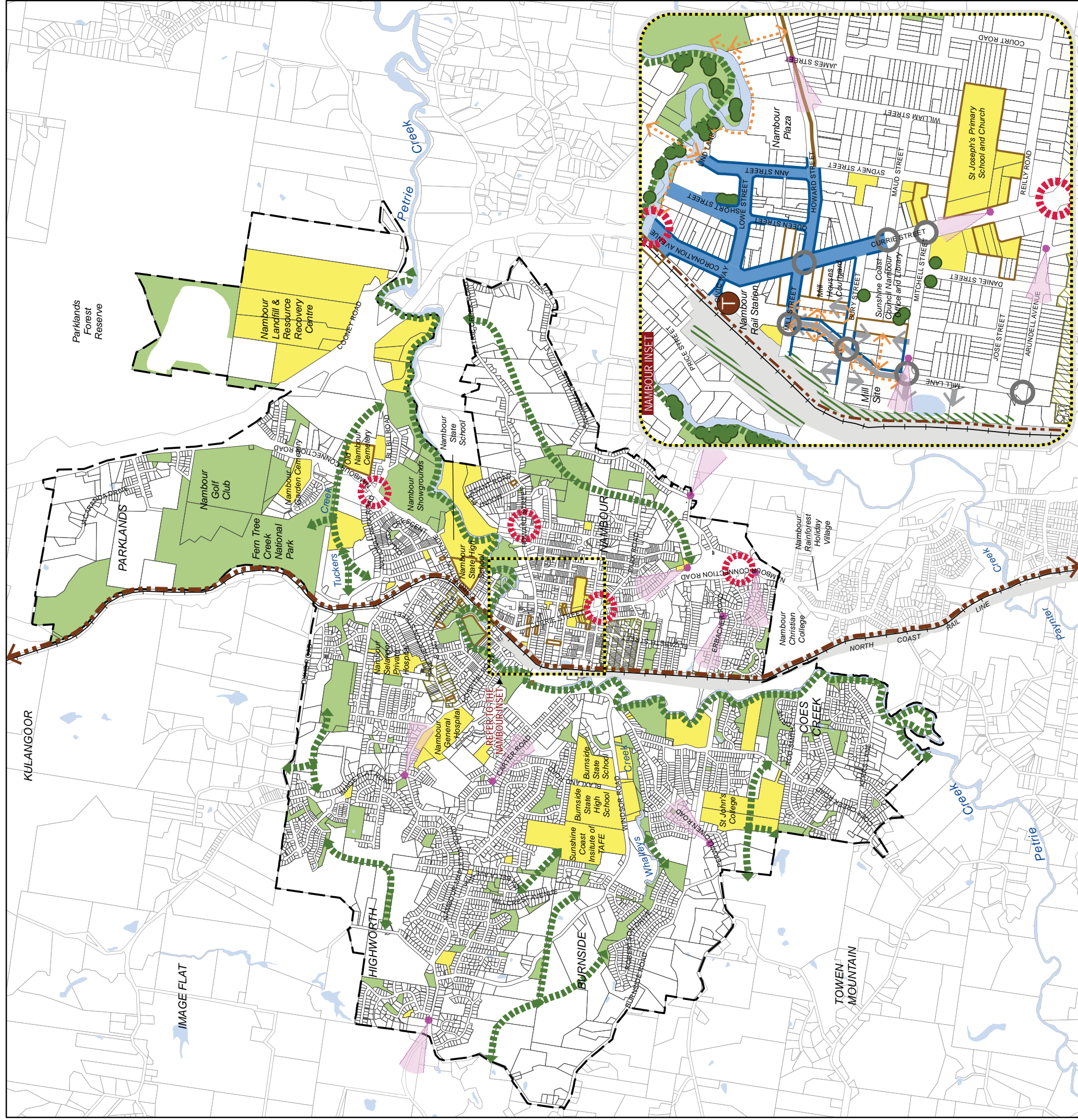
Column 1 Consistent uses	Column 2 Potentially consistent uses
(j) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (k) <i>Office</i> (l) <i>Sales office</i> (m) <i>Service station</i> (n) <i>Shop</i> (where occupying not more than 200m ² of <i>gross leasable floor area</i>) (o) <i>Showroom</i> (p) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Low impact industry</i> (where occupying not more than 200m ² of <i>gross leasable floor area</i>) (b) <i>Medium impact industry</i> (where for a micro-brewery) (c) <i>Service industry</i>	<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>Place of worship</i>	None
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

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

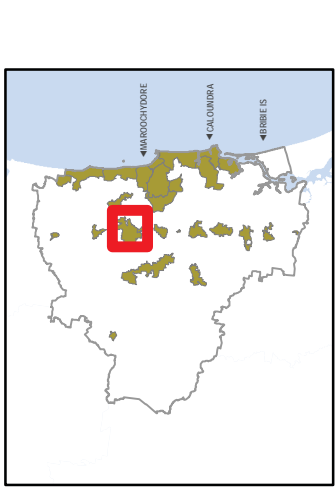
Note—This table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Local Centre Zone (Precinct NAM LPP-4 – Nambour Health Hub)	
Residential activities	
(a) <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>Retirement facility</i> (b) <i>Residential care facility</i>
Business activities	
(a) <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>) (b) <i>Funeral parlour</i> (c) <i>Health care services</i> (d) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (e) <i>Office</i> (f) <i>Sales office</i> (g) <i>Shop</i> (where having a <i>gross leasable floor area</i> not exceeding 200m ²) (h) <i>Shopping centre</i> (where having a total <i>gross leasable floor area</i> not exceeding 1000m ² and any individual shop tenancy does not exceed a <i>gross leasable floor area</i> of 200m ²)	<i>Theatre</i> (other than a multiplex cinema)
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>	None

Column 1 Consistent uses	Column 2 Potentially consistent uses
(d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Utility installation (where a local utility)</i>	None



Disclaimer
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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping)

Figure 7.2.22A (Nambour Local Plan Elements)

Figure 7.2.22B Typical vertical proportions along part of Currie Street

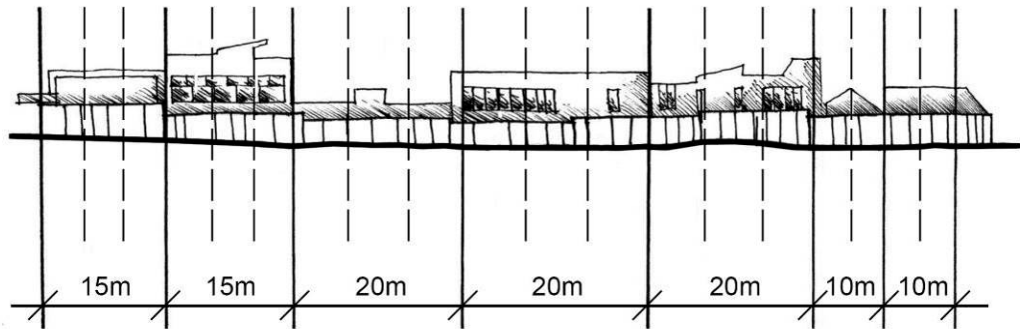
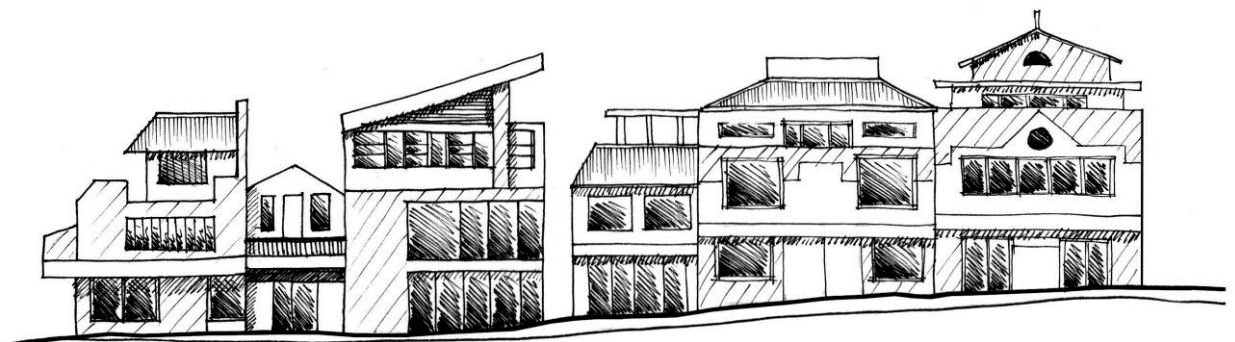


Figure 7.2.22C Articulated and 'fine grain' skyline



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

Part 7

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>

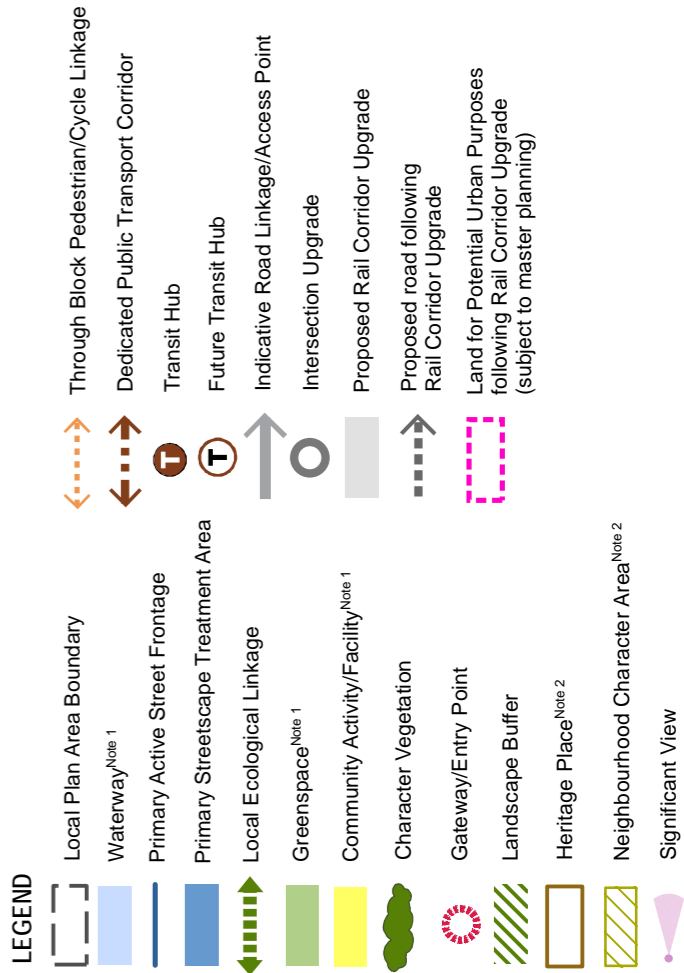
Performance Outcomes		Acceptable Outcomes	
Development in the Low Density Residential Zone (West of Landershute Road)			
PO17	Development in the Low density residential zone (west of Landershute Road) provides for coordinated road access/egress from Landershute Road, with no direct access to Palmwoods-Montville Road.	AO17	Development in the Low density residential zone (west of Landershute Road) provides road access/egress as indicated on Figure 7.2.23A (Palmwoods local plan elements) .
Development in the Medium Density Residential Zone			
PO18	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) 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.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO19	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO19	No acceptable outcome provided.
PO20	Development in the Emerging community zone provides for:- (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.	AO20	No acceptable outcome provided.
PO21	Reconfiguring a lot within the Emerging community zone:- (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	AO21	Reconfiguring a lot in the Emerging community zone:- (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

Performance Outcomes		Acceptable Outcomes	
	Town Centre.		Figure 7.2.23A (Palmwoods local plan elements).
PO22	Development in the Emerging community zone provides for:- (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local ecological linkages identified on Figure 7.2.23A (Palmwoods local plan elements) ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.	AO22	No acceptable outcome provided.
Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)			
PO23	Development in the Emerging community zone in the north-eastern part of the local plan area:- (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; (b) provides for a future road connection to the west of the existing North Coast Rail Line corridor; (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; (d) does not interfere with or adversely impact on significant views to the west from Woombye-Palmwoods Road; and (e) provides an appropriate interface to the Woombye War Cemetery located on the opposite (eastern) side of Woombye-Palmwoods Road.	AO23	No acceptable outcome provided.
Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)			
PO24	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.	AO24	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			
PO25	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:- (a) surplus railway land included in the Community facilities zone in the central part of the local plan area immediately adjoining the Palmwoods Town Centre; and (b) rural zoned land within the urban growth management boundary in the north-western and south-	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	eastern parts of the local plan area.		
PO26	<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> <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. 	AO26	No acceptable outcome provided.
PO27	<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 	AO27	No acceptable outcome provided.

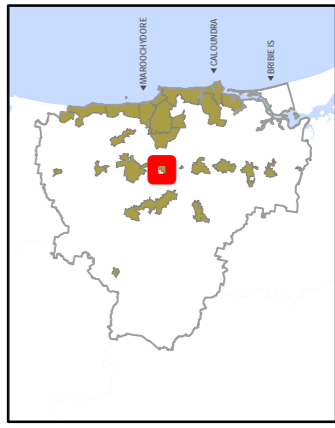
Performance Outcomes		Acceptable Outcomes	
	(f) where for business uses, provides an active <i>frontage</i> to Main Street and the pedestrian link to the new railway station.		
PO28	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the 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.	AO28	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that has been subject to public consultation and implemented either through a planning scheme amendment or a variation approval.

Sunshine Coast Planning Scheme 2014 Palmwoods Local Plan Area



0 95 190 380 570 760
Metres
1:14,613

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.23A (Palmwoods Local Plan Elements)

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 Peregian 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 Peregian 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 Peregian 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 Peregian 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 Peregian 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 Peregian 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 Peregian 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

Part 7

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>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>AO2.2</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 Peregian 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 Peregian Springs Drive and Ridgeview Drive, a total of 6,500m ² ; (b) for the local centre on the corner of Balgownie Drive and Peregian 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 Peregian South local (full service) activity centre at the corner of Peregian 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 <i>access</i> 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

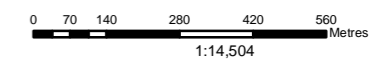
Performance Outcomes		Acceptable Outcomes	
			<p>business interaction for extended periods;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature 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</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>. 	



- LEGEND**
- Local Plan Area Boundary
 - Waterway^{Note 1}
 - Local Ecological Linkage
 - Greenspace^{Note 1}
 - Community Activity/Facility^{Note 1}
 - Landscape Buffer
 - Gateway/Entry Point
 - Indicative Road Linkage/Access Point

Note 1: For contextual purposes only.



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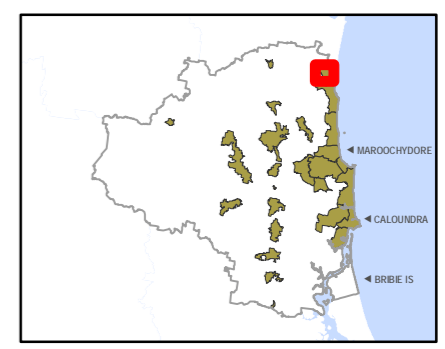


Figure 7.2.24A (Peregian South Local Plan Elements)

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.⁵
 - (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 Palmview, 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:-

⁵ 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*⁶;
 - (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:-

⁶ 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 Jorl Court, Jorl 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 <i>culs-de-sac</i> 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 <i>culs-de-sac</i> .
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)⁷

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.

⁷ 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 <i>frontage</i>; (b) does not have a direct street <i>frontage</i> 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) , development 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 <i>storeys</i> 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 <i>storeys</i> 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 <i>storey</i> (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 <i>dwellings</i> is enhanced and that overlooking and overshadowing is minimised; and (g) provide greater variety to the <i>streetscape</i> .	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 <i>storeys</i> or 15 metres in height and situated on a corner ensures that the part of the building which is above 4 <i>storeys</i> 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 <i>storeys</i> 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 <i>storeys</i> 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 area</i> ; (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>		<p>(d) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
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 cununinghamiana</i>; 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.
	<ul style="list-style-type: none"> (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 <i>storeys</i> 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	<p><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.</p>	AO53	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO54	<p>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 500m² in order to protect the role and function of the town centre core.</p>	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	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a</p>	AO56	<p>Development provides a Town Plaza which:-</p> <p>(a) is located in accordance with the</p>

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	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>food and drink outlet</i>:-</p> <p>(a) is of a small scale boutique nature;</p> <p>(b) is not a <i>high volume convenience restaurant</i>;</p> <p>(c) provides outdoor dining;</p> <p>(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 100m²;</p> <p>(e) does not exceed 50m²; and</p> <p>(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.</p>	AO60	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO61	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres from the property <i>frontage</i> at the ground <i>storey</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 5 metres above the fourth <i>storey</i> to allow for balconies and roof form expression; 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 5 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>	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	<p>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:-</p> <p>(a) is transferred to <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) primarily provides for the retention</p>	AO63	<p>Development provides the Forest Park West which:-</p> <p>(a) is located in accordance with 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	
	<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>

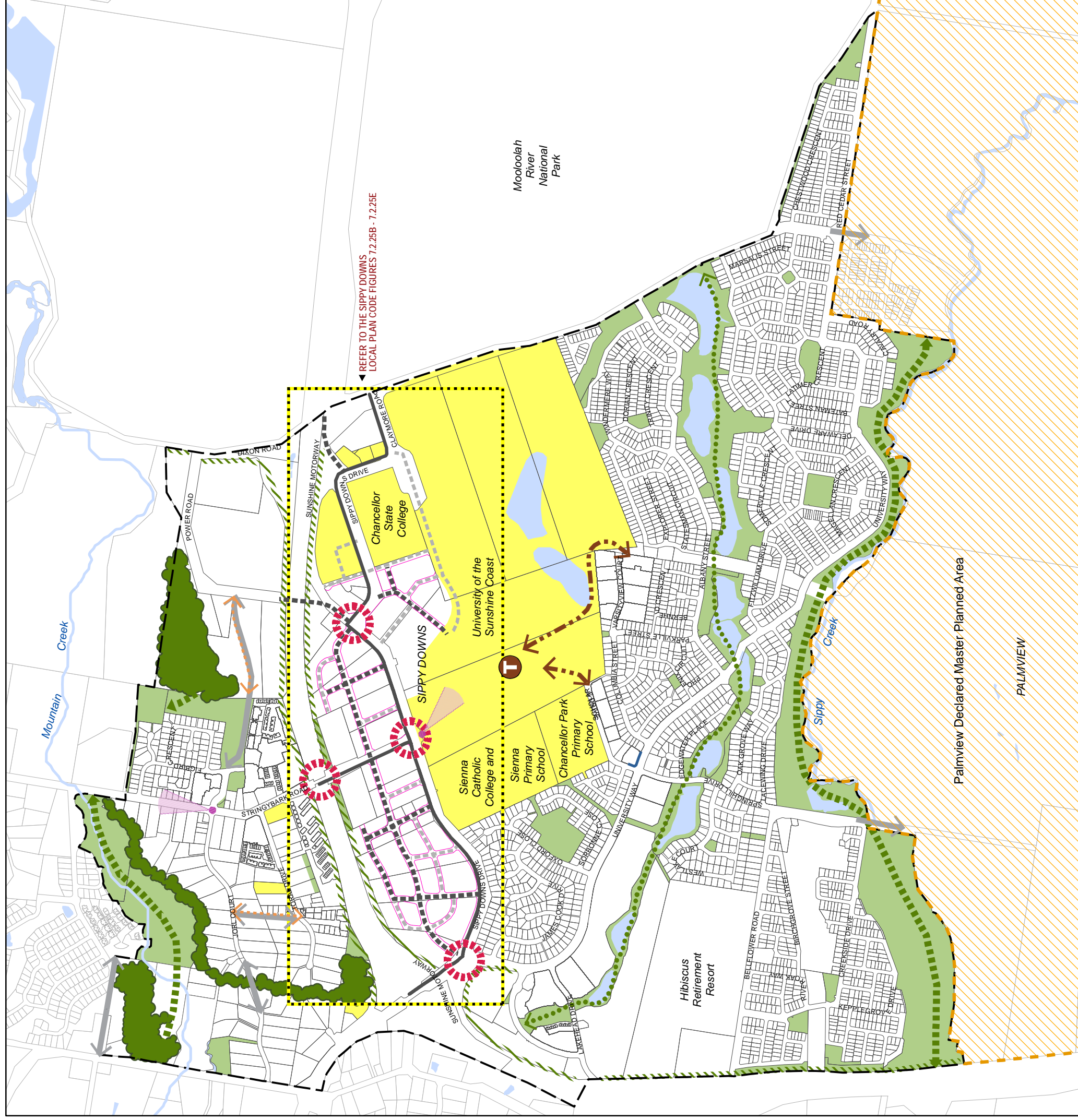
Table 7.2.25.4.3 Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

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>(d) <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>(e) <i>Agricultural supplies store</i> (where forming part of a <i>mixed use development</i>)</p> <p>(f) <i>Bar</i> (where forming part of a <i>mixed use development</i>)</p> <p>(g) <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>(h) <i>Function facility</i> (where forming part of a <i>mixed use development</i>)</p> <p>(i) <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
(j) <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>)	
(k) <i>Health care services</i> (where forming part of a <i>mixed use development</i>)	
(l) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>)	
(m) <i>Hotel</i> (where forming part of a <i>mixed use development</i>)	
(n) <i>Office</i> (where forming part of a <i>mixed use development</i>)	
(o) <i>Shop</i> (where forming part of a <i>mixed use development</i>)	
(p) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i>)	
(q) <i>Theatre</i> (where forming part of a <i>mixed use development</i>)	
(r) <i>Veterinary services</i> (where forming part of a <i>mixed use development</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 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



LEGEND

	Local Plan Area Boundary		Transit Hub
	Waterway ^{Note 1}		Indicative Road Linkage/Access Point
	Primary Active Street Frontage		Existing Principal Street (Sippy Downs Town Centre)
	Local Ecological Linkage		Future Principal Street (Sippy Downs Town Centre)
	Greenspace ^{Note 1}		Future Local Access Street (Sippy Downs Town Centre)
	Community Activity/Facility ^{Note 1}		Declared Master Planned Area (see Part 10 - Other Plans)
	Greenspace Link		
	Character Vegetation		
	Landscape Buffer		
	Gateway/Entry Point		
	Significant View		
	Through Block Pedestrian/Cycle Linkage		
	Dedicated Public Transport Corridor		

Scale: 0, 95, 190, 380, 570, 760 Meters

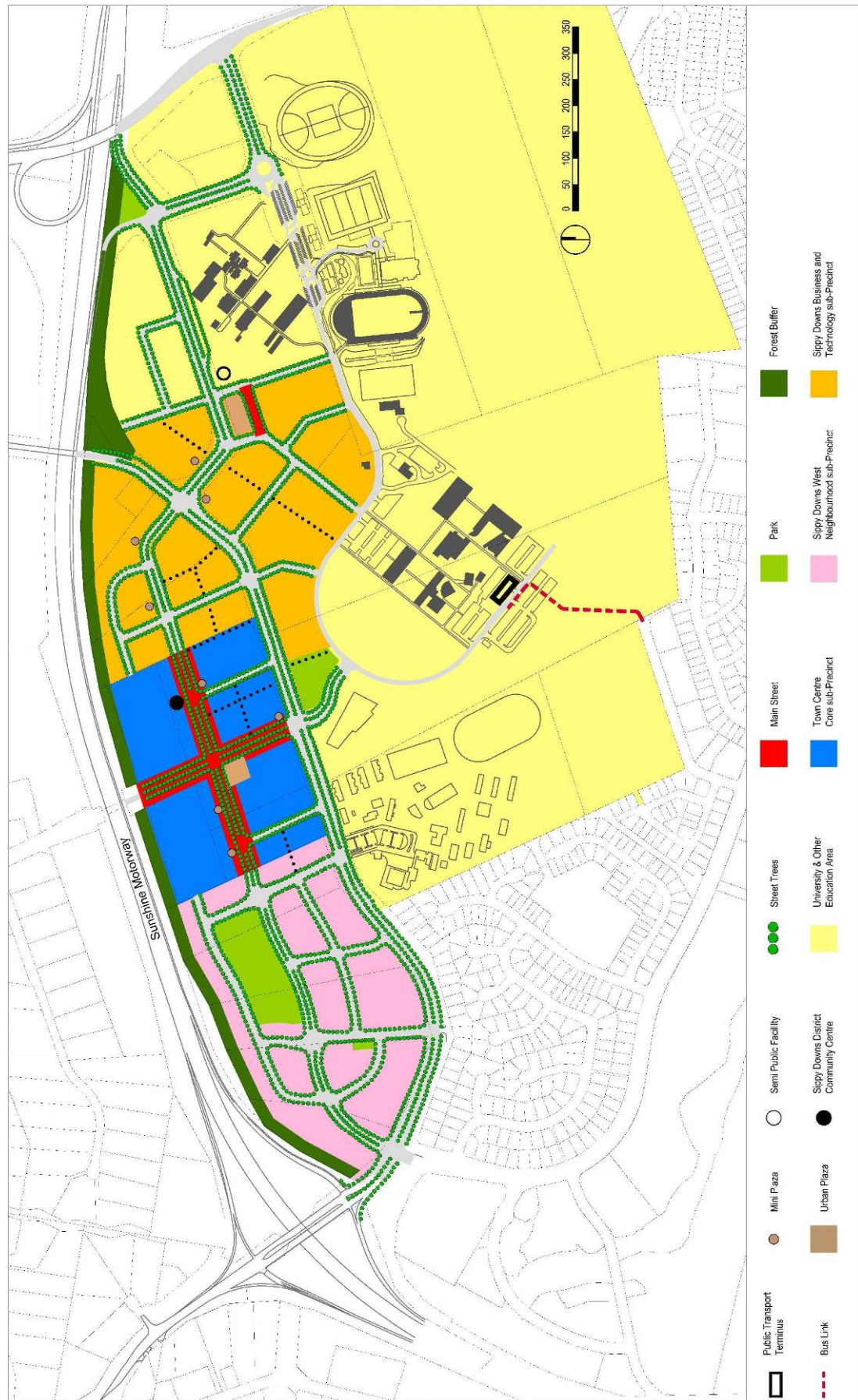
Disclaimer: While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility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

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Note 1: For contextual purposes only.

Figure 7.2.25A (Sippy Downs Local Plan Elements)

Figure 7.2.25B Sippy Downs Town Centre Master Plan



Part 7

Figure 7.2.25C Sippy Downs Town Centre Core Plan

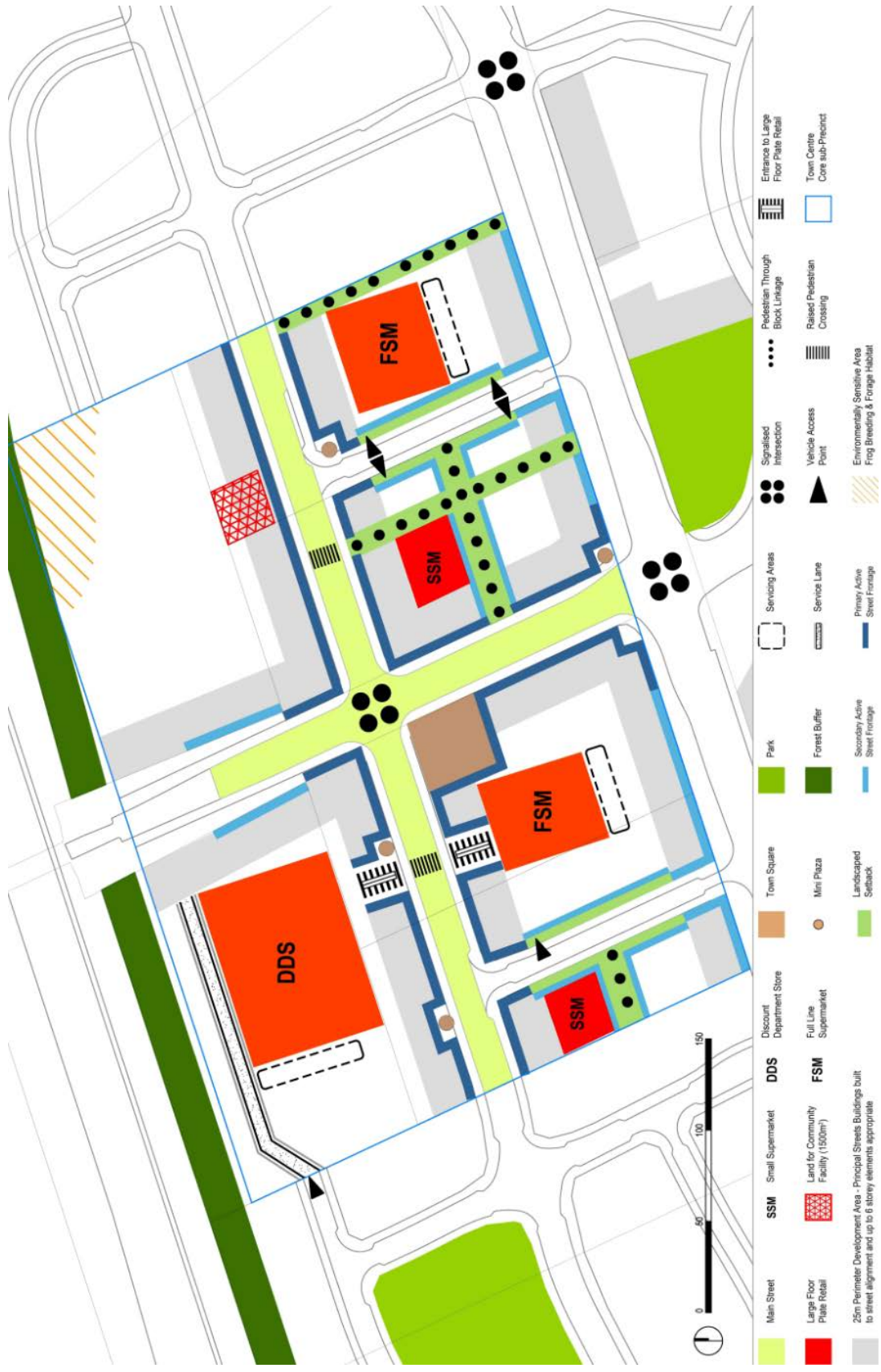


Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations

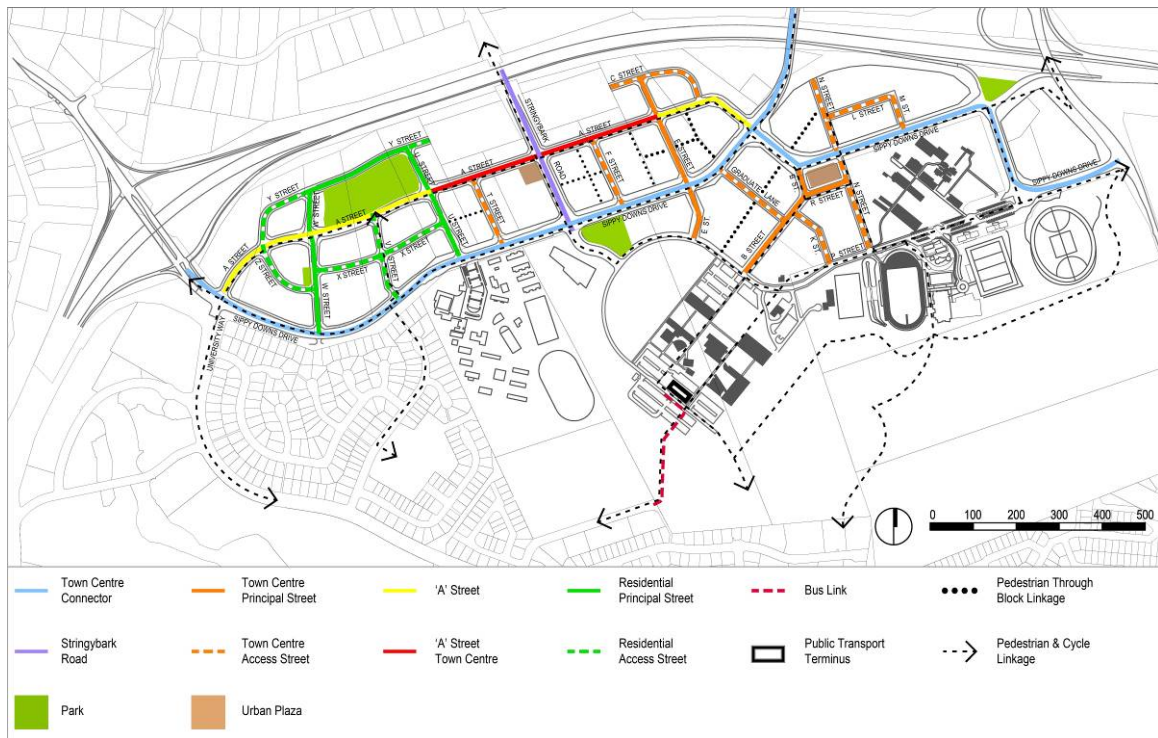


Figure 7.2.25E Sippy Downs Town Centre Building Heights

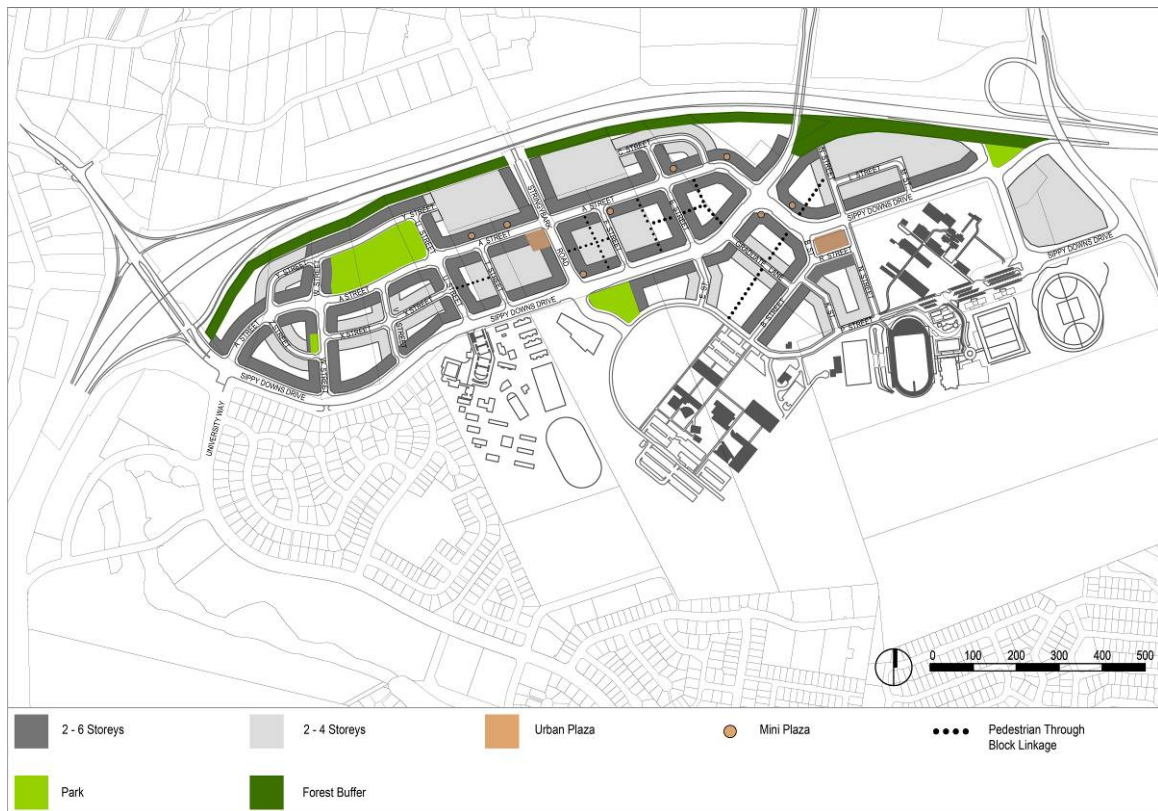


Figure 7.2.25F Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages



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

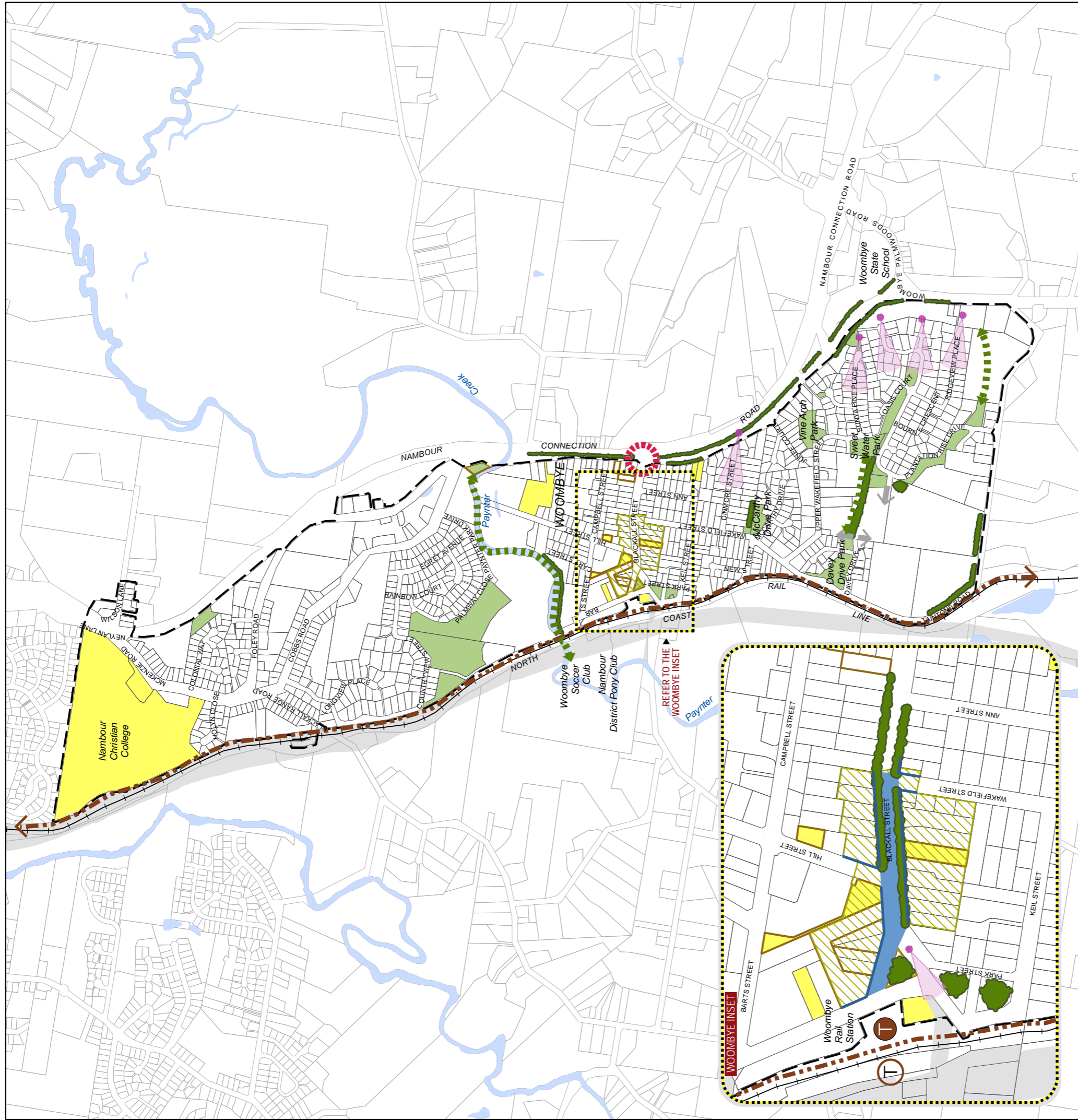
Table 7.2.26.4.1 Performance outcomes and acceptable outcomes for assessable development

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.

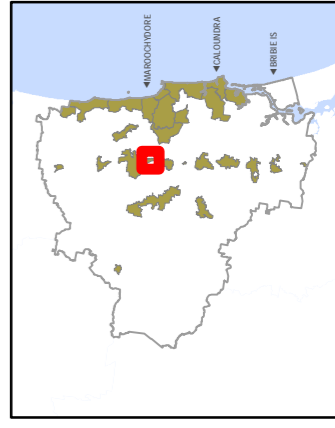


LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Significant View
- Heritage Place^{Note 2}
- Neighbourhood Character Area^{Note 2}
- Dedicated Public Transport Corridor
- Transit Hub
- Future Transit Hub
- Indicative Road Linkage/Access Point
- Proposed Rail Corridor Upgrade

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.26A (Woombye Local Plan Elements)

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 Cooloolabin 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 provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- (p) 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.
- (q) 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	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

Performance Outcomes		Acceptable Outcomes	
	Yandina.	<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>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. 	<p>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 areas where identified on Figure 7.2.27A (Yandina local plan elements).</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, 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></p>	

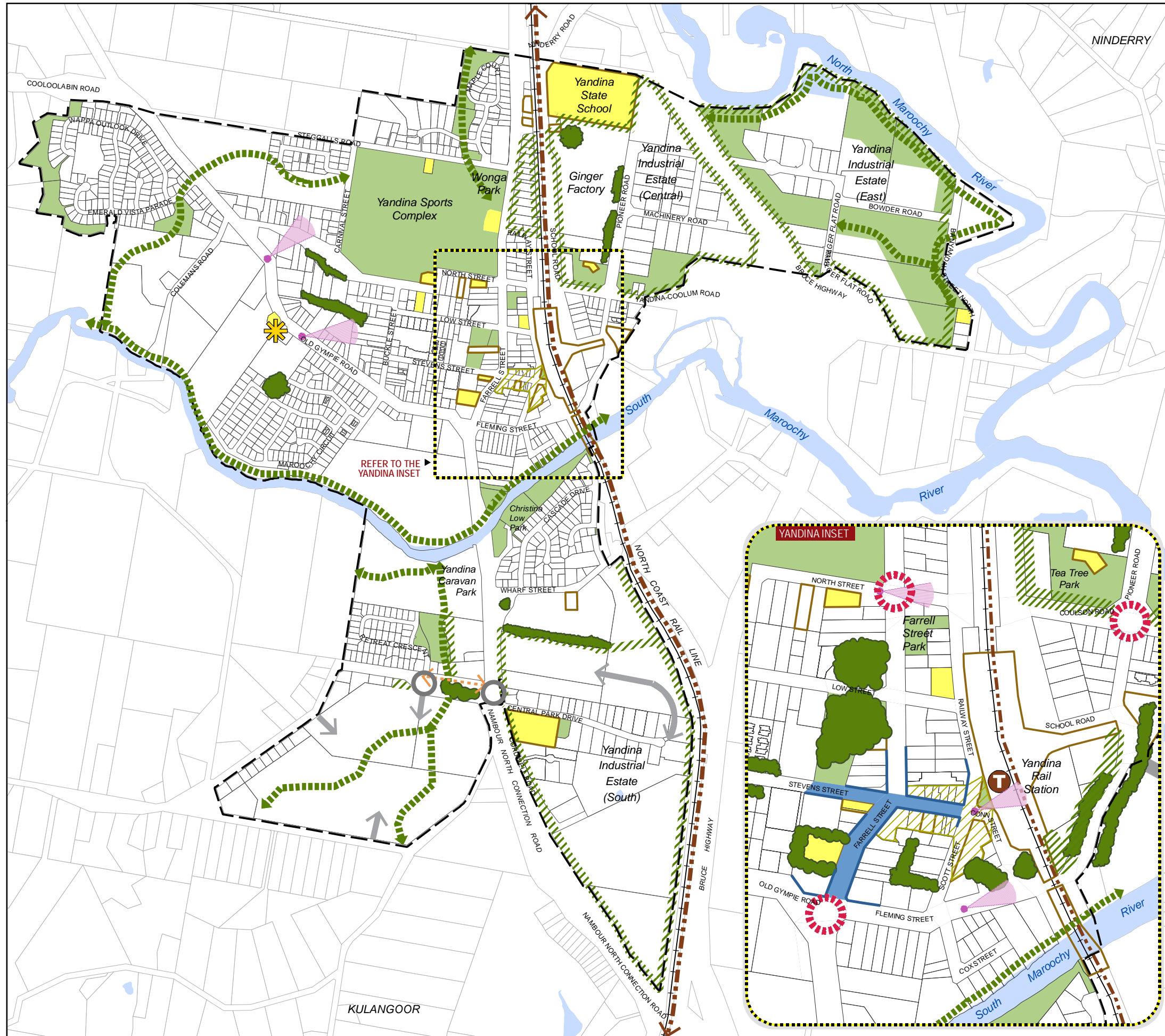
Performance Outcomes		Acceptable Outcomes	
			<p>and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments 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 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>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (f) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (g) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (j) uses traditional building materials (timber cladding and corrugated iron roofing); (k) uses understated colour schemes and low-reflective roofing and cladding materials; (l) ensures that signage is integrated with the building; (m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (n) retains on street parking and provides on-site car parking at the rear or to one side of the development.
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	Development in the Low impact industry zone:- <ul style="list-style-type: none"> (a) incorporates attractive and sensitively designed street facades which are of a domestic scale; (b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings; (c) provides for car parking and service areas to the side or rear of buildings; and (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).
PO12	Development in the Low impact industry zone in the Yandina Industrial Estate (East):-	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(a) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road;</p> <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>		
PO13	<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</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>

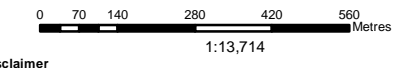
Performance Outcomes		Acceptable Outcomes	
	on Lot 6 RP811902.		
PO14	Development in the Low impact industry zone on Lot 2 RP127844, at 1 Wappa Falls Road, retains a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation 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	AO19.1 Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m ² in area. AO19.2 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	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	bushland areas adjoining land in the 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.		
Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone South of Wappa Falls Road			
PO21	Development in the Low density residential zone south of Wappa Falls Road provides for a larger average lot size, and a configuration of lots, which:- (a) is sympathetic to the character of existing rural living and residential lots; (b) appropriately transitions to the adjacent residential uses along Wappa Falls Road and Bracken Fern Road; and (c) are used predominantly for single <i>household</i> detached housing.	AO21	<i>In partial fulfillment of Performance Outcome PO21:-</i> Reconfiguring a lot in the Low density residential zone south of Wappa Falls Road provides for:- (a) an average lot size of at least 800m ² ; and (b) lots which are a minimum of 1,000m ² in area adjacent to existing lots along Wappa Falls Road and along the frontage to Bracken Fern Road.
PO22	Development in the Low density residential zone south of Wappa Falls Road provides for:- (a) the protection, rehabilitation and buffering of natural waterways and drainage lines through the site; (b) a minimum 10 metre wide vegetated buffer to Creightons Road, extending and enhancing the existing vegetated buffer along the eastern boundary of the site; and (c) the continuation of the existing nature strip/vegetated buffer on the northern boundary of the site fronting Wappa Falls Road.	AO22	No acceptable outcome provided.
PO23	As identified conceptually on Figure 7.2.27A (Yandina local plan elements) , development in the Low density residential zone south of Wappa Falls Road provides for a safe, interconnected, permeable and legible road, pedestrian and cycle network to service the development, including:- (a) primary access from Wappa Falls Road at the northern boundary of the site, via a new intersection at Retreat Crescent; (b) other external access points from: (i) Wappa Falls Road on the western boundary of the site; and (ii) Bracken Fern Road; (c) works to improve the safety and efficiency of the Nambour North Connection Road, Wappa Falls Road and Creightons Road intersections; and (d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.	AO23	No acceptable outcome provided.



- LEGEND**
- Local Plan Area Boundary
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 - Primary Active Street Frontage
 - Primary Streetscape Treatment Area
 - Local Ecological Linkage
 - Greenspace^{Note 1}
 - Community Activity/Facility^{Note 1}
 - Character Vegetation
 - Landscape Buffer
 - Gateway/Entry Point
 - Mountain or Hill
 - Significant View
 - Heritage Place^{Note 2}
 - Neighbourhood Character Area^{Note 2}
 - Dedicated Public Transport Corridor
 - Pedestrian/Cycle Linkage
 - Indicative Road Linkage/Access Point
 - Transit Hub
 - Intersection Upgrade

Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).



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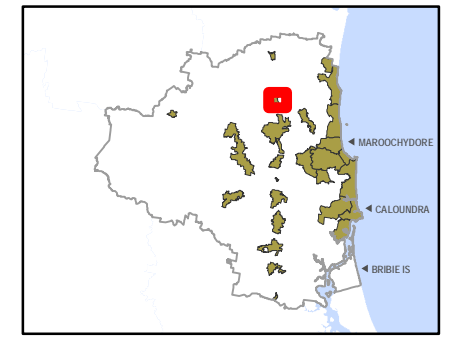


Figure 7.2.27A
 (Yandina Local Plan Elements)

Contents of Part 9

Part 9	Development codes	9-1
9.1	Preliminary	9-1
9.2	Statewide codes	9-3
9.3	Use codes	9-4
9.3.1	Business uses and centre design code	9-4
	9.3.1.1 Application	9-4
	9.3.1.2 Purpose and overall outcomes	9-4
	9.3.1.3 Performance outcomes and acceptable outcomes	9-4
9.3.2	Caretaker's accommodation code	9-10
	9.3.2.1 Application	9-10
	9.3.2.2 Purpose and overall outcomes	9-10
	9.3.2.3 Performance outcomes and acceptable outcomes	9-10
9.3.3	Child care centre code	9-12
	9.3.3.1 Application	9-12
	9.3.3.2 Purpose and overall outcomes	9-12
	9.3.3.3 Performance outcomes and acceptable outcomes	9-12
9.3.4	Community activities code	9-14
	9.3.4.1 Application	9-14
	9.3.4.2 Purpose and overall outcomes	9-14
	9.3.4.3 Performance outcomes and acceptable outcomes	9-14
9.3.5	Dual occupancy code	9-17
	9.3.5.1 Application	9-17
	9.3.5.2 Purpose and overall outcomes	9-17
	9.3.5.3 Performance outcomes and acceptable outcomes	9-17
9.3.6	Dwelling house code	9-22
	9.3.6.1 Application	9-22
	9.3.6.2 Purpose and overall outcomes	9-22
	9.3.6.3 Performance outcomes and acceptable outcomes	9-22
9.3.7	Extractive industry code	9-29
	9.3.7.1 Application	9-29
	9.3.7.2 Purpose and overall outcomes	9-29
	9.3.7.3 Performance outcomes and acceptable outcomes	9-30
9.3.8	Home based business code	9-41
	9.3.8.1 Application	9-41
	9.3.8.2 Purpose and overall outcomes	9-41
	9.3.8.3 Performance outcomes and acceptable outcomes	9-41
9.3.9	Industry uses code	9-45
	9.3.9.1 Application	9-45
	9.3.9.2 Purpose and overall outcomes	9-45
	9.3.9.3 Performance outcomes and acceptable outcomes	9-45
9.3.10	Market code	9-51
	9.3.10.1 Application	9-51
	9.3.10.2 Purpose and overall outcomes	9-51
	9.3.10.3 Performance outcomes and acceptable outcomes	9-51
9.3.11	Multi-unit residential uses code	9-54
	9.3.11.1 Application	9-54
	9.3.11.2 Purpose and overall outcomes	9-54
	9.3.11.3 Performance outcomes and acceptable outcomes	9-54
9.3.12	Nature and rural based tourism code	9-61
	9.3.12.1 Application	9-61
	9.3.12.2 Purpose and overall outcomes	9-61
	9.3.12.3 Performance outcomes and acceptable outcomes	9-61
9.3.13	Relocatable home park and tourist park code	9-64
	9.3.13.1 Application	9-64
	9.3.13.2 Purpose and overall outcomes	9-64

	9.3.13.3 Performance outcomes and acceptable outcomes	9-64
9.3.14	Residential care facility and retirement facility code	9-69
	9.3.14.1 Application	9-69
	9.3.14.2 Purpose and overall outcomes	9-69
	9.3.14.3 Performance outcomes and acceptable outcomes	9-69
9.3.15	Rural industries code.....	9-75
	9.3.15.1 Application	9-75
	9.3.15.2 Purpose and overall outcomes	9-75
	9.3.15.3 Performance outcomes and acceptable outcomes	9-75
9.3.16	Rural uses code	9-81
	9.3.16.1 Application	9-81
	9.3.16.2 Purpose and overall outcomes	9-81
	9.3.16.3 Performance outcomes and acceptable outcomes	9-81
9.3.17	Sales office code	9-85
	9.3.17.1 Application	9-85
	9.3.17.2 Purpose and overall outcomes	9-85
	9.3.17.3 Performance outcomes and acceptable outcomes	9-85
9.3.18	Service station code	9-87
	9.3.18.1 Application	9-87
	9.3.18.2 Purpose and overall outcomes	9-87
	9.3.18.3 Performance outcomes and acceptable outcomes	9-87
9.3.19	Sport and recreation uses code.....	9-90
	9.3.19.1 Application	9-90
	9.3.19.2 Purpose and overall outcomes	9-90
	9.3.19.3 Performance outcomes and acceptable outcomes	9-90
9.3.20	Telecommunications facility code.....	9-92
	9.3.20.1 Application	9-92
	9.3.20.2 Purpose and overall outcomes	9-92
	9.3.20.3 Performance outcomes and acceptable outcomes	9-92
9.3.21	Utility code.....	9-94
	9.3.21.1 Application	9-94
	9.3.21.2 Purpose and overall outcomes	9-94
	9.3.21.3 Performance outcomes and acceptable outcomes	9-94
9.4	Other development codes	9-96
9.4.1	Advertising devices code	9-96
	9.4.1.1 Application	9-96
	9.4.1.2 Purpose and overall outcomes	9-96
	9.4.1.3 Description of advertising devices	9-96
	9.4.1.4 Performance outcomes and acceptable outcomes	9-100
9.4.2	Landscape code	9-106
	9.4.2.1 Application	9-106
	9.4.2.2 Purpose and overall outcomes	9-106
	9.4.2.3 Performance outcomes and acceptable outcomes	9-106
9.4.3	Nuisance code.....	9-118
	9.4.3.1 Application	9-118
	9.4.3.2 Purpose and overall outcomes	9-118
	9.4.3.3 Performance outcomes and acceptable outcomes	9-118
9.4.4	Reconfiguring a lot code	9-123
	9.4.4.1 Application	9-123
	9.4.4.2 Purpose and overall outcomes	9-123
	9.4.4.3 Performance outcomes and acceptable outcomes	9-123
9.4.5	Safety and security code	9-136
	9.4.5.1 Application	9-136
	9.4.5.2 Purpose and overall outcomes	9-136
	9.4.5.3 Performance outcomes and acceptable outcomes	9-136
9.4.6	Stormwater management code	9-140
	9.4.6.1 Application	9-140
	9.4.6.2 Purpose and overall outcomes	9-140
	9.4.6.3 Performance outcomes and acceptable outcomes	9-140

9.4.7	Sustainable design code	9-144
	9.4.7.1 Application	9-144
	9.4.7.2 Purpose and overall outcomes	9-144
	9.4.7.3 Performance outcomes and acceptable outcomes	9-144
9.4.8	Transport and parking code	9-146
	9.4.8.1 Application	9-146
	9.4.8.2 Purpose and overall outcomes	9-146
	9.4.8.3 Performance outcomes and acceptable outcomes	9-147
9.4.9	Vegetation management code	9-171
	9.4.9.1 Application	9-171
	9.4.9.2 Purpose and overall outcomes	9-171
	9.4.9.3 Performance outcomes and acceptable outcomes	9-171
9.4.10	Waste management code	9-176
	9.4.10.1 Application	9-176
	9.4.10.2 Purpose and overall outcomes	9-176
	9.4.10.3 Performance outcomes and acceptable outcomes	9-176
9.4.11	Works, services and infrastructure code	9-179
	9.4.11.1 Application	9-179
	9.4.11.2 Purpose and overall outcomes	9-179
	9.4.11.3 Performance outcomes and acceptable outcomes	9-179

Tables in Part 9

Table 9.3.1.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-4
Table 9.3.2.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-10
Table 9.3.3.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-12
Table 9.3.4.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-14
Table 9.3.5.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-17
Table 9.3.6.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-22
Table 9.3.7.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-30
Table 9.3.7.3.1A	Extractive industry hours of operation	9-32
Table 9.3.7.3.1B	Ecological and landscape buffers, visual screens and batter stability zones	9-33
Table 9.3.7.3.1C	Transport and infrastructure corridor requirements	9-36
Table 9.3.8.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-41
Table 9.3.9.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-45
Table 9.3.9.3.2	Additional performance outcomes and acceptable outcomes for assessable development.....	9-49
Table 9.3.10.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-51
Table 9.3.11.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-54
Table 9.3.11.3.2	Minimum boundary setbacks for multi-unit residential uses	9-60
Table 9.3.12.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-61
Table 9.3.13.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-64
Table 9.3.14.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-69
Table 9.3.15.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-75
Table 9.3.15.3.2	Additional performance outcomes and acceptable outcomes for assessable development.....	9-78
Table 9.3.16.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-81
Table 9.3.16.3.1A	Maximum number of horses.....	9-82
Table 9.3.16.3.2	Additional performance outcomes and acceptable outcomes for assessable development.....	9-82
Table 9.3.16.3.3	Siting and setback requirements for intensive rural uses	9-84
Table 9.3.17.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-85
Table 9.3.18.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-87
Table 9.3.19.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-90
Table 9.3.20.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-92
Table 9.3.21.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-94
Table 9.4.1.3.1	Wall or façade sign types	9-96
Table 9.4.1.3.2	Awning sign types	9-97
Table 9.4.1.3.3	Roof sign types	9-98
Table 9.4.1.3.4	Freestanding sign types	9-98
Table 9.4.1.3.5	Fence sign types.....	9-99
Table 9.4.1.3.6	Miscellaneous (other) sign types.....	9-99
Table 9.4.1.4.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-100
Table 9.4.1.4.2	Specific requirements for types of advertising device	9-102
Table 9.4.1.4.2A	Maximum height and signface area of freestanding signs.....	9-104

Table 9.4.2.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-106
Table 9.4.2.3.1A	Minimum plant stock sizes	9-110
Table 9.4.3.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-118
Table 9.4.4.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-123
Table 9.4.4.3.2	Minimum lot size and dimensions	9-133
Table 9.4.4.3.3	Design criteria for small residential lots.....	9-134
Table 9.4.4.3.4	Access strip requirements for rear lots.....	9-135
Table 9.4.4.3.5	Minimum width for irregular shaped lots.....	9-135
Table 9.4.5.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-136
Table 9.4.6.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-140
Table 9.4.7.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-144
Table 9.4.8.3.1	Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.....	9-147
Table 9.4.8.3.2	Additional performance outcomes and acceptable outcomes for assessable development.....	9-150
Table 9.4.8.3.3	Minimum on-site parking requirements	9-157
Table 9.4.8.3.4	Minimum service vehicle parking requirements for Adult store, Agricultural supplies store, Food and drink outlet, Function facility, Hardware and trade supplies, Hotel, Outdoor sales, Shop, Shopping centre and Showroom	9-165
Table 9.4.8.3.5	Minimum service vehicle parking requirements for office	9-166
Table 9.4.9.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-171
Table 9.4.9.3.2	Biodiversity offset requirements	9-175
Table 9.4.10.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-176
Table 9.4.11.3.1	Performance outcomes and acceptable outcomes for assessable development.....	9-179

Figures in Part 9

Figure 9.3.7A	Meridan Plains extractive resource area master plan.....	9-39
Figure 9.3.7B	Meridan Plains extractive resource area end use concept plan	9-40
Figure 9.4.1A	Wall or façade sign types	9-97
Figure 9.4.1B	Awning sign types	9-97
Figure 9.4.1C	Roof sign types.....	9-98
Figure 9.4.1D	Freestanding sign types	9-98
Figure 9.4.1E	Fence sign types	9-99
Figure 9.4.1F	Miscellaneous (other) sign types	9-99
Figure 9.4.1G	Methods for calculating signface area	9-101
Figure 9.4.2A	Design for passive solar access	9-108
Figure 9.4.2B	Planting density and use of mulch.....	9-109
Figure 9.4.2C	Landscape design for waterway edges	9-109
Figure 9.4.2D	Quality of street and plant tree stock.....	9-110
Figure 9.4.2E	Landscape buffer design	9-112
Figure 9.4.2F	Landscape screening of building elevations	9-113
Figure 9.4.2G	Street tree planting configuration.....	9-114
Figure 9.4.2H	Design of fences, walls and structures	9-117
Figure 9.4.8A	2031 Functional Transport Hierarchy	9-167
Figure 9.4.8B(i)	2031 Strategic Network of Pedestrian and Cycle links (Pathways).....	9-168
Figure 9.4.8B(ii)	2031 Strategic Network of Pedestrian and Cycle links (On Road Cycleways)	9-169
Figure 9.4.8C	2031 Strategic Network of Public Transport Links.....	9-170

9.4.3 Nuisance code¹⁰

9.4.3.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Nuisance 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.

9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-
 - (a) nuisance emissions from development adversely impacting on surrounding *sensitive land uses*; and
 - (b) the exposure of proposed *sensitive land uses* to nuisance emissions from surrounding development.
- (2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-
 - (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
 - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding *sensitive land uses*; and
 - (ii) ensuring that proposed *sensitive land uses* are not subject to unacceptable nuisance emissions generated from surrounding development, having regard to the location and context of the proposed development;
 - (b) development, including development or redevelopment of residential activities and entertainment venues, within and in close proximity to a designated special entertainment precinct¹¹, provides appropriate noise attenuation and mitigation to reduce potential impacts from live music and *amplified music*¹²; and
 - (c) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, glare, dust and particulates.

9.4.3.3 Performance outcomes and acceptable outcomes

Table 9.4.3.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Acoustic Amenity and Noise¹³			
PO1	Development, other than development involving live entertainment or <i>amplified music</i> in a designated special entertainment precinct or as part of a temporary event, is located, designed, constructed and operated to ensure that noise emissions do not unreasonably impact on surrounding <i>sensitive land uses</i> having regard to the location and	AO1.1	Development, other than development in a designated special entertainment precinct, involving live entertainment or <i>amplified music</i> is designed and constructed to achieve an <i>amplified music</i> noise level external to existing or approved affected residences of:- (a) LA10 not greater than 5dB(A) above the background noise levels LA90 from

¹⁰ 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.

¹¹ Note—Where applicable, special entertainment precincts and associated buffer areas are identified on the relevant local plan precincts maps in **Schedule 2 (Mapping)**.

¹² Editor's note—the **Guideline for development in a special entertainment precinct and buffer area** provides guidance for achieving certain outcomes of this code.

¹³ Note—*Council* will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO1 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	
	<p>setting of the development.</p> <p>Note—this performance outcome applies even if noise emissions are generated by <i>sensitive land uses</i>, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.</p>		<p>6am to 10pm; and</p> <p>(b) LOCT10 not greater than 8dB above the octave band background noise levels LOCT90 from 10pm to 6am.</p> <p>Note: Acceptable outcome AO1 is provided as a guide only. A higher or lower noise level may be appropriate depending on the location, setting and context of the proposed development.</p> <p>For development not involving live entertainment or <i>amplified music</i>, no acceptable outcome provided.</p>
PO2	<p>Development that is a <i>sensitive land use</i>, other than development in the <i>residential activity group</i> located in a designated special entertainment precinct and associated primary or secondary buffer area or a <i>prescribed mixed use area</i>, 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, including potential future development anticipated by the zone or precinct, to adversely affect the <i>sensitive land use</i>.</p> <p>Editor's note—this performance outcome relates to a 'reverse amenity' situation where a proposed <i>sensitive land use</i> may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed <i>sensitive land use</i> to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development.</p>	AO1.2	
		AO2	<p>The <i>sensitive land use</i> 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.</p> <p>OR</p> <p>Where located in an area where adverse noise impacts are likely, the <i>sensitive land use</i> mitigates all potential impacts through site layout, design, construction, and operation.</p>
Requirements for development in a prescribed mixed use area involving a material change of use for a use in the residential activity group			
PO3	<p>Development for a use in the <i>residential activity group</i> in a <i>prescribed mixed use area</i>:-</p> <p>(a) is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or <i>mixed use development</i>; and</p> <p>(b) is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</p> <p>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</p> <ul style="list-style-type: none"> transport noise corridors under the Queensland Development Code; airport noise under Australian Standard AS2021; or a designated special entertainment precinct or buffer area under this code; <p>the highest applicable attenuation</p>	AO3	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	requirements apply.		
Special Entertainment Precincts			
Requirements for development in a designated special entertainment precinct involving a material change of use for an entertainment/catering business use			
PO4	<p>Development involving live entertainment or <i>amplified music</i> is designed and constructed to achieve an <i>amplified music</i> noise level at 1 metre external to any point of the premises of not greater than:-</p> <p>(a) LCeq,T 88dB for approved activities before 11.30pm; and</p> <p>(b) LCeq,T 65dB and LLeq,T 55dB in any one-third octave band between and including 31.5Hz and 125Hz for approved activities after 11.30pm.</p> <p>Note—Operating noise levels for uses involving live entertainment or <i>amplified music</i> within a special entertainment precinct will be determined by the Amplified Music Venue Permit in accordance with the <i>Local Law 1 and Subordinate Local Law 1</i>.</p>	AO4	Development does not involve <i>amplified music</i> that is audible external to the premises.
PO5	<p>Development involving live entertainment or <i>amplified music</i> noise, located in the same building as, or that has a wall within 5m of, a use in the <i>residential activity group</i> ensures the building is designed and constructed to achieve an <i>amplified music</i> noise level of:-</p> <p>(a) not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; and</p> <p>(b) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development.</p> <p>Note—Operating noise levels for uses involving live entertainment or <i>amplified music</i> within a special entertainment precinct will be determined by the Amplified Music Venue Permit in accordance with the <i>Local Law 1 and Subordinate Local Law 1</i>.</p>	AO5	Development located in the same building as, or that has a wall within 5m of, a use in the <i>residential activity group</i> does not involve <i>amplified music</i> that is audible in a bedroom or living room not associated with the development.
Requirements for development in a designated special entertainment precinct or primary buffer area involving a material change of use for a use in the residential activity group			
PO6	<p>Development involving a material change of use for a use in the <i>residential activity group</i> in a special entertainment precinct or primary buffer area ensures:-</p> <p>(a) bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future <i>amplified music</i> noise that may arise from premises outside the building; and</p> <p>(b) a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and a bedroom or living room, of:-</p> <p>(i) LLeq,T 18dB at 63Hz for <i>short-term accommodation</i> where a backpackers; or</p>	AO6	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(ii) LLeq,T 20dB at 63Hz otherwise.		
PO7	<p>Development involving a material change of use for a use in the <i>residential activity group</i> located in the same building as, or that has a wall, within 5m of an existing or approved entertainment/catering business use ensures:-</p> <p>(a) bedrooms and living rooms are located, designed and constructed to protect occupants from <i>amplified music</i> noise being transmitted through a wall, floor or ceiling; and</p> <p>(b) the building is designed and constructed to achieve an <i>amplified music</i> noise level of:-</p> <p>(i) not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;</p> <p>(ii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; and</p> <p>(iii) not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for <i>short-term accommodation</i> where a backpackers.</p>	AO7	No acceptable outcome provided.
Requirements for development in a designated special entertainment precinct secondary buffer area involving a material change of use for a use in the residential activity group			
PO8	<p>Development involving a material change of use for a use in the <i>residential activity group</i> in a secondary buffer area:-</p> <p>(a) is located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building, including potential future centre activities or <i>mixed use development</i>; and</p> <p>(b) is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dB(A).</p> <p>Editor's note—where development is also subject to noise attenuation requirements for any of the following:-</p> <ul style="list-style-type: none"> • transport noise corridors under the Queensland Development Code; or • airport noise under Australian Standard AS2021; <p>the highest applicable attenuation requirements apply.</p>	AO8	No acceptable outcome provided.
Odour, Dust and Particulates			
PO9	Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to <i>sensitive land uses</i> (whether existing or proposed uses) in the surroundings of the	AO9.1	<p>Development does not involve activities that create odorous air emissions.</p> <p>OR</p> <p>Development does not result in odour that</p>

Performance Outcomes		Acceptable Outcomes	
	proposed development.	AO9.2	causes environmental harm or nuisance with respect to surrounding land uses. Development does not involve activities that will result in airborne particles or emissions being generated. OR Development ensures that no airborne particles or emissions cause environmental harm or nuisance through site layout, design, construction and operation.
PO10	Development that is a <i>sensitive land use</i> 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.	AO10	No acceptable outcome provided.
Lighting and Glare			
PO11	Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	AO11.1	Lighting devices are located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from possible affected areas; and (f) enable the brightness of lights to be adjusted to low levels.
		AO11.2	Streets, driveways, servicing and car parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.
		AO11.3	Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or (b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a lot 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.

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is consistent with the desired character of the local area;
 - (b) is appropriate for their intended use;
 - (c) is responsive to site constraints;
 - (d) provides appropriate access (including access for services); and
 - (e) supports high quality urban and landscape design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and have dimensions that are appropriate for their intended use and responsive to local character and site constraints;
 - (b) development provides for lots that have a suitable and safe means of access to a public road; and
 - (c) development provides for subdivisions that result in the creation of safe and healthy communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and *transport network* that is responsive to, and integrated with, the natural topography of the *site*, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
 - (iii) avoiding adverse impacts on native *vegetation, waterways, wetlands* and other *ecologically important areas* present on, or adjoining the *site*;
 - (iv) avoiding or mitigating the risk to people and property from natural hazards;
 - (v) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vi) providing appropriate *infrastructure*, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas.

9.4.4.3 Performance outcomes and acceptable outcomes

Table 9.4.4.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Lot Layout and Site Responsive Design			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that avoids land subject to natural hazards and is responsive to:-	AO1	No acceptable outcome provided. Note—the following parts of the planning scheme include elements required to be addressed by a development application for reconfiguring a lot:-

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) the setting of the <i>site</i> within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the <i>site</i>; (c) any places of cultural heritage significance or character areas present on, or adjoining the <i>site</i>; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from, the <i>site</i>; (e) any natural economic resources present on, adjoining or near the <i>site</i>; and (f) sub-tropical and sustainable design in terms of the orientation of lots, the provision of water cycle <i>infrastructure</i> and the incorporation of landscapes that are complementary to existing native <i>vegetation</i> within the subdivision. 		<ul style="list-style-type: none"> (a) Part 7 (Local plan codes), which identifies local planning requirements for local plan areas; (b) Part 8 (Overlays), which identifies development constraints and valuable resources; and (c) Part 10 (Other plans), which identifies structure planning and other requirements for declared master plan areas. <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO1.</p>
Lot Layout and Neighbourhood/Estate Design			
PO2	<p>Development provides for a lot layout, land use and <i>infrastructure</i> configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the <i>site</i> with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles, in that order of priority; (d) provides for moderate and large size developments to have multiple <i>access points</i>; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to <i>public open space</i> by the alignment of a new road and avoids direct interface between freehold lots and <i>public open space</i>; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of <i>infrastructure</i> appropriate to the site's context and setting; (j) avoids the use of <i>culs-de-sac</i>; (k) maximises the number of lots that have exposure to favourable solar orientation for future <i>dwellings</i>; (l) avoids the sporadic or out-of-sequence creation of lots; and (m) protects and enhances 	AO2	<p>No acceptable outcome provided.</p> <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO2.</p>

Performance Outcomes		Acceptable Outcomes	
	<i>ecologically important areas</i> and provides for the clustering of lots into cleared areas.		
Size and Dimensions of Lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable <i>private open space</i> , without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide sufficient area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	AO3.1 AO3.2 AO3.3 AO3.4 AO3.5	Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size and where applicable, the minimum average lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) . Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum <i>frontage</i> that complies with Columns 3 and 4 respectively of Table 9.4.4.3.2 (Minimum lot size and dimensions) . All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature. No additional lots are created on land included in:- (a) the Limited development (landscape residential) zone; or (b) the Rural residential zone (outside of the rural residential growth management boundary). Lot boundaries and roads are aligned to avoid traversing <i>ecologically important areas</i> .
Small Residential Lots			
PO4	Development provides for small residential lots (of less than 600m ²) to be created in limited circumstances where:- (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints.	AO4.1 AO4.2	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone. The land on which small residential lots are created has a <i>slope</i> of not more than 10%.
PO5	Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:- (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) lots have sufficient <i>frontage</i> to provide access and parking without detrimentally impacting upon desired streetscape and	AO5.1 AO5.2	A plan of development complies with the design criteria for small residential lots specified in Table 9.4.4.3.3 (Design criteria for small residential lots) . Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north.

Performance Outcomes		Acceptable Outcomes	
	<p>built form outcomes;</p> <p>(c) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians, minimises pedestrians/vehicle conflict points and provides sufficient on-street parking opportunities;</p> <p>(d) an appropriate building envelope can be accommodated;</p> <p>(e) sufficient and useable <i>private open space</i> can be provided for each future <i>dwelling</i>;</p> <p>(f) any building contained within the building envelope is unlikely to impact adversely upon the amenity of <i>adjoining premises</i> as a result of overshadowing, privacy and access to sunlight; and</p> <p>(g) landscape and tree planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p>		
Rear (Hatchet) Lots			
PO6	<p>Development provides for <i>rear lots</i> to be created only where:-</p> <p>(a) forming part of a residential, rural residential or rural subdivision;</p> <p>(b) the lots are not likely to prejudice the subsequent development of adjoining land;</p> <p>(c) it is not desirable nor practicable for the <i>site</i> to be reconfigured so that all lots have full <i>frontage</i> to a road;</p> <p>(d) the siting of buildings on the <i>rear lot</i> is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(e) uses on surrounding land will not have a detrimental effect on the use and amenity of the <i>rear lot</i>;</p> <p>(f) the safety and efficiency of the road from which access is gained is not adversely affected; and</p> <p>(g) vehicular <i>access</i> to <i>rear lots</i> will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</p>	AO6	<p><i>Rear lots</i> are designed such that:-</p> <p>(a) the minimum area of the lot, exclusive of any access strip, complies with Columns 2 and 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions);</p> <p>(b) the gradient of the access strip does not exceed 10%;</p> <p>(c) no more than four lots directly adjoin the <i>rear lot</i>, excluding lots that adjoin at one point;</p> <p>(d) no more than three lots gain access from the same access handle;</p> <p>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</p> <p>(f) where two <i>rear lots</i> adjoin each other, a single common driveway and reciprocal access easements are provided;</p> <p>(g) no more than two <i>rear lots</i> and/or <i>rear lot</i> access strips directly adjoin each other;</p> <p>(h) <i>rear lot</i> access strips are located on only one side of a full <i>frontage</i> lot; and</p> <p>(i) <i>rear lot</i> access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots).</p>
Irregular Shaped Lots			
PO7	<p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe access and visual exposure to and from the <i>site</i> can be</p>	AO7	<p>Irregular lots are designed so that they:-</p> <p>(a) fully contain a square or rectangle specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with requirements of Table 9.4.4.3.5 (Minimum width for</p>

Performance Outcomes		Acceptable Outcomes	
	provided, while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose.		irregular shaped lots).
Rearrangement of Lot Boundaries			
PO8	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	AO8	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.4.3.2 (Minimum lot size and dimensions) , and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the <i>site</i> is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
Volumetric Subdivision			
PO9	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO9	No acceptable outcome provided.
Subdivision by Lease			
PO10	Development provides that subdivision by lease facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO10	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO11	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 adjacent lots; (b) separate the lots from incompatible uses and	AO11.1	No part of any lot included in a <i>residential zone</i> , the Emerging community zone or the Rural residential zone is located within the setback area of an existing <i>intensive rural use</i> as specified in Column 4 of Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses) .

Performance Outcomes		Acceptable Outcomes	
	<p><i>infrastructure;</i></p> <p>(c) provide for protection of the scenic qualities of the Sunshine Coast through visual screening of development; and</p> <p>(d) do not create “reverse amenity” situations where the continued operation of existing uses or infrastructure is compromised by the proposed development.</p>	<p>AO11.2</p> <p>AO11.3</p> <p>AO11.4</p>	<p>Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural <i>buffer</i> that complies with the buffer design criteria specified in Table 2 of the <i>State Planning Guidelines – Separating Agricultural and Residential Land Uses</i>.</p> <p>Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <p>(a) can accommodate a minimum square or rectangle as specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions), clear of any electricity transmission line easement;</p> <p>(b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site;</p> <p>(c) is not located within 100 metres of an existing bulk supply transformer;</p> <p>(d) incorporates a minimum 40 metre wide landscape <i>buffer</i> in accordance with the Landscape code, where adjoining a <i>major road</i> or railway corridor;</p> <p>(e) is not located within 60 metres of an existing zone transformer; and</p> <p>(f) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</p> <p>Any reconfiguring a lot involving land in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p>
Avoidance of Contaminated Land			
PO12	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.	AO12	No acceptable outcome provided.
Road and Public Transport Infrastructure¹⁴			
PO13	Development involving the creation of new roads and other transport corridors ensures that the road network:-	AO13	No acceptable outcome provided.
	<p>(a) accords with the 2031 Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy);</p> <p>(b) provides visible distinction of roads, based on function and design features;</p> <p>(c) provides convenient, safe and efficient movement for all modes of transport between land use</p>		<p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) include assessment criteria relating to the design and construction of road and public transport <i>infrastructure</i>.</p>

¹⁴ Editor's note—vehicle access points to State controlled roads require approval under the *Transport infrastructure Act 1994*. Access approvals to State controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

Performance Outcomes		Acceptable Outcomes	
	<p>activities with priority given to pedestrian movement and bicycle use over vehicle movements;</p> <p>(d) allows for unimpeded and practical access to each proposed lot;</p> <p>(e) accommodates or facilitates access to cycle and pedestrian pathways;</p> <p>(f) facilitates a high standard of urban design which reflects a grid pattern to assist connectivity, particularly for pedestrians and cyclists;</p> <p>(g) provides for the operation of public transport and accommodates public transport infrastructure;</p> <p>(h) connects to and integrates with existing roads and other relevant facilities within and external to the land to be subdivided;</p> <p>(i) provides for the dedication and construction of roads where required to allow access to and proper development of adjoining vacant land that is intended for development;</p> <p>(j) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided;</p> <p>(k) does not unreasonably adversely impact on existing vehicular traffic, active transport users or the amenity of the surrounding environment;</p> <p>(l) provides safe passage for wildlife movement and incorporates wildlife movement corridors into the entire design and use of the road system; and</p> <p>(m) incorporates appropriate areas for the provision of street trees and landscapes.</p>		
PO14	Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no, or only minimal, route redundancy.	AO14	No acceptable outcome provided.
PO15	Development involving the creation of new roads ensures that design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses, without facilitating high traffic speeds.	AO15	No acceptable outcome provided.
PO16	Development involving the creation of new roads ensures that most or all urban lots are located within walking distance of public transport.	AO16	In an urban area, at least 90% of lots are within 400 metres safe walking distance of an existing or proposed public transport route, or within 500 metres safe walking distance of a public transport stop.

Performance Outcomes		Acceptable Outcomes	
Pedestrian and Bicycle Path Infrastructure			
PO17	Development provides for the establishment of a network of pedestrian and bicycle paths that:- (a) provides a high level of permeability and connectivity; (b) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops; (c) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other <i>infrastructure</i> ; (d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; (e) incorporates shade through the provision of street trees and landscapes; and (f) is well lit and located where there is casual surveillance from nearby premises.	AO17	No acceptable outcome provided. Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) provide requirements for the design and construction of pedestrian and bicycle path <i>infrastructure</i> .
Open space (including environmental reserves) and drainage reserves			
PO18	Development provides for parks, environmental reserves drainage reserves and open space <i>infrastructure</i> that:- (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention and enhancement of native <i>vegetation, waterways, wetlands</i> and other <i>ecologically important areas</i> and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision.	AO18	No acceptable outcome provided. Editor's note— Section 9.4.2 (Landscape code) includes requirements for the design and construction of landscape elements in public parks and open space <i>infrastructure</i> .
Local Parks			
PO19	Development provides for local parks that:- (a) are of a size and configuration that meets the needs of the local catchment; (b) are located central to the catchment they are intended to serve;	AO19	Development contributes local parks at a rate of 25m ² per additional dwelling or lot, whichever is greater:- (a) having a minimum area of 0.5 hectares or adjoining existing or proposed local parks to achieve a consolidated useable area and open space connectivity;

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) provide a recreation area that is a prominent local feature which contributes to the character and identity of the local area and provides visual relief from the built environment; (d) are designed to accommodate varying and changing recreation activities; (e) are co-located with other open space and community facilities, where possible; (f) integrate with the natural environment; (g) are fit for purpose, low maintenance and minimise asset life cycle costs; and (h) achieve Council's desired standards of service for a local park. 		<ul style="list-style-type: none"> (b) located within 500 metres of the catchment the park is intended to serve; and (c) in accordance with the Planning scheme policy for development works. <p>Editor's note—local parks are required to be provided where identified in council's Environment and Liveability Strategy or a local plan area or one or more of the following applies:</p> <ul style="list-style-type: none"> (a) the development creates a residential catchment generating the need for a local park; or, (b) the development extends an existing residential catchment, generating the need to either extend an existing local park, or, provide an additional local park; or, (c) the development extends an existing residential catchment that is not already serviced by a local park.
Stormwater Management Infrastructure			
PO20	<p>Development provides for the effective drainage of lots and roads in a manner that:-</p> <ul style="list-style-type: none"> (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land. 	AO20	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.6 (Stormwater management code) includes requirements for the design and construction of stormwater management <i>infrastructure</i>.</p>
Infrastructure and Services			
PO21	<p>Development provides that each lot is provided with appropriate development <i>infrastructure</i> and services commensurate with the nature and location of the subdivision.</p>	AO21.1	<p>In urban areas, new lots are connected to:-</p> <ul style="list-style-type: none"> (a) the reticulated water supply <i>infrastructure</i> network; (b) the reticulated sewer <i>infrastructure</i> networks; (c) the reticulated electricity <i>infrastructure</i> network; and (d) where available, a high speed telecommunications <i>infrastructure</i> network. <p>Editor's note—Section 9.4.6 (Stormwater management code) and Section 9.4.7 (Sustainable design code) include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply <i>infrastructure</i> network.</p>
		AO21.2	<p>In urban areas, where 5 or more new lots are created or a new road is created, electricity supply <i>infrastructure</i> is provided underground.</p>
		AO21.3	<p>In non-urban areas, new lots are provided with:-</p> <ul style="list-style-type: none"> (a) a connection to the reticulated water supply <i>infrastructure</i> network, where available; (b) a connection to the reticulated sewer <i>infrastructure</i> network, where available, or otherwise an area

Performance Outcomes		Acceptable Outcomes	
			<p>suitable to accommodate an on-site effluent treatment and disposal system;</p> <p>(c) a connection to the reticulated electricity <i>infrastructure</i> network or a separate electricity generation source; and</p> <p>(d) where available, access to a high speed telecommunications network.</p>
Waterway Esplanades			
PO22	Development involving subdivision including or adjacent to a major <i>waterway</i> (stream order 3 or above) provides for continuous public access along the full length of the <i>waterway</i> , in addition to any requirement for <i>park</i> and open space.	AO22	<p>Development provides for a public esplanade to be provided for land adjoining any <i>waterway</i> of stream order 3 or above, where identified on a Biodiversity, Waterways and Wetlands Overlay Map, which:-</p> <p>(a) in respect to a <i>waterway</i> of stream order 5 or above, is a minimum of 30 metres wide measured from the high bank;</p> <p>(b) in respect to a <i>waterway</i> of stream order 3 or 4, is a minimum of 10 metres wide measured from the high bank;</p> <p>(c) is dedicated as public land; and</p> <p>(d) has legal access from a public place for the purposes of maintenance.</p>

Table 9.4.4.3.2 Minimum lot size and dimensions^{15 16 17 18}

Column 1 Zone	Column 2 Minimum lot size			Column 3 Minimum square or rectangle (metres)	Column 4 Minimum frontage (metres)
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%		
Low density residential zone	600m ²	1,000m ²	1,500m ²	15 x 20	15
Medium density residential zone	800m ²	1,000m ²	1,500m ²	15 x 20	15
High density residential zone	800m ²	1,000m ²	1,500m ²	20 x 30	20
Tourist accommodation zone	1,000m ²	1,000m ²	1,500m ²	20 x 40	20
Principal centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Major centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
District centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Local centre zone	400m ²	1,000m ²	1,000m ²	10 x 12	Not specified
Specialised centre zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Sport and recreation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified	Not specified	Not specified
Low impact industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Medium impact industry zone	1,500m ²	1,500m ²	1,500m ²	30 x 40	30
High impact industry zone	4,000m ²	4,000m ²	4,000m ²	30 x 40	40
Waterfront and marine industry zone	1,000m ²	1,000m ²	1,000m ²	20 x 40	20
Community facilities zone	Not specified	Not specified	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified	Not specified	Not specified
Limited development (landscape residential) zone	No new lots to be created				
Rural zone	100 hectares	100 hectares	100 hectares	Not specified	250
Rural residential zone where within the rural residential growth management boundary.	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	6,000m ² (minimum average 1 hectare)	50 x 100	60
Rural residential zone not otherwise specified.	No new lots to be created				
Emerging community zone	10 hectares	10 hectares	10 hectares	Not specified	100
Tourism zone	Not specified				

¹⁵ Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

¹⁶ Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

¹⁷ Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that complies with the criteria for small lot housing and, where in the Medium density residential zone, provides for a minimum lot size of 300m².

¹⁸ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Table 9.4.4.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots	Column 3 Narrow lots	Column 4 Small lots
Lot Width	< 10 metres	10 – 15 metres	> 15 metres
Access	Via laneway with a minimum width of 6 metres except where orientation of <i>private open space</i> is optimised by having vehicle <i>access</i> via the <i>primary street frontage</i> .	Not specified	In accordance with the Queensland Development Code.
Garages	A double garage may only be provided on a lot with a <i>frontage</i> less than 12.5 metres where the second storey extends over the garage towards the street frontage by a minimum of 1 metre for a minimum width of 50% of the garage width.		
Maximum <i>Site Cover</i>	60%	50%	
Minimum Private Open Space	20m ² with 4 metre dimension generally at rear of dwelling.	30m ² with 5 metre dimension generally at rear of dwelling.	
Minimum Planting	20m ² with access to deep soil and sky with 12m ² at primary street <i>frontage</i> .	30m ² with access to deep soil and sky with 15m ² at primary street <i>frontage</i> .	
Minimum Front <i>Setback</i>	(a) 5.5 metres to garage door and 4 metres to house wall when single street address provided; and (b) 4 metres to house wall and 2 metres to verandah / balcony when vehicle <i>access</i> provided by rear laneway.		
Minimum Rear <i>Setback</i>	(a) 4 metres where abutting another residential lot; and (b) 1 metre to ground <i>storey</i> and 0.5 metre to first upper <i>storey</i> where adjoining a laneway.		
Minimum Side <i>Setback</i>	1 metre where not nominated as built to boundary on the plan of development.		
Minimum Parking	(a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking 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.		
Front Entry	Pedestrian entry and door visible and accessible from primary street <i>frontage</i> .		
Street Surveillance	Minimum 1 living space overlooking the primary street <i>frontage</i> .		
Front Fence	(a) Maximum of 1.8 metres high; (b) 50% transparent where exceeding 1.2 metres high; and (c) Articulated to allow for dense landscape screening.		
Light and Air	Buildings that exceed 8 metres in depth must be provided with a courtyard within the building footprint that has a minimum dimension of 2 metres x 2 metres.	Not specified	

Table 9.4.4.3.4 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)	Column 6 Standard of construction
Residential zones	5	6 (2x3)	3.5	40	Sealed concreted pavement or
Rural Residential zone	6	6 (2x3)	3.5	80	Sealed concreted pavement or
Rural zone	10	10 (2x5)	4	100	All weather gravel pavement

Table 9.4.4.3.5 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6 metres from site frontage (metres)
Low density residential zone and Medium density residential zone	6	10
High density residential zone and Tourist accommodation zone	10	15
Principal centre zone, Major centre zone, District centre zone, Local centre zone and Specialised centre zone	6	10
Low impact industry zone and Waterfront and marine industry zone	12	20
Medium impact industry zone and High impact industry zone	15	25
Rural zone and Rural residential zone	12	20

9.4.5 Safety and security code

9.4.5.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Safety and security 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.

9.4.5.2 Purpose and overall outcomes

- (1) The purpose of the Safety and security code is to ensure development is designed in a manner which promotes public safety.
- (2) The purpose of the Safety and security code will be achieved through the following overall outcomes:-
 - (a) development is user friendly;
 - (b) development incorporates design elements that reduce vulnerability of people and property to crime;
 - (c) development increases people's awareness of their environment; and
 - (d) development is located and designed to ensure that users are not exposed to unacceptable levels of contaminants.

9.4.5.3 Performance outcomes and acceptable outcomes

Table 9.4.5.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Site and Boundary Identification			
PO1	Development provides for buildings, fences, landscapes and other features that are designed to clearly define territory and ownership of all public, common, semi-private and private space.	AO1	The boundaries of property and space are identified by means such as:- (a) fencing; and/or (b) changes in surface materials or levels; and/or (c) landscape treatments.
PO2	Development is designed such that all premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	AO2	All premises are identified by the provision of a street number in a prominent location.
Casual Surveillance			
PO3	Development provides for casual surveillance to be achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	AO3	<i>Active uses</i> (e.g. shopfronts and living areas) are arranged within buildings at ground floor level, so that they overlook publicly accessible areas.
PO4	Development is designed such that open space areas, including seating areas, are located where they can be monitored.	AO4	Open space areas, including seating areas, are situated where they are in the line of sight of windows, doors and balconies/verandahs of buildings, or can be seen from a street.
Fencing and Walls			
PO5	Development provides for fencing and walls to be designed and constructed so as to:- (a) protect the privacy and amenity of private open space; (b) not present a security risk by screening doors, windows and major paths; and (c) provide for casual surveillance of	AO5	Fences and solid walls adjacent to pedestrian walkways and street <i>frontages</i> do not exceed 1.5 metres in height.

Performance Outcomes		Acceptable Outcomes	
	both properties and public thoroughfares.		
Landscapes			
PO6	Development provides for landscapes that do not present a security risk by screening doors, windows and pedestrian and cyclist paths or lead to opportunities for concealment.	AO6	No acceptable outcome provided. Editor's note— Section 9.4.2 (Landscape code) sets out the requirements for designing landscapes for public safety.
Lighting			
PO7	Development provides for lighting to pathways, building entries, driveways and car parking areas in a manner which:- (a) provides a sense of safety and security for residents, staff and visitors; (b) does not cause adverse impact on adjacent land uses; and (c) minimises the maintenance and operational cost of lighting <i>infrastructure</i> .	AO7.1 AO7.2 AO7.3 AO7.4	Lighting of appropriate intensities is provided which satisfies the requirements of <i>AS1158 – Lighting for Roads and Public Spaces</i> and the <i>Sunshine Coast Public Lighting Plan</i> . Lighting is focussed to illuminate concealment areas and entrances (e.g. entrances to loading docks). Lighting is directed onto the <i>site</i> or building and away from neighbouring sites. Lighting is consistent to reduce the contrast between shadows and well lit areas.
Building Design			
PO8	Development provides for buildings which are designed to ensure a high level of safety and security for residents, staff and the community and:- (a) optimise casual surveillance; (b) provide unimpeded sight lines; (c) control illegitimate access and minimise opportunities for vandalism; and (d) avoid concealment spots.	AO8.1 AO8.2 AO8.3 AO8.4 AO8.5	Windows and activities in buildings are directed, where possible, to overlook public and semi-public areas. No blank building facade is presented to any street <i>frontage</i> . Toughened glass, screens and other measures are used in windows that are provided at the ground <i>storey</i> , to deter unlawful entry. Vandal proof materials and anti-graffiti paint are used. Along property boundaries adjacent to the street or in view of the street and other publicly accessible areas within sites, building facades are provided which do not incorporate recesses of sufficient size to conceal a person.
PO9	Development provides for all building entrances to be located and designed so as to be easily identifiable and accessible.	AO9.1 AO9.2	Building entrances (including ramps and elevator entrances) are exposed to the primary street <i>frontage</i> and are well lit and clearly legible. For non-residential premises:- (a) building entrances provide clear sightlines from the building foyer so that occupants can see outside before leaving the building, and have lobbies visible from the exterior; and (b) staff entrances are located on the primary street <i>frontage</i> and not in side access ways.
Movement and Access			
PO10	Development provides for pedestrian and cyclist pathways and facilities that	AO10.1	All barriers (including landscape features) along principal pedestrian routes are

Performance Outcomes		Acceptable Outcomes	
	are safe, useable and readily accessible.	<p>AO10.2</p> <p>Pedestrian and cyclist facilities are designed to encourage the use of <i>active transport</i> modes by:-</p> <p>(a) minimising distances and providing safe grading paths, separated from motorised traffic; and</p> <p>(b) using even, non-slip pavement materials.</p> <p>AO10.3</p> <p>Pedestrian and cyclist and vehicular movement systems are co-located to encourage maximum surveillance, while providing for safe travel for each mode.</p> <p>AO10.4</p> <p>Legible and consistent signage, which indicates designated routes and safe places, is provided.</p>	regularly visually permeable.
PO11	Development provides for safe pedestrian access to and from the building's main entrance.	AO11	<p>Development is designed such that priority is given to the needs of pedestrians for direct links to a building's main entrance and to any adjoining local activities or public transport facilities.</p> <p>Editor's note—Section 9.4.8 (Transport and parking code) sets out requirements for the design of pedestrian and cycle facilities.</p>
Car Parks			
PO12	Development provides car parks which are designed, located and managed to promote public safety, security and non-discriminatory access.	<p>AO12.1</p> <p>Public parking areas:-</p> <p>(a) are clearly designated;</p> <p>(b) are well-lit; and</p> <p>(c) have clearly defined access points.</p> <p>AO12.2</p> <p>After hours staff parking is well lit and in close proximity to staff access points.</p> <p>AO12.3</p> <p>Enclosed underground car parks can only be accessed from inside the building or through a security system.</p> <p>AO12.4</p> <p>Multi-level car parks include the following:-</p> <p>(a) emergency telephones to security personnel;</p> <p>(b) mechanical surveillance;</p> <p>(c) alarms or poles; and</p> <p>(d) other similarly effective safety and security measures.</p> <p>AO12.5</p> <p>Signs are strategically located to direct people to entries and exits and to parking bays within the <i>site</i>.</p> <p>Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for car park design.</p>	
PO13	Development provides for restricted access areas to be designed, located and managed to promote public safety and security.	AO13	Loading docks, storage areas and other restricted access areas are well lit and/or can be locked after hours.
Public Facilities			
PO14	Development provides for publicly accessible facilities, including toilet facilities, to be located and designed to maximise safety.	AO14.1	Publicly accessible toilet facilities are well lit and located where they are obvious so that they can be monitored by other persons, including motorists.

Performance Outcomes		Acceptable Outcomes	
		AO14.2	Bicycle parking facilities are located in view of highly trafficked areas (i.e. the street).
		AO14.3	Automatic Teller Machines are located on the outer edges of buildings, and visible from highly trafficked areas or inside buildings, where a key card is required to access the facilities.
Additional Requirements for Entertainment Uses That Operate Primarily Outside of Daylight Hours			
PO15	Development provides for any entertainment business use that operates primarily outside of daylight hours, such as a <i>function facility</i> or <i>nightclub entertainment facility</i> , to be:- (a) located above street level; (b) designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and (c) subject to a safety, security and emergency management plan developed in conjunction with the <i>Council</i> and relevant emergency services.	AO15	No acceptable outcome provided.
Contaminated Land			
PO16	Development is located and designed to avoid risk to human health and the environment from contaminated land.	AO16	Development for a residential, business or community activity is located on a <i>site</i> where soils are not contaminated by pollutants which represent a health or safety risk.

9.4.6 Stormwater management code¹⁹

9.4.6.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Stormwater management 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.

9.4.6.2 Purpose and overall outcomes

- (1) The purpose of the Stormwater management code is to provide for sustainable stormwater management *infrastructure* which protects water quality, environmental values and public health.
- (2) The purpose of the Stormwater management code will be achieved through the following overall outcomes:-
 - (a) development is located, designed, constructed and operated to protect and enhance the environmental values and flow regimes of both constructed and natural *waterways*, *wetlands*, lakes, ground waters and drainage systems;
 - (b) development is provided with effective stormwater drainage systems to protect people, property and the environment from the effects of stormwater runoff;
 - (c) development avoids the provision of new constructed waterbodies, except where a demonstrated overriding need exists;
 - (d) development provides for suitable treatment, harvesting and re-use systems for urban stormwater runoff; and
 - (e) stormwater management systems are designed and constructed to enhance biodiversity, landscape and recreational values, and to achieve acceptable maintenance, renewal and adaptation costs.

9.4.6.3 Performance outcomes and acceptable outcomes

Table 9.4.6.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development Design			
PO1	Development design, including but not limited to layout, scale, intensity and staging, is based on a thorough assessment of:- (a) site characteristics; (b) potential environmental risks; and (c) the likely effectiveness and limitations of available erosion and sediment control and stormwater drainage measures to achieve protection of the environmental values of water and the functioning of stormwater <i>infrastructure</i> , both during and post construction. ²⁰	AO1	No acceptable outcome provided.
Stormwater Drainage Systems			
PO2	Development is provided with a stormwater drainage system which:-	AO2.1	Development is provided with a stormwater drainage system which is

¹⁹ Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including requirements for the preparation of a Stormwater Management Plan.

²⁰ Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying PO1, including requirements for the preparation of an Erosion Risk Assessment and an Erosion Hazard Evaluation Report. **Section 9.4.11 (Works, services and infrastructure code)** sets out additional requirements in relation to erosion and sediment control during construction activities and works.

Performance Outcomes		Acceptable Outcomes	
	(a) incorporates allowance for climate change; and (b) ensures the development is adequately drained, and stormwater is managed and lawfully discharged without altering stormwater drainage characteristics external to the <i>site</i> .	AO2.2	designed and constructed in accordance with the standards specified in the Planning scheme policy for development works . The stormwater drainage system connects to a lawful point of discharge in accordance with the Planning scheme policy for development works .
		AO2.3	Stormwater flows discharged from the development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.
		AO2.4	Development provides for the management of stormwater to incorporate appropriate allowance for climate change impacts (including rainfall intensity and sea level rise), in accordance with the Planning scheme policy for development works .
PO3	Development is provided with stormwater conveyance channels which use natural channel design principles to convey external catchment stormwater through development and support landscape, passive recreation and ecological values.	AO3.1	Development is provided with stormwater conveyance channels designed in accordance with the standards specified in the Planning scheme policy for development works .
		AO3.2	Landscape and ecological features (e.g. plant species and habitat types) used in stormwater conveyance channels are complementary to the local context, including natural <i>waterways</i> .
		AO3.3	Bank and bed stability and planting densities result in a stable channel over the long term and minimal potential for invasive weed growth.
PO4	Stormwater <i>infrastructure</i> is designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques.	AO4	Stormwater <i>infrastructure</i> is designed and constructed in accordance with the standards specified in the Planning scheme policy for development works .
PO5	Development avoids stormwater inflow and infiltration to the sewer <i>infrastructure</i> network.	AO5	No acceptable outcome provided.
Hydrology and Waterway Stability			
PO6	Development prevents increased channel bed and bank erosion in <i>waterways</i> by limiting changes in flow rate and flow duration within receiving waters.	AO6	Stormwater discharges are mitigated to achieve the waterway stability objective specified in the Planning scheme policy for development works .
PO7	Development protects in-stream ecology by maintaining pre-development low flow discharge regimes.	AO7	Frequent stormwater discharges are captured and managed to achieve the frequent flow management objective specified in the Planning scheme policy for development works .
PO8	Development ensures adequate surface and sub-surface water to maintain the environmental values of water dependent ecosystems, including downstream in stream and off stream aquatic, riparian, wetland and terrestrial ecosystems.	AO8	Stormwater harvesting (excluding roof water harvesting) and the location and form of stormwater discharge points do not compromise the pre-development hydrology of receiving waters.

Performance Outcomes		Acceptable Outcomes	
Stormwater Quality			
PO9	Development protects or enhances the environmental values and water quality objectives ²¹ of receiving waters or buffer areas within or downstream of a <i>site</i> .	AO9.1	Stormwater discharges achieve the pollutant load reduction objectives specified in the Planning scheme policy for development works .
		AO9.2	Where a development includes or adjoins a <i>constructed waterbody</i> or a <i>buffer</i> to a <i>waterway</i> or <i>wetland</i> , the pollutant load reduction targets are met prior to the discharge entering that <i>buffer</i> or <i>waterbody</i> .
PO10	Treatment systems that use natural processes and materials are integrated into the development, wherever practicable, taking into account the whole of life cycle cost to enhance biodiversity and landscape benefits.	AO10	No acceptable outcome provided.
PO11	Treatment systems are designed to eliminate or minimise health, safety and aesthetic hazards.	AO11	Risks associated with insect breeding, odour and public safety are minimised by designing treatment systems in accordance with the Planning scheme policy for development works .
PO12	Treatment systems are designed to minimise maintenance, renewal and adaptation costs and the requirement for specialised equipment or maintenance techniques.	AO12	Design achieves acceptable maintenance, renewal and adaptation costs for the project life ²² in accordance with the Planning scheme policy for development works .
Stormwater Harvesting and Re-use			
PO13	Development provides for stormwater capture, in addition to roof water capture.	AO13	Stormwater harvesting systems are designed in accordance with the standards specified in the Planning scheme policy for development works .
PO14	Stormwater capture for the purpose of substituting for potable water use does not create a health, safety or aesthetic hazard.	AO14.1	Stormwater harvesting systems are designed in accordance with the standards specified in the Planning scheme policy for development works .
		AO14.2	Water quality treatment is designed, established and monitored to human health standards appropriate for the intended use.
PO15	Stormwater harvesting systems are designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques and are provided with an ongoing funding source.	AO15.1	For systems that are to be dedicated to <i>Council</i> as public assets, there is an overriding community benefit resulting from the stormwater harvesting system.
		AO15.2	A detailed operations and maintenance budget is prepared for the project life and financial assurances are in place to operate and maintain the system for the project life.
Construction and Establishment of Stormwater Management Systems			
PO16	Construction methods and materials minimise environmental impacts and minimise the risk of asset failure.	AO16.1	Construction methods are undertaken in accordance with the standards specified in the Planning scheme policy for development works .
		AO16.2	Construction timing is co-ordinated with civil and other landscape works to minimise risks to stormwater <i>infrastructure</i> and the environment.
PO17	Vegetated stormwater management	AO17	Establishment and maintenance of

²¹ Editor's note—water quality objectives are prescribed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

²² Editor's note—project life is a minimum of 50 years, unless the asset is proposed to be decommissioned in a shorter period.

Performance Outcomes		Acceptable Outcomes	
	systems proposed to be dedicated as public assets are established and maintained during the maintenance period to ensure optimal <i>vegetation</i> growth and that the functional elements of the system achieve the design function at the end of the maintenance period.		stormwater management systems is undertaken in accordance with the standards specified in the Planning scheme policy for development works .
Constructed Waterbodies			
PO18	Constructed waterbodies which are proposed to be dedicated as public assets are avoided, unless there is an overriding need in the public interest.	AO18	Where a <i>constructed waterbody</i> is proposed to be dedicated as a public asset, an overriding need for the waterbody is demonstrated in accordance with the requirements of the Planning scheme policy for development works .
PO19	Constructed waterbodies are designed and constructed to achieve environmental values and water quality objectives which correlate to their intended function, use and receiving waters.	AO19	Constructed waterbodies are designed and constructed in accordance with standards specified in the Planning scheme policy for development works .
PO20	Constructed waterbodies are designed, constructed and established to minimise maintenance and decommissioning costs and the requirement for specialised maintenance equipment and techniques, and are provided with an on-going funding source.	AO20	A detailed maintenance and decommissioning costing is prepared for the project life in accordance with the Planning scheme policy for development works and financial assurances are in place to provide for maintenance for the project life and, if required, decommissioning.
PO21	Constructed waterbodies are not used as stormwater quality treatment devices.	AO21	Stormwater discharges achieve the pollutant load reduction objectives specified in the Planning scheme policy for development works , prior to entering the <i>constructed waterbody</i> .
PO22	Constructed waterbodies support landscape, passive recreation and ecological values, and do not pose a health, safety or aesthetic risk.	AO22	Constructed waterbodies are designed and constructed in accordance with the standards specified in the Planning scheme policy for development works .

9.4.7 Sustainable design code²³

9.4.7.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Sustainable 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.

Notes—

- (a) performance outcomes PO1, PO2, PO3 and PO5 apply only to development involving the erection of a new building for a use or uses in the *residential activity group, business activity group, community activity group, sport and recreation activity group or other activity group*;
- (b) performance outcome PO4 applies only to development involving the erection of a new building exceeding 5 storeys in height for a use or uses in the *residential activity group, business activity group or community activity group*;
- (c) the Sustainable design code identifies only a limited range of sustainable design criteria. Development on the Sunshine Coast is encouraged to strive to achieve the highest practicable score using an accredited sustainability rating system (i.e. Greenstar);
- (d) development that achieves a minimum 4 star score using the Greenstar rating system is deemed to have complied with the Sustainable design code; and
- (e) *Council* may use its discretion to determine that part or all of the Sustainable design code should not apply to a particular development where compliance with the Sustainable design code would be unreasonable because of the small scale or nature of a particular development.

9.4.7.2 Purpose and overall outcomes

- (1) The purpose of the Sustainable design code is to ensure development meets *best practice* sustainability principles.
- (2) The purpose of the Sustainable design code will be achieved through the following overall outcomes:-
 - (a) development is located, designed, constructed and operated in accordance with *best practice* subtropical and sustainable design principles in order to:-
 - (i) take advantage of local climatic and environmental conditions;
 - (ii) optimise energy efficiency;
 - (iii) minimise reliance on non-renewable energy sources; and
 - (iv) facilitate and promote alternative energy supply through the use of renewable energy sources.

9.4.7.3 Performance outcomes and acceptable outcomes

Table 9.4.7.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Subtropical Design and Climatic Comfort</i>			
PO1	Development provides for the siting, orientation and design of buildings to appropriately respond to the region's subtropical climate and creates an open and permeable built environment that connects indoor and outdoor spaces in an integrated design.	AO1	No acceptable outcome provided. Editor's note—the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i> , prepared by the Centre for Subtropical Design, provides guidance about the application of subtropical design principles.
PO2	Development is located, designed, constructed and operated in a manner	AO2	No acceptable outcome provided.

²³ Editor's note—the *Queensland Development Code* also identifies sustainability requirements for certain development. Where there is a conflict between the Sustainable design code and the *Queensland Development Code*, the *Queensland Development Code* prevails.

Performance Outcomes		Acceptable Outcomes	
	that incorporates passive design elements for cooling and heating, including:- (a) weather protection and sun shading (including eaves and overhangs that are incorporated into facades); (b) roof forms and colours that reduce direct solar heat gain; (c) rain protection appropriate to each facade orientation; and (d) providing opportunities for building occupants to determine indoor climate (e.g. adjustable louvres and shading).		
PO3	Development is located, designed, constructed and operated in a manner that minimises adverse impacts on adjoining public spaces in terms of solar access and wind-tunnelling.	AO3	No acceptable outcome provided.
PO4	Development ensures that roof top levels of higher-rise buildings make a positive visual, open space, recreational and ecological contribution to the functioning of the <i>site</i> and surrounding area.	AO4	No acceptable outcome provided.
Energy Efficiency and Renewable Energy			
PO5	Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission-limiting measures including, but not limited to, 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; and (b) for residential development, provision of a non-mechanical (natural) clothes drying area for each <i>dwelling</i> .	AO5	No acceptable outcome provided.

9.4.8 Transport and parking code^{24 25}

9.4.8.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Transport and parking code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

Note—accepted development within an existing building need only comply with Acceptable Outcome AO3.1 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)**.

9.4.8.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport *infrastructure* including pathways, public transport *infrastructure*, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Sunshine Coast.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-
 - (a) development is consistent with the objectives of the strategic transport network, which are to:-
 - (i) provide for a highly permeable and integrated movement network;
 - (ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
 - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users, with the needs of pedestrians considered in the first instance, then cyclists, public transport and then motorists;
 - (iv) preserve the amenity of *sensitive land uses*;
 - (v) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Sunshine Coast; and
 - (vi) provide for staging of *Council's* limited trunk road construction program to maximise sustainability;
 - (b) the environmental, economic and social impacts of transport on the natural and urban environment are minimised;
 - (c) transport *infrastructure* is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;
 - (d) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development;
 - (e) development provides for parking areas that are shared between many uses rather than separate parking areas attached to each building where peak parking times of the uses occur at different times and where the parking area is sufficient to meet the anticipated demands of all uses;

²⁴ Editor's note—*Council* may require the preparation of a Traffic Impact Assessment Report and an Integrated Transport Plan to demonstrate compliance with certain outcomes of the **Transport and parking code**.

²⁵ Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of the Transport and parking code, including requirements for the preparation of a Traffic Impact Assessment.

- (f) development provides appropriate buffering between *sensitive receptors* and the *major road* network and rail corridors; and
- (g) development provides for major intersections and access points to be designed and constructed to reflect the natural values, character and identity of the Sunshine Coast.

9.4.8.3 Performance outcomes and acceptable outcomes

Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development²⁶

Performance Outcomes		Acceptable Outcomes	
Layout and Design of On-site Parking and Access			
PO1	Development ensures that the layout and design of vehicle <i>access</i> , on-site circulation systems and parking areas and systems is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	AO1.1	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas in accordance with the standards specified in the Planning scheme policy for the transport and parking code , including ensuring:- <ul style="list-style-type: none"> (a) the number and type of vehicles planned for the development can be accommodated on-site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the <i>site</i> in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.
		AO1.2	Development provides clearly defined pathways within and around on-site vehicle parking areas that:- <ul style="list-style-type: none"> (a) are located in identified pedestrian desire lines; and (b) ensure pedestrian movement through parking areas is along aisles rather than across them.
Site Access			
PO2	Development ensures that the layout, design and construction of <i>access</i> :- <ul style="list-style-type: none"> (a) is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity and operation of the <i>transport network</i>; (c) minimises the impact of turning traffic from the development on external traffic systems; (d) provides sufficient sight distances to ensure safe operation; (e) is appropriate to design traffic volumes and vehicle types; and (f) includes appropriate and sufficient signage to ensure safe and convenient use. 	AO2.1	The location and design of any new site <i>access</i> is in accordance with the standards specified in the Planning scheme policy for the transport and parking code .
		AO2.2	For assessable development, the number of site <i>access</i> driveways is minimised (usually one), with <i>access</i> to the lowest order transport corridor to which the <i>site</i> has <i>frontage</i> , consistent with amenity impact constraints.

²⁶ Note—for accepted development in an existing building only acceptable outcome AO3.1 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** applies.

Performance Outcomes		Acceptable Outcomes	
On-Site Car Parking			
<p>PO3</p>	<p>Development provides on-site car parking for the demand anticipated to be generated by the development.</p>	<p>AO3.1</p>	<p>Development provides on-site car parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements).</p> <p>OR</p> <p>Where located in a <i>centre zone</i> or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in Table 9.4.8.3.3 (Minimum on-site parking requirements) for specified development, as outlined below:-</p> <ul style="list-style-type: none"> (a) <i>multiple dwelling</i> – 1 space per dwelling plus 1 visitor space per 4 dwellings; (b) <i>rooming accommodation, short-term accommodation, resort complex, or retirement facility</i> – visitor parking at 1 space per 10 beds (for rooming accommodation) or dwellings/ rooming units; (c) <i>food and drink outlet, function facility, hotel, bar or club</i> – 1 space per 20m² gross floor area plus 1 space per 20m² for any outdoor dining area (excluding any footpath dining area); (d) <i>shopping centre</i> – 1 space per 25m² gross floor area for any component above 1,000m² gross floor area; (e) <i>child care centre</i> –customer parking at 1 space per 7 children; and (f) <i>indoor sport and recreation or theatre</i> – 1 space per 20m² gross floor area. <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number or rounded up to the next whole number in the circumstance of half a space. 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>OR</p> <p>For accepted 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>OR</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</p>

Performance Outcomes		Acceptable Outcomes	
		AO3.2	parking spaces. 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.
PO4	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.	AO4.1	Development provides the number of parking spaces for people with disabilities, required by the <i>Building Code of Australia</i> .
		AO4.2	Parking spaces for people with disabilities, access and signage complies with <i>AS 1428 – General Requirements for Access: Buildings</i> and <i>AS 2890.6 – Parking facilities (Part 6: Off-street Parking for People with Disabilities)</i> .
On-site Parking and End of Trip Facilities for Bicycles			
PO5	Development provides on-site cycle parking facilities to encourage use of this mode of transport and support the demand anticipated to be generated by the development	AO5.1	Development provides on-site cycle parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) .
		AO5.2	Cycle parking is designed in accordance with the Planning scheme policy for the transport and parking code .
		AO5.3	End of trip facilities, including personal lockers, change rooms, showers and sanitary compartments and wash basins are provided in accordance with the Planning scheme policy for the transport and parking code , for development involving:- (a) a use in the <i>business activity group</i> ; (b) a use in the <i>community activity group</i> ; (c) a use in the <i>industrial activity group</i> , other than <i>bulk landscape supplies</i> and <i>extractive industry</i> ; (d) a use in the <i>residential activity group</i> ; (e) a use in the <i>sport and recreation activity group</i> , other than <i>park</i> ; and (f) a use in the <i>other activity group</i> being <i>air services</i> .
Service Vehicle Requirements			
PO6	Development provides sufficient parking and access for service vehicles to meet the needs of the development.	AO6.1	Development provides on-site service vehicle parking bays at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) .
		AO6.2	Service vehicle access, internal circulation and manoeuvring, loading and unloading, waste collection and fuel delivery facilities (if required) and parking areas are designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code .
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and	AO7.1	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.

Performance Outcomes		Acceptable Outcomes	
	<p>fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and</p> <p>(b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the <i>site</i>.</p>	AO7.2	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code .

Table 9.4.8.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Transport Network			
PO1	<p>Traffic on the street and road network and public transport and <i>active transport</i> networks and the provision of transport <i>infrastructure</i>, is considered in an integrated manner and in a regional and localised context to ensure that development:-</p> <p>(a) is consistent with the Sunshine Coast 2031 Functional Transport Hierarchy and strategic networks of pedestrian, cycle and public transport links; and</p> <p>(b) includes measures to upgrade the network to meet the imposed demands.</p>	AO1	<p>Development makes provision for pedestrian, cyclist, public transport and private vehicle movement consistent with:-</p> <p>(a) the Sunshine Coast Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) and described in the Planning scheme policy for the transport and parking code;</p> <p>(b) the Sunshine Coast Strategic Network of Pedestrian and cycle Links as shown on Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links);</p> <p>(c) the Sunshine Coast Strategic Network of Public Transport Links as shown on Figure 9.4.8C (2031 Strategic Network of Public Transport Links); and</p> <p>(d) any relevant local area plan.</p>
PO2	<p>Development provides for a <i>transport network</i> which is designed to:-</p> <p>(a) achieve a high level of permeability and connectivity, particularly for pedestrians, cyclists and public transport, both within the development and to the surrounding area; and</p> <p>(b) maximise active and public transport access to activity centres, employment areas, residential areas, community facilities and open space in the local area.</p>	<p>AO2.1</p> <p>AO2.2</p> <p>AO2.3</p> <p>AO2.4</p> <p>AO2.5</p>	<p>Development provides for a street and road network based on a modified grid pattern.</p> <p>Development provides for high trip generating land uses, such as higher density residential development and employment generators, to be located in and around activity centres and around major public transport hubs.</p> <p>Development involving substantial increases in employment and residential activity are connected to the <i>principal public transport network</i> as shown on Figure 9.4.8C (2031 Strategic Network of Public Transport Links).</p> <p>Development provides routing, stop and interchange arrangements for public transport services.</p> <p>Development provides safe, convenient and direct pedestrian and cyclist access to activity centres, public transport stops and stations and other strategic redevelopment and activity generators.</p>
PO3	Development involving high trip	AO3	Development with potential to generate

Performance Outcomes		Acceptable Outcomes	
	generating land uses minimises any adverse impacts on surrounding land use and the external <i>transport network</i> , including by the provision of <i>infrastructure</i> and services to increase the use of active and public transport.		significant transport impacts is undertaken in accordance with an approved Traffic Impact Assessment Report and Integrated Transport Plan, prepared in accordance with the Planning scheme policy for the transport and parking code .
PO4	Development is designed to operate in a safe and efficient manner and facilitates the orderly provision of transport <i>infrastructure</i> in accordance with the intended role, function and characteristics of the <i>transport network</i> .	AO4.1	Development and any associated transport <i>infrastructure</i> is designed and constructed in accordance with the hierarchy characteristics and standards specified in the Planning scheme policy for the transport and parking code and Planning scheme policy for development works ²⁷ .
		AO4.2	Development provides for upgrades or contributes to the construction of <i>transport network</i> improvements.
		AO4.3	The design features of streets and roads encourage driver behaviour appropriate to the role and function of the street or road in the functional <i>transport hierarchy</i> .
		AO4.4	Development design incorporates road safety auditing in accordance with the standards specified in the Planning scheme policy for development works .
Pedestrian and Cycle Network			
PO5	Development provides a conveniently located network of footpaths, shared pathways and cycleways that:- (a) achieve a high level of safety and accessibility, particularly to public transport facilities and high trip generating land uses located internally and externally to the <i>site</i> ; (b) recognise the different needs of pedestrians and cyclists; (c) provide for safe and convenient joint usage; (d) allow the retention of trees and other significant features; (e) maximise the visual interest provided by views and landmarks where they exist; (f) do not compromise the operation of or access to other <i>infrastructure</i> and services; (g) are widened at potential conflict points; (h) are well lit and located where there is casual surveillance from nearby premises; and (i) incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.	AO5.1	Footpaths, shared pathways and cycleways are provided in accordance with Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links) and the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
		AO5.2	Development provides convenient and prominent pedestrian entrances that cater for universal access.
		AO5.3	Development provides cycle access, that:- (a) is located close to the building's pedestrian entrance; (b) is obvious and easily and safely accessible from outside the <i>site</i> ; (c) does not adversely impact on visual amenity; and (d) does not impede the movement of pedestrians or other vehicles.
PO6	Development provides for cyclists on streets and roads, unless specifically prohibited (e.g. motorways).	AO6	Streets and roads provide for on-road cycling in accordance with the standards specified in the Planning scheme policy

²⁷ Editor's note—a development application triggering concurrence referral to the Queensland Department of Transport and Main Roads will be subject to State government standards, guidelines and policies.

Performance Outcomes		Acceptable Outcomes	
			for the transport and parking code and the Planning scheme policy for development works.
Public Transport Facilities			
PO7	Development encourages the use of public transport through:- (a) design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people involved in the use.	AO7.1	Development is designed and arranged to provide convenient and attractive linkages to existing and proposed public transport facilities.
		AO7.2	On-site public transport facilities are provided in conjunction with the following development:- (a) <i>shopping centre</i> , where having a <i>gross floor area</i> of greater than 10,000m ² ; (b) <i>tourist attraction</i> , having a total <i>use area</i> of greater than 10,000m ² ; (c) <i>educational establishment</i> , where accommodating more than 500 students; (d) <i>major sport, recreation and entertainment facility</i> ; (e) <i>indoor sport and recreation</i> , where having a <i>gross floor area</i> of more than 1,000m ² , or for spectator sports; and (f) <i>outdoor sport and recreation</i> , where for spectator sports.
		AO7.3	On-street public transport facilities are provided as part of the following development:- (a) <i>shopping centre</i> , where having a <i>gross floor area</i> of 10,000m ² or less; (b) <i>tourist attraction</i> , where having a <i>gross floor area</i> of 10,000m ² or less; (c) <i>educational establishment</i> , where accommodating 500 or less students; and (d) <i>indoor sport and recreation</i> where having a <i>gross floor area</i> of 500m ² or less and not for spectator sports.
		AO7.4	Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.
		AO7.5	Public transport facilities are located and 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 .
Access and On-site Parking			
Car Parking Requirements			
PO8	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)	AO8	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	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.		
PO9	Development in a <i>Regional Activity Centre</i> provides for or contributes to the provision of public or shared car <i>parking stations</i> which serve a variety of nearby uses.	AO9	No acceptable outcome provided.
PO10	Development ensures that car parking areas, service areas and access driveways are located where they will not dominate the <i>streetscape</i> and will not unduly intrude upon pedestrian use of pathways, through:- (a) the use of rear access lanes; (b) car parking areas and service areas being situated at the rear of the premises or below ground level; or (c) shared driveways.	AO10	No acceptable outcome provided.
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.
On-site Parking for Motorcycles and Scooters			
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 .
On-site Parking for Buses			
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 beds (for <i>rooming accommodation</i>) or <i>dwelling/rooming units</i> ; (b) <i>retirement facility</i> , where having more than 20 <i>dwelling</i> s; (c) <i>function facility</i> , where having a gross floor area plus any outdoor dining area (excluding any footpath dining area) exceeding 200m ² ;

Performance Outcomes		Acceptable Outcomes	
		AO15.2	<p>(d) <i>hotel</i>, where having a <i>gross floor area</i> plus any outdoor dining area (excluding any footpath dining area) exceeding 500m²;</p> <p>(e) <i>tourist attraction</i>;</p> <p>(f) <i>community care centre</i>, where having a <i>gross floor area</i> exceeding 200m²;</p> <p>(g) <i>community use</i>, where having a <i>gross floor area</i> exceeding 200m²;</p> <p>(h) <i>educational establishment</i>;</p> <p>(i) <i>major sport, recreation and entertainment facility</i>;</p> <p>(j) <i>theatre</i>, where having a <i>gross floor area</i> exceeding 500m²;</p> <p>(k) <i>indoor sport and recreation</i>, where having a <i>gross floor area</i> exceeding 500m²; and</p> <p>(l) <i>outdoor sport and recreation</i>.</p> <p>Bus 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.</p>
PO16	Development provides for site access driveways to incorporate queuing provisions sufficient to ensure safe and convenient access without impacting on external traffic systems.	AO16.1	Development provides for vehicle queuing in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
		AO16.2	Development provides on-site queuing for a minimum of four cars where <i>drive-through facilities</i> or drop-off/pick-up services are proposed as part of the use, including the following development:- <p>(a) <i>child care centre</i>;</p> <p>(b) <i>educational establishment</i>, where for a school;</p> <p>(c) <i>food and drink outlet</i>, where including a <i>drive-through facility</i>;</p> <p>(d) <i>hardware and trade supplies</i>, where including a <i>drive-through facility</i>;</p> <p>(e) <i>hotel</i>, where including a <i>drive-through facility</i>; and</p> <p>(f) <i>service station</i>.</p>
Amenity and Environmental Impacts of Transport Infrastructure			
PO17	Development ensures that access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	AO17	No acceptable outcome provided.
PO18	Development provides for access and parking areas that incorporate appropriate landscapes so as to:- <p>(a) provide shade;</p> <p>(b) maximise infiltration of stormwater runoff;</p> <p>(c) define parking areas;</p> <p>(d) soften views of hardstand areas.</p>	AO18	No acceptable outcome provided. Note— Section 9.4.2 (Landscape code) sets out requirements for landscapes.
PO19	The environmental impacts of transport <i>infrastructure</i> are minimised by appropriate design and the use of low impact construction techniques.	AO19	Development ensures that the environmental impacts of transport <i>infrastructure</i> are minimised by the use of low impact construction techniques, including:-

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (a) co-location of transport corridors within an existing or planned <i>infrastructure</i> corridor; (b) location of transport corridors within an area clear of <i>vegetation</i>, or consisting of disturbed <i>vegetation</i>; (c) avoidance of clearing of native <i>vegetation</i> and provision of fauna underpasses and associated fencing, where appropriate; (d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality; (e) avoidance of crossing <i>waterways</i>, drainage lines and <i>wetlands</i>. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or (f) minimisation of changes to the natural landform and extensive earthworks.
Transport Corridor Widths, Pavement, Surfacing and Verges			
PO20	Development provides external road works along the full extent of the site <i>frontage</i> appropriate to the function and amenity of the transport corridor, including, where applicable:- <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths, shared pathways and cycleways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; (g) conduits to facilitate the provision of street lighting systems and traffic signals; and (h) public transport priority measures, indented bays, bus shelters and associated <i>infrastructure</i>. 	AO20	External street and road works are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
PO21	Development provides for the reserve width, pavement, edging and streetscape and landscape treatments of a transport corridor to support the intended role, function and amenity of the transport corridor.	AO21	Transport corridor design and construction is undertaken 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 .
PO22	Development provides for street and road pavement and surfacing that:- <ul style="list-style-type: none"> (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and cyclists; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort. 	AO22.1	Street and road pavement is designed and constructed 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 .
		AO22.2	Street and road drainage is designed and constructed 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 .
PO23	Development provides pavement edging that controls:- <ul style="list-style-type: none"> (a) vehicle movements by delineating 	AO23	Pavement edging is designed and constructed in accordance with the standards specified in the Planning

Performance Outcomes		Acceptable Outcomes	
	the extent of the carriageway; and (b) stormwater runoff.		scheme policy for the transport and parking code and the Planning scheme policy for development works.
PO24	Development provides verges that:- (a) allow access for vehicles onto properties; (b) include an area for public utility services; (c) allow signage and line marking; and (d) contribute to the amenity of transport corridors.	AO24	Verges are designed and constructed 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.
Intersections and Traffic Controls			
PO25	Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- (a) reduce stop-start conditions; (b) provide for appropriate sight distances; (c) reduce increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and (f) integrate traffic controls with landscape and streetscape design.	AO25.1	Intersections are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.
		AO25.2	Speed management is achieved in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.
Development Staging			
PO26	Staged development is planned, designed and constructed to ensure that:- (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport <i>infrastructure</i> provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.	AO26	No acceptable outcome provided.

Table 9.4.8.3.3 Minimum on-site parking requirements²⁸

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Residential activities				
Dwelling unit	1 covered space minimum	Not required	Not required	Not required
Multiple dwelling	1 space / 1 bedroom <i>dwelling</i> 1.25 spaces / 2 bedroom <i>dwelling</i> 1.5 spaces / 3 bedroom <i>dwelling</i> 2 spaces / 4 bedroom or more <i>dwelling</i> + 1 visitor space / 4 <i>dwelling</i> s	<ul style="list-style-type: none"> Where ≤ 10 <i>dwelling</i>s and requiring access via a street – MRV (Type B Access) + VAN Where > 10 <i>dwelling</i>s or requiring access via a road – MRV (Type A Access) + VAN + WCV 	1 space / 10 <i>dwelling</i> s (min. 1 space)	1 resident space / <i>dwelling</i> + 1 visitor space / 4 <i>dwelling</i> s
Nature-based tourism	1 space / site/cabin/ <i>rooming unit</i> + 1 visitor space / 10 sites + 1 manager space (covered)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Rooming accommodation	1 space / 4 beds (min. 1 space) + 1 space / staff 1 space / 2 beds (min. 1 space) + 1 space / staff for student accommodation	<ul style="list-style-type: none"> Where ≤ 20 <i>beds</i> and requiring access via a street – MRV (Type B Access) + VAN Where > 20 <i>beds</i> or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 <i>beds</i> – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV) 	1 space / 10 <i>beds</i> (min. 1 space)	1 resident / employee space / 5 <i>beds</i> + 1 visitor space / 20 <i>beds</i>
Relocatable home park	1 space / relocatable home (covered) + 1 visitor space / 4 relocatable homes + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 10 relocatable homes and requiring access via a street – MRV (Type B Access) + VAN Where > 10 relocatable homes or requiring access via a road – MRV (Type A Access) + VAN + WCV 	1 space / 10 relocatable homes (min. 1 space)	1 resident space / relocatable home + 1 visitor space / 4 relocatable homes
Residential care facility	1 space / 4 beds	MRV (Type A Access) + VAN + WCV + ambulance	1 space / 10 beds (min. 1 space)	1 employee space / 10 beds + 1 visitor space / 10 beds

²⁸ Note—for those uses which are typically accepted development (i.e. *caretaker's accommodation*, *dual occupancy* and *dwelling house*), the minimum on-site parking requirements are specified in the applicable use code.

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Resort complex	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Retirement facility	1 space / unit (covered) + 1 visitor space / 5 units	<ul style="list-style-type: none"> Where ≤ 20 <i>dwelling</i>s and requiring access via a street – MRV (Type B Access) + VAN + ambulance Where > 20 <i>dwelling</i>s or requiring access via a road – MRV (Type A Access) + VAN + WCV + ambulance 	1 space / 10 unit (min. 1 space)	1 resident space / unit + 1 visitor space / 10 units
Short-term accommodation Note - where the <i>short-term accommodation</i> is in the form of a <i>multiple dwelling</i> , the parking rates specified for <i>multiple dwelling</i> apply.	1 space / <i>rooming unit</i> (covered) + 1 visitor space / 10 <i>rooming units</i>	<ul style="list-style-type: none"> Where ≤ 20 <i>rooming units</i> and requiring access via a street – MRV (Type B Access) + VAN Where > 20 <i>rooming units</i> or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 <i>rooming units</i> – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV) 	1 space / 10 <i>rooming units</i> (min. 1 space)	1 resident / employee space / 10 <i>rooming units</i> + 1 visitor space / 20 <i>rooming units</i>
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 20 sites and requiring access via a street – HRV (Type B Access) + VAN + WCV Where > 20 sites or requiring access via a road – HRV (Type A Access) + VAN + WCV 	Not required	1 resident / employee space / 10 sites + 1 visitor space / 20 sites
Business activities				
Adult store	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Agricultural store supplies	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Bar	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Car wash	Queuing space clear of the road reserve	SRV	Not required	Not required

Column 1 Land Use	Column 2 Car spaces for 4 vehicles	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Food and drink outlet	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Function facility	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Funeral parlour	1 space / 30m ² GFA	WCV	1 space / 100m ² GFA	1 employee space / 400m ² GFA
Garden centre	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) Where requiring access via a street – HRV (Type B Access) 	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Hardware and trade supplies	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Health care services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Hotel	1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area)	<ul style="list-style-type: none"> Where ≤ 20 rooming units and requiring access via a street – MRV (Type B Access) + VAN Where > 20 rooming units or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 rooming units – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. MRV (Type A Access) + VAN + WCV) 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Market	1 space / 20m ² total use area	WCV	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Nightclub entertainment facility	1 space / 15m ² GFA	WCV + occasional access for SRV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Office	1 space / 30m ² GFA or 1 space / 40m ² GFA where in the Major centre zone or Principal centre zone.	Refer to Table 9.4.8.3.5 + WCV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Office where a call centre	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Refer to Table 9.4.8.3.5 + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Outdoor sales	1 space / 20m ² total use area (where ≤ 200m ² total use area) + 1 space / 100m ² total use area (for component > 200m ² total use area)	Refer to Table 9.4.8.3.4	1 space / 100m ² total use area	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
Sales office	2 spaces	Not required	Not required	Not required
Service station	1 space / 20m ² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Shop	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Shopping centre	1 space / 20m ² GFA	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Showroom	1 space / 20m ² GFA (where ≤ 100m ² GFA) + 1 space / 50m ² GFA (for component >100m ² GFA)	Refer to Table 9.4.8.3.4	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Theatre	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m ² GFA)
Tourist attraction	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Veterinary services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
Industrial activities				
Bulk landscape supplies	1 space / 100m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) + occasional 	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
		access for AV <ul style="list-style-type: none"> Where requiring access via a street – HRV (Type B Access) + occasional access for AV 		
Extractive industry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
All other uses in the industrial activity group	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	1 space / 200m ² GFA	1 employee space / 500m ² GFA
Community activities				
Cemetery	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Child care centre	1 employee space / employee + 1 customer space / 5 children	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 100m ² GFA
Club	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m ² GFA + 1 space / 15m ² for any outdoor dining area (excluding any footpath dining area))	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m ² GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m ² GFA)
Community care centre	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Community use	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m ² GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Educational establishment	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA	1 student / employee space / 100m ² GFA
Emergency services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA	1 employee space / 50m ² GFA + 1 visitor space / 50m ² GFA
Place of worship	1 space / 15m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 100m ² GFA	1 space / 50m ² GFA
Sport & recreation activities				
Indoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area for spectator sports OR 1 space / 100m ² total use area for other uses)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area for spectator sports OR 1 space / 100m ² total use area for other uses)
Motor sport facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 1,500m ² total use area)
Outdoor sport and recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> Where requiring access via a road – MRV (Type A Access) + WCV where requiring access via a street – MRV (Type B Access) + WCV 	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (in accordance with Desired Standards of Service for open space)
Rural activities				
Roadside stall	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Not required	Not required	Not required

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Rural industry	1 space / 50m ² total use area (where ≤ 500m ² total use area) + 1 space / 100m ² total use area (for component > 500m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	1 space / 200m ² GFA	1 employee space / 500m ² GFA
Wholesale nursery	<ul style="list-style-type: none"> Where ≤ 100m² total use area – 1 space / 20m² total use area Where >100m² total use area – 1 space / 50m² total use area 	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	Not required	Not required
All other uses in the rural activity group	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access) 	Not required	Not required
Other activities				
Air services	<ul style="list-style-type: none"> Where for office / educational activity - 1 space / 30m² GFA Where for workshop - 1 space / 50m² GFA Where for hangar - 1 space / 100m² GFA 	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	1 space / 100m ² GFA (min. 1 space)	<ul style="list-style-type: none"> Where for office / educational activity - 1 space / 50m² GFA Where for workshop - 1 space / 100m² GFA Where for hangar - 1 space / 500m² GFA
Parking station	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required	Not required
Telecommunications facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Utility installation (Local utility)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Utility installation (Major utility)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
All other uses in the other activity group	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

Notes—

- (1) The **Transport and parking code** identifies specific circumstances in which the number of car parking spaces required may be varied from the rates specified.
- (2) Where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.
- (3) Unless specifically stated, covered parking is not required.
- (4) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.
- (5) Type A Access – where the design vehicle *access* must:-
 - (i) enable entering and exiting the *site* in a forward motion;
 - (ii) enable travel through the *site* on circulation roads / aisles to *access* service areas, without significant impact on external or internal traffic operations; and
 - (iii) enable on-site manoeuvring to park and load / unload in a designated service area.
- (6) Type B Access – where the design vehicle *access* must:-
 - (i) enable standing wholly within the *site* without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
 - (ii) limit any on-street manoeuvring to reversing on or off the *site* in one movement only.
The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
- (7) Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- (8) Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a *site* as part of its normal operation. Examples of this type of servicing are a furniture removal van at a *multiple dwelling* or office development and a refuse collection vehicle at a community activity facility. Vehicle *access* must:-
 - (i) enable standing wholly within the *site*;
 - (ii) enable reverse manoeuvres limited to one only, either to or from the *site*; and
 - (iii) enable the swept path of the vehicle to be not greater than the width of the access driveway.

Table 9.4.8.3.4 Minimum service vehicle parking requirements for Adult store, Agricultural supplies store, Food and drink outlet, Function facility, Hardware and trade supplies, Hotel, Outdoor sales, Shop, Shopping centre and Showroom

Column 1 GFA (m ²)	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-2,3999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes—

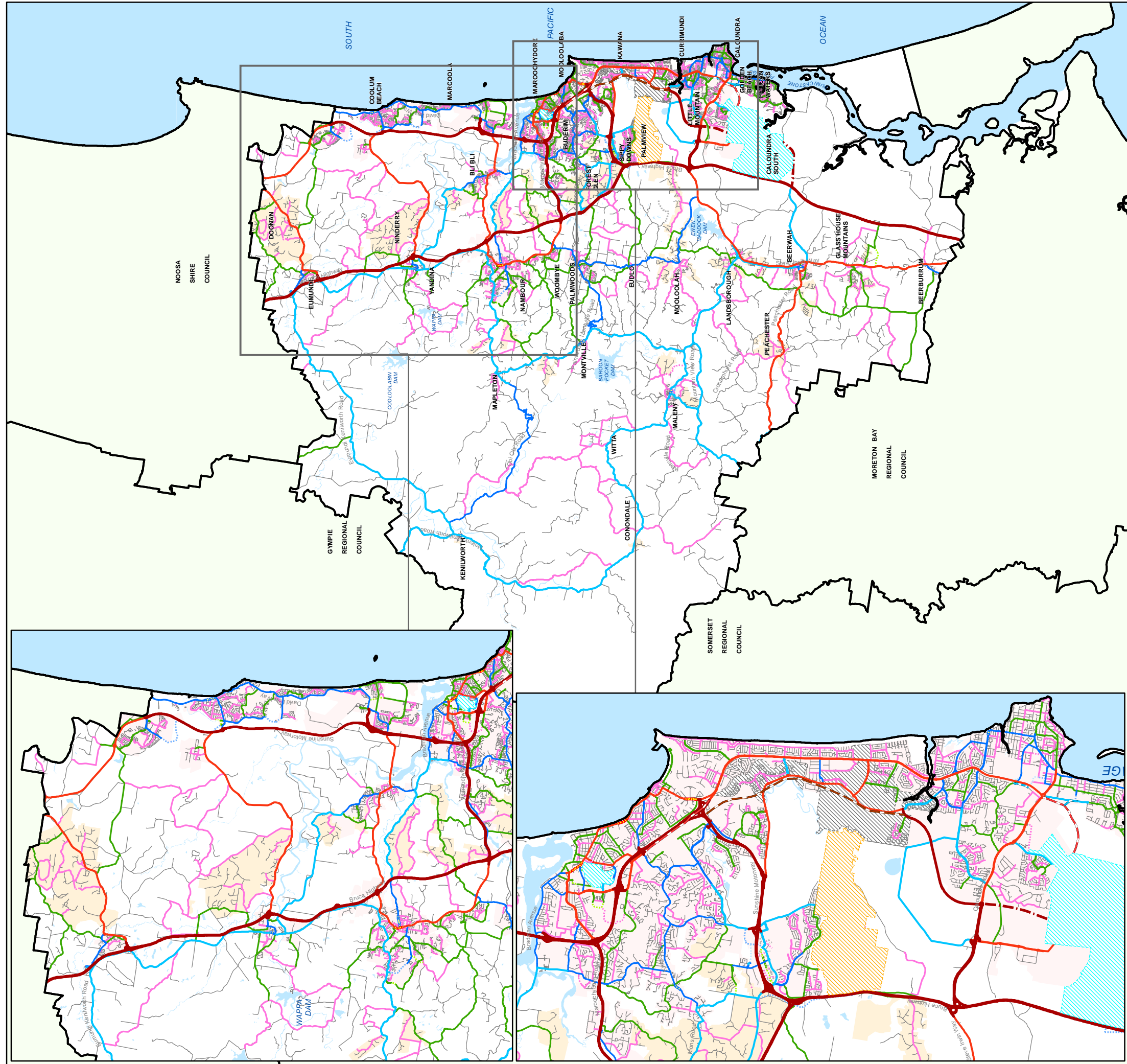
- (1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.
- (2) Where *gross floor area* exceeds 200m², provision is to be made for on-site refuse collection.
- (3) Where a development has a *gross floor area* of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- (4) The following requirements apply to *shopping centres*:-
 - (i) except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;
 - (ii) specialty shops in a *shopping centre* with a *gross floor area* of less than 200m² are to be grouped together and treated as a single retail component;
 - (iii) specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.

Table 9.4.8.3.5 Minimum service vehicle parking requirements for office

Column 1 GFA (m ²)	Column 2 Service Bays Required			
	VAN	SRV	MRV	HRV
0-999		1		
1,000-2,499	1		1	
2,500-3,999	2	1	1	
4,000-5,999	3	1	1	
6,000-7,999	4	1	1	
8,000-9,999	4	2	1	
10,000-14,999	4	2	1	
15,000-19,999	5	2	1	
20,000-34,999	5	2	2	
35,000-49,999	5	2	2	1
50,000-64,999	6	2	2	1
65,000+	6	2	3	1

Notes—

- (1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.
- (2) Provision for courier vehicles and taxis must be positioned near main building entrances and clearly visible from access driveways and/or *frontage* roads and may be in the form of a short-stay lay-by area.
- (3) Where emergency power generating facilities are to be installed, provision for fuel delivery is required.
- (4) Developments exceeding 1,000m² GFA must provide for access and on-site standing of an HRV (e.g. furniture removal van).



2031 Functional Transport Hierarchy

Transport Hierarchy and Status (Note 1)

- Arterial Roads**
 - Highway/Motorway, Current
 - Highway/Motorway, Future
 - Arterial, Current
 - Arterial, Future
 - Arterial Main Street, Current
- Sub-arterial Roads**
 - Distributor, Current
 - Distributor, Future
 - Controlled Distributor, Current
 - Controlled Distributor, Future
 - Sub-arterial Main Street, Current
- District Streets**
 - District Collector Street, Current
 - District Collector Street, Future
 - District Main Street, Future
- Neighbourhood Streets**
 - Neighbourhood Collector Street, Current
 - Neighbourhood Collector Street, Future
- Local Streets (Access Streets, Places and Laneways)**
 - Local, Current
 - Local, Future

Corridors Subject to Further Investigation

- Highway/Motorway, Subject to Investigation
- Arterial, Subject to Investigation
- Distributor, Subject to Investigation
- Controlled Distributor, Subject to Investigation
- District Collector, Subject to Investigation

Land Use Categories

- Urban Area
- Rural Residential Area

Other Elements

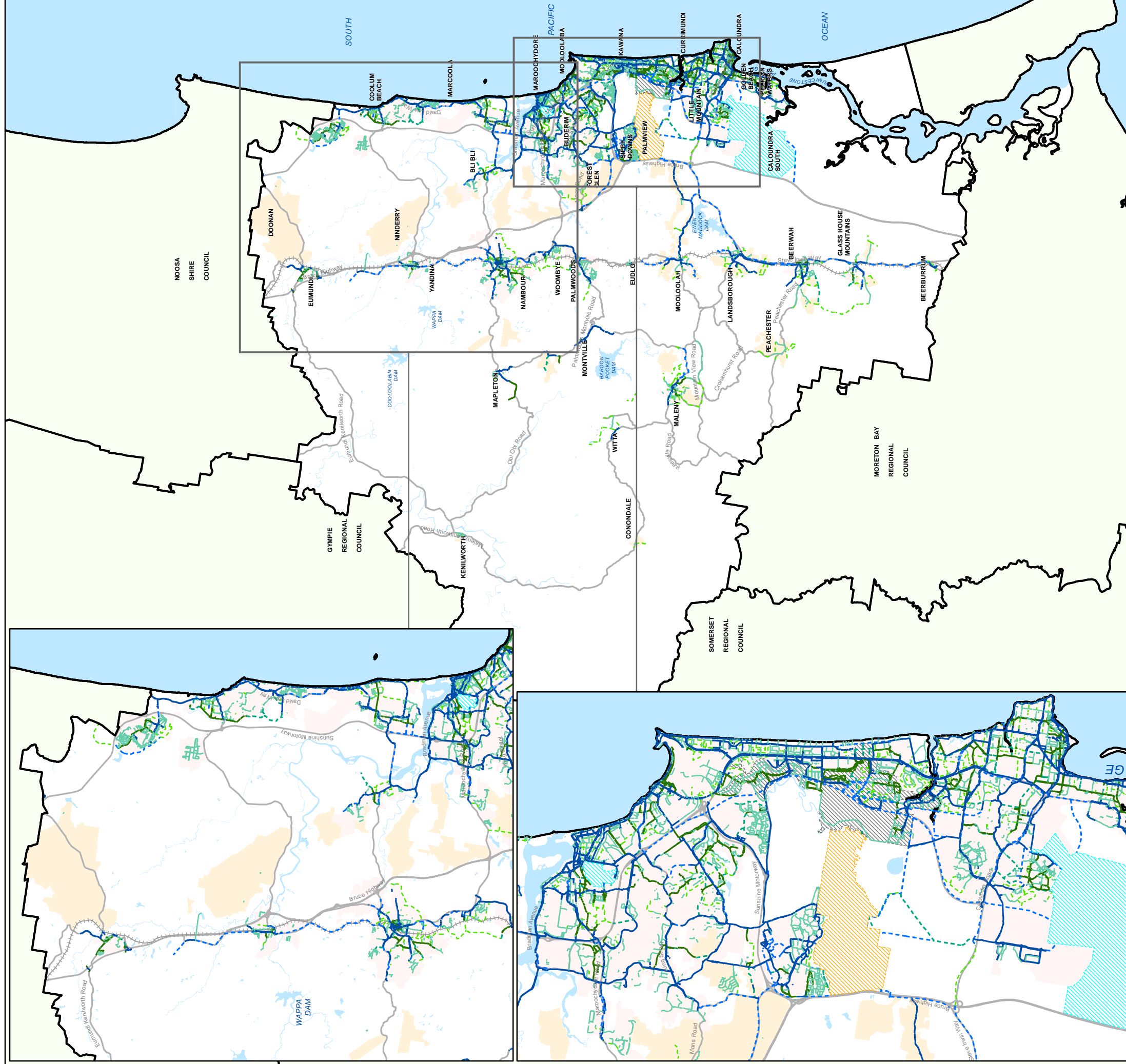
- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- Waterways and Waterbodies

Note 1 : Certain corridors on this map are subject to further investigation and potential change.
 Note 2 : Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.
 Note 3 : Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.

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 Approx Scale @ A3 1:330,425
 0 1.5 3 6 9 12
 Kilometres

Figure 9.4.8A
 Sunshine Coast Planning Scheme 2014
 Amended 11 November 2019



2031 Strategic Network of Pedestrian and Cycle Links (Pathways)

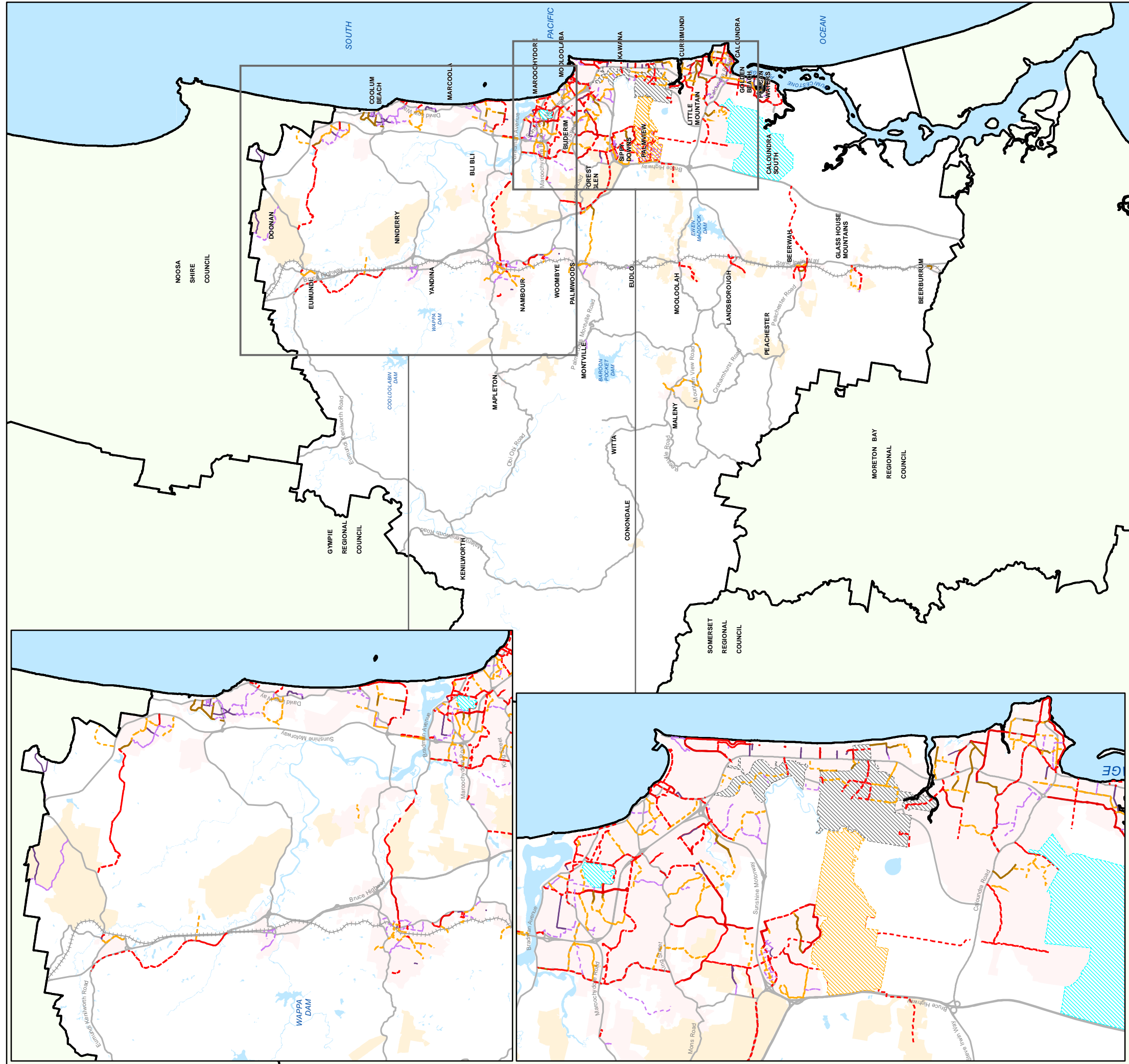
- | | |
|---------------------------------|--|
| Existing Pathways | Other Elements |
| Regional | Local Government Area Boundary |
| District | Declared Master Planned Area (see Part 10 - Other Plans) (Note 2) |
| Local | Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3) |
| Future Pathways (Note 1) | Priority Development Area (subject to the <i>Economic Development Act 2012</i>) |
| Regional | Waterways and Waterbodies |
| District | Major Road |
| Local | Railway |
| Land Use Categories | |
| Urban Area | |
| Rural Residential Area | |

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Approx Scale @ A3 1:330,400
0 1.5 3 6 9 12
Kilometres

Figure 9.4.8B(i)



2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways)

Existing On Road Cycleways

- Regional
- District
- Local

Future On Road Cycleways (Note 1)

- Regional
- District
- Local

Land Use Categories

- Urban Area
- Rural Residential Area

Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- Waterways and Waterbodies
- Major Road
- Railway

Note 1 : Certain corridors on this map are subject to further investigation and potential change.
 Note 2 : Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.
 Note 3 : Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.

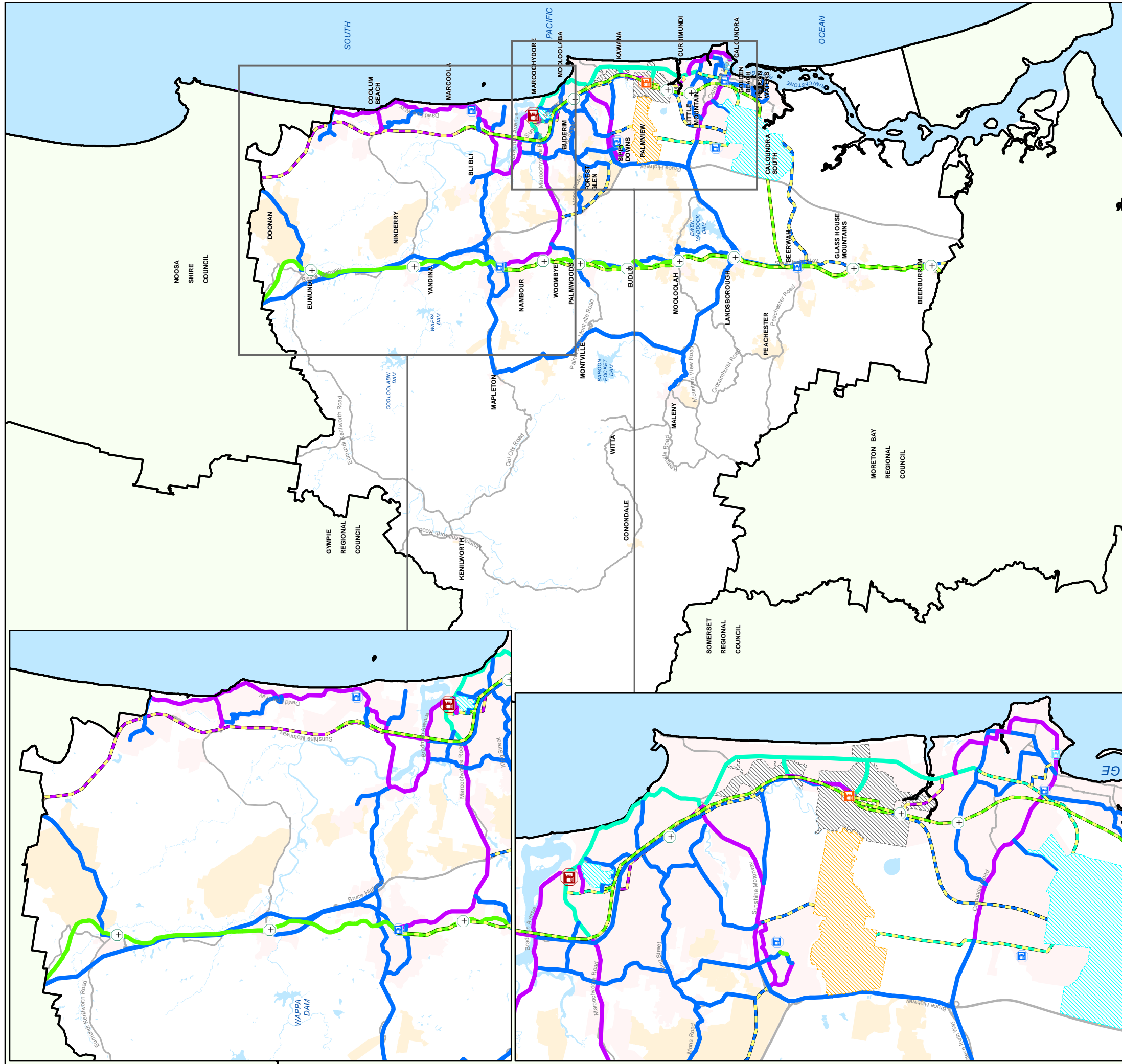
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2031 Strategic Network of Public Transport Links

Transit Hubs (Note 1)

- Regional Transit Hub
- Sub-Regional Transit Hub
- District Transit Hub
- Intra-Regional Transit Hub
- Future Transit Hub
- Dedicated Transit Station

Strategic Public Transport Corridor Classification

- Dedicated Public Transport Corridor (Current)
- Dedicated Public Transport Corridor (Future)
- Public Transit Priority Corridor (Current)
- Public Transit Priority Corridor (Future)
- Public Transport Advantage Corridor (Current)
- Public Transport Advantage Corridor (Future)
- Other Public Transport Corridor (Current)
- Other Public Transport Corridor (Future)

Land Use Categories

- Urban Area
- Rural Residential Area

Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the Economic Development Act 2012)
- Waterways and Waterbodies
- Major Road
- Railway

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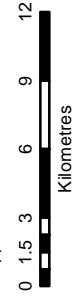


Figure 9.4.8C
Sunshine Coast Planning Scheme 2014

9.4.9 Vegetation management code²⁹

9.4.9.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Vegetation management 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.

9.4.9.2 Purpose and overall outcomes

- (1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Sunshine Coast.
- (2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-
 - (a) development provides for the protection and enhancement of the Sunshine Coast's ecosystems, biodiversity and ecological values, natural physical processes, landscape character and amenity;
 - (b) development ensures that *vegetation* within *ecologically important areas* is conserved;
 - (c) development ensures that *vegetation* which is of cultural, heritage, character, ecological, horticultural, scientific, educational, recreation or aesthetic (including *streetscape*, *townscape* or *landscape*) significance or value is conserved;
 - (d) development avoids or minimises adverse impacts on koalas and provides for a net increase in koala habitat, where applicable;
 - (e) development provides appropriate biodiversity offsets where *vegetation clearing* cannot practicably be avoided; and
 - (f) development involving *vegetation clearing* is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation, and is humane where impacts upon fauna are unavoidable.

9.4.9.3 Performance outcomes and acceptable outcomes

Table 9.4.9.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Vegetation Protection</i>			
PO1	<i>Vegetation</i> is protected to ensure that:- (a) habitats are provided and maintained for rare and threatened flora and fauna identified by a nature conservation law including the <i>Nature Conservation Act 1992</i> and the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> ; (b) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (c) ecosystems are protected from weed invasion and edge effects; (d) the functioning and connectivity of biodiversity corridors and fauna	AO1	<i>Vegetation clearing</i> , other than <i>exempt vegetation clearing</i> , does not occur. OR Otherwise, no acceptable outcome provided. Note—in assessing and deciding a development application for <i>vegetation clearing</i> , matters that will be taken into account by <i>Council</i> will include, but not necessarily be limited to:- (a) whether the <i>vegetation clearing</i> is <i>reasonably necessary</i> ; (b) any current development approval attached to the land which may include

²⁹ Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including the preparation of a Fauna Management Plan.

Performance Outcomes		Acceptable Outcomes	
	<p>movement networks is maintained;</p> <p>(e) the ecological health and integrity of riparian corridors, <i>waterways</i> and <i>wetlands</i> are maintained;</p> <p>(f) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging;</p> <p>(g) <i>vegetation</i> of historical, cultural or visual significance or identified in a local area study as being of priority for conservation is retained; and</p> <p>(h) the character and visual amenity of individual communities and local areas and the Sunshine Coast generally is maintained.</p>		<p>conditions or measures relating to <i>vegetation</i> retention or protection;</p> <p>(c) whether the <i>vegetation</i> is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</p> <p>(d) whether the <i>vegetation</i> proposed to be cleared is identified as having significant values in a report adopted by <i>Council</i>;</p> <p>(e) whether the <i>vegetation</i> is located on land subject to the Heritage and Character Areas Overlay, or is otherwise identified as character <i>vegetation</i> in a local plan code;</p> <p>(f) whether the <i>vegetation</i> is identified or referred to in State or Federal legislation;</p> <p>(g) whether the <i>vegetation</i> includes habitat for animals or plants identified or referred to in State or Federal legislation;</p> <p>(h) whether the <i>vegetation</i> is located on a prominent hillside, slope or ridgeline;</p> <p>(i) whether <i>vegetation clearing</i> may cause or contribute to erosion or slippage;</p> <p>(j) whether the <i>vegetation</i> is, or forms part of, a riparian area or other habitat network and is valuable to the functioning of that network;</p> <p>(k) whether the <i>vegetation clearing</i> may have an adverse impact on the hydrology of the area, or upon hydrologically-sensitive plant communities, such as wetland, heathland, sedgeland, melaleuca forest or mangrove forest;</p> <p>(l) whether the <i>vegetation</i> is, or is capable of forming or contributing to, a <i>buffer</i> between different land uses;</p> <p>(m) whether the <i>vegetation</i> is, or is capable of forming or contributing to, a visual <i>buffer</i>, agricultural <i>buffer</i> or a <i>buffer</i> against pollution, light spillage or noise; and</p> <p>(n) whether the <i>vegetation</i> contributes to visual amenity or landscape quality.</p>
Waterways and Wetlands			
PO2	Development protects, enhances and rehabilitates:- (a) <i>vegetation</i> within a <i>waterway</i> and a <i>wetland</i> ; (b) the ecological functions of a <i>waterway</i> and <i>wetland</i> ; and (c) aquatic fauna habitat.	AO2	Vegetation clearing does not occur within a waterway or wetland as identified on a Biodiversity, Waterways and Wetlands Overlay Map.
PO3	<i>Vegetation</i> adjacent to a <i>waterway</i> or <i>wetland</i> is protected to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	AO3	Clearing of <i>vegetation</i> does not occur within:- (a) a riparian protection area identified on a Biodiversity, Waterway and Wetlands Overlay Map; or (b) 10 metres of each high bank of a <i>waterway</i> with a stream order 1 or 2 identified on a Biodiversity, Waterway and Wetlands Overlay Map.
Water Supply Catchments			
PO4	<i>Vegetation clearing</i> within a water supply catchment area, as identified on a Water Supply Catchments Overlay Map, is avoided or minimised so as to reduce the potential for erosion and soil runoff and maintain water quality.	AO4	No acceptable outcome provided.
Steep Land			
PO5	<i>Vegetation clearing</i> in a landslide	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	hazard area or on <i>steep land</i> , as identified on a Landslide Hazard and Steep Land Overlay Map, is avoided or minimised to maintain slope stability and prevent erosion and slippage.		
Koala Habitat			
PO6	<i>Vegetation clearing</i> :- (a) provides a net gain in mature and actively regenerating koala habitat; and (b) mitigates any potential threats or risks to koalas.	AO6.1 AO6.2	<i>Vegetation clearing</i> avoids clearing of <i>non-juvenile koala habitat trees</i> . OR Where clearing of <i>non-juvenile koala habitat trees</i> is unavoidable, such clearing is minimised, and an offset is provided in accordance with:- (a) the requirements specified in Table 9.4.9.3.2 (Biodiversity offset requirements) ; and (b) the Planning scheme policy for biodiversity offsets . Where clearing of <i>koala habitat trees</i> is unavoidable, clearing is undertaken in a sequential manner.
Biodiversity offsets			
PO7	Where the clearing of native <i>vegetation</i> cannot practicably be avoided, an appropriate biodiversity offset for the area that is adversely affected by the <i>vegetation clearing</i> is provided, that:- (a) results in a net environmental benefit; (b) is located on the development <i>site</i> , another <i>site</i> that has a nexus with the development <i>site</i> or a <i>site</i> that is within a rehabilitation focus area; (c) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and (d) is not used for material or commercial gain.	AO7	Where the clearing of native <i>vegetation</i> cannot practicably be avoided, a biodiversity offset is provided in accordance with:- (a) the minimum standards specified in Table 9.4.9.3.2 (Biodiversity offset requirements) ; and (b) the Planning scheme policy for biodiversity offsets .
Management of Vegetation Clearing Works			
PO8	<i>Vegetation clearing</i> works are conducted in a manner that:- (a) protects natural landforms, including <i>steep land</i> , <i>waterways</i> and gullies; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	AO8	No acceptable outcome provided. Editor's note – Section 9.4.11 (Works, services and infrastructure code) sets out requirements for sediment and erosion control.
PO9	<i>Vegetation clearing</i> works are conducted in a manner that:- (a) protects the aesthetic and ecological values of retained <i>vegetation</i> ; and (b) minimises impacts on native fauna.	AO9.1	The health and stability of retained <i>vegetation</i> is maintained or enhanced during <i>vegetation clearing</i> work by:- (a) clearly marking <i>vegetation</i> to be retained with temporary fencing and flagging tape; (b) installing secure, barrier fencing around the outer drip line and critical root zone of the <i>vegetation</i> ; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction

Performance Outcomes		Acceptable Outcomes	
			<p>techniques in the vicinity of <i>vegetation</i> to minimise interference with the <i>vegetation</i>; and</p> <p>(e) removing all species listed in the current version of the Sunshine Coast Local Government Area Pest Management Plan.</p>
		AO9.2	All clearing works carried out in the vicinity of the retained <i>vegetation</i> are to be undertaken in accordance with AS4970 <i>Protection of Trees on Development Sites</i> and AS4687 <i>Temporary Fencing and Hoarding</i> .
		AO9.3	<p>Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</p> <p>(a) a suitably qualified professional fauna spotter and catcher undertakes pre-clearing inspections and is present for all clearing activities;</p> <p>(b) all vacant hollows and nests are rendered unusable to prohibit fauna return during clearing works;</p> <p>(c) all fauna is suitably relocated during the pre-clearing inspections or during clearing, where permitted by legislation;</p> <p>(d) nesting boxes are provided in retained or adjacent bushland, at a rate of 1:2 for the nesting hollows removed;</p> <p>(e) nesting boxes are designed to target species identified on the <i>site</i>, including native bee species;</p> <p>(f) an inspection program is implemented for the nesting boxes; and</p> <p>(g) ground habitat such as rocks and hollow logs and other structural elements are provided at a similar density and diversity to the area of the <i>vegetation</i> cleared.</p>
PO10	<i>Vegetation clearing</i> is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air, dust or noise emissions.	AO10.1	No dust emissions extend beyond the boundaries of the <i>site</i> .
		AO10.2	No other air emissions, including odours, are detectable at the boundary of the <i>site</i> .
		AO10.3	Works are only carried out between the hours of 7.00am to 6.00pm Monday to Saturday inclusive.
		AO10.4	Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.
Vegetation Disposal			
PO11	<i>Vegetation</i> cleared from a <i>site</i> is disposed of in a manner that:- (a) maximises reuse and/or recycling; (b) minimises impacts on public health and safety; and (c) minimises the release of carbon dioxide.	AO11	<p>Where <i>vegetation</i> is cleared, vegetation waste is appropriately disposed of in the following order of preference:-</p> <p>(a) milling for commercial timber products, landscaping or firewood;</p> <p>(b) on-site chipping or mulching, unless it causes spreading of non-indigenous</p>

Performance Outcomes		Acceptable Outcomes	
			species; and (c) transportation off-site and disposal in an approved green waste disposal facility.

Table 9.4.9.3.2 Biodiversity offset requirements

Column 1 Environmental value impacted	Column 2 Biodiversity offset outcome sought	Column 3 Biodiversity offset location	Column 4 Offset ratio
Mapped Ecologically Important Areas³⁰			
Native <i>vegetation</i> area	Conserve <i>vegetation</i> , prevent loss of biodiversity, reduce land degradation and maintain ecological processes.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	1:1 where involving development in a <i>centre zone</i> or <i>industry zone</i> 1.5:1 where not otherwise specified
Riparian area, <i>waterway</i> or <i>wetland</i>	Improve the integrity and viability of <i>wetlands</i> , <i>waterways</i> and riparian areas. Improve water quality, flows and aquatic habitat.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	2:1
Habitat for Rare and Threatened Species			
Koala habitat OR Habitat for other endangered species, vulnerable species and rare species	Improve the population viability of relevant species in the wild.	In accordance with the standards specified in the Planning scheme policy for biodiversity offsets.	5:1 where for Koala habitat 2:1 where for other habitat

³⁰ Native vegetation area, riparian areas (riparian protection areas and urban riparian areas), *waterways* and *wetlands* are identified on Biodiversity, Waterways and Wetlands Overlay Maps.

9.4.10 Waste management code³¹

9.4.10.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Waste management 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.

9.4.10.2 Purpose and overall outcomes

- (1) The purpose of the Waste management code is to ensure development provides for the sustainable management of waste in a manner which is environmentally acceptable, safe and efficient.
- (2) The purpose of the Waste management code will be achieved through the following overall outcomes:-
 - (a) development provides opportunities to minimise waste generation and increase re-use and recycling;
 - (b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically pleasing manner;
 - (c) waste storage facilities are functionally appropriate for users of the facilities; and
 - (d) waste collection services are undertaken in a safe, efficient and unobstructed manner.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Waste Minimisation			
PO1	Development minimises waste generation (including construction, demolition and operational waste) and provides opportunities for re-use and recycling, where appropriate.	AO1	Development with the potential to generate significant amounts of waste is undertaken in accordance with an approved waste management plan, prepared in accordance with the Planning scheme policy for the waste management code .
Waste Storage			
PO2	Development provides adequate facilities on-site for the storage of waste and recyclable material, in a manner which minimises the potential for environmental harm and environmental nuisance.	AO2	A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the Planning scheme policy for the waste management code .
PO3	Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	AO3	No acceptable outcome provided.
Waste Servicing			
PO4	Development is designed to facilitate	AO4.1	Where on-site waste collection services

³¹ Editor's note—the **Planning scheme policy for the waste management code** provides standards, guidelines and advice for achieving certain outcomes of this code, including guidance for the preparation of a waste management plan.

Performance Outcomes		Acceptable Outcomes	
	<p>and allow for safe, unobstructed and efficient servicing of waste containers.</p>	<p>AO4.2</p> <p>AO4.3</p>	<p>are proposed:-</p> <ul style="list-style-type: none"> (a) the layout and internal trafficable areas of the development is designed to facilitate direct servicing of waste containers by the refuse collection vehicle in a safe, efficient and unobstructed manner; (b) refuse collection vehicle entry and exit from the <i>site</i> is carried out in a forward gear; and (c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour. <p>Where on-street (kerbside) waste collection is proposed for standard domestic waste containers, sufficient kerbside space is provided adjacent to the <i>frontage</i> of the premises for the required number of bins, and such space is:-</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and other similar no-standing areas; (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (c) clear of footpaths and pedestrian access connections to the road; (d) not in front of shop entrances or private residential premises; (e) not blocking the vision of vehicles using the roadway or entering and exiting the property; (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and (g) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse). <p>Where on-street waste collection is proposed for standard bulk bins:-</p> <ul style="list-style-type: none"> (a) a storage embayment is provided just inside the property boundary alignment of the <i>site</i>, preferably next to the site access point, and adjacent to the likely point on the street where the bulk bin will be serviced by the contractor; (b) a reasonably level, smooth and non-slip access path is provided, from the temporary embayment continuous to the likely point on the street where a refuse collection vehicle will service the bin; (c) a lawful point exists on the street for the refuse collection vehicle to stand, at the likely point for bin servicing, such that the refuse collection vehicle is not required to “double park” and/or is not impeding traffic flow during servicing and is not blocking the vision of vehicles using the roadway

Performance Outcomes		Acceptable Outcomes	
			<p>or entering and exiting the property; and</p> <p>(d) at the point of collection, there is clear volumetric space available that is:-</p> <ul style="list-style-type: none"> (i) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm; (ii) clear of footpaths and pedestrian access connections to the road; (iii) not in front of shop entrances or private residential premises; and (iv) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse). <p>Note—the Planning scheme policy for the waste management code contains guidance in relation to the achievement of AO4.1, AO4.2 and AO4.3.</p> <p>Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for service vehicle access and parking.</p>
PO5	Development is designed to allow for safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	AO5	No acceptable outcome provided.

9.4.11 Works, services and infrastructure code

9.4.11.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Works, services and infrastructure 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.

9.4.11.2 Purpose and overall outcomes

- (1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of *infrastructure* and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with *best practice*.
- (2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-
 - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water and retained *vegetation* are protected;
 - (b) development is designed and constructed to a standard that meets community expectations, prevents unacceptable off-site impacts and minimises whole of life cycle costs;
 - (c) physical and human *infrastructure* networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
 - (d) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications *infrastructure* and other services;
 - (e) *infrastructure* is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
 - (f) *infrastructure* is integrated with surrounding networks;
 - (g) development over or near *infrastructure* does not compromise or interfere with the integrity of the *infrastructure*; and
 - (h) *filling or excavation* does not adversely or unreasonably impact on the natural environment or adjacent properties and provides for sites to be suitably remediated to maximise landscape outcomes.

9.4.11.3 Performance outcomes and acceptable outcomes

Table 9.4.11.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Construction Management			
PO1	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	AO1.1	Dust emissions do not extend beyond the boundary of the <i>site</i> .
		AO1.2	Air emissions, including odours, are not detectable at the boundary of the <i>site</i> .
		AO1.3	Works are only carried out between 7:00am to 6:00pm Monday to Saturday inclusive.
		AO1.4	Noise generating equipment is enclosed, shielded or acoustically treated in a manner

Performance Outcomes		Acceptable Outcomes	
		AO1.5	which ensures the equipment does not create environmental harm. Outdoor lighting complies with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO2	Construction activities and works provide for:- (a) the protection of the aesthetic and ecological values of retained <i>vegetation</i> ; and (b) impacts on fauna to be minimised.	AO2.1	The health and stability of retained <i>vegetation</i> is maintained or enhanced during construction activities by:- (a) clearly marking <i>vegetation</i> to be retained with temporary fencing and flagging tape; (b) installing temporary barrier fencing around the outer drip line and critical root zone of the <i>vegetation</i> ; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; (d) using low impact construction techniques in the vicinity of <i>vegetation</i> to minimise interference with the <i>vegetation</i> ; and (e) removing all declared noxious weeds and environmental weeds from the <i>site</i> .
		AO2.2	All works carried out in the vicinity of retained <i>vegetation</i> comply with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i> .
		AO2.3	Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:- (a) a suitably qualified professional fauna spotter and catcher undertakes a fauna management report, pre-clearing inspections and is present for all clearing activities; (b) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; (c) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing; and (d) 'offset' nesting hollows/nest boxes are provided in adjoining <i>vegetation</i> at least 1 month prior to the clearing,
PO3	<i>Vegetation</i> cleared from a <i>site</i> is disposed of in a manner that:- (a) maximises reuse and/or recycling; and (b) minimises impacts on public health and safety.	AO3	Where <i>vegetation</i> is cleared, vegetation waste is appropriately disposed of in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood; (b) on-site chipping or mulching; (c) transportation off-site and disposal in an approved green waste disposal facility; and (d) use for forest floor habitat in adjoining bushland and revegetation areas.
PO4	Construction activities and works are managed such that all reasonable and practicable measures are taken to protect the environmental values of	AO4	Development is located, designed and constructed in accordance with an erosion and sediment control plan, prepared in accordance with the requirements specified

Performance Outcomes		Acceptable Outcomes	
	water and the functionality of stormwater <i>infrastructure</i> from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development <i>site</i> .		in the Planning scheme policy for development works .
PO5	Construction activities and works are undertaken such that existing utilities, road and drainage <i>infrastructure</i> :- (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	AO5.1	Existing utilities, road and drainage <i>infrastructure</i> are protected or relocated in accordance with the standards specified in the Planning scheme policy for development works .
		AO5.2	The costs of any alterations or repairs to utilities, road and drainage <i>infrastructure</i> are met by the applicant.
PO6	Traffic and parking generated during construction activities and works is managed to minimise impacts on the amenity of the surrounding area.	AO6	No acceptable outcome provided.
PO7	Construction activities and works provide for:- (a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; and (d) collection of waste and recyclable material; in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.	AO7	No acceptable outcome provided. Editor's note— Section 9.4.10 (Waste management code) sets out requirements for waste management.
Infrastructure, Services and Utilities			
PO8	Development is provided with <i>infrastructure</i> , services and utilities appropriate to its setting and commensurate with its needs.	AO8.1	Where development is located in an <i>urban zone</i> , appropriate connection is provided to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services at no cost to the <i>Council</i> , including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services in accordance with the standards specified in the Planning scheme policy for development works , or where applicable, the requirements of the service provider.
		AO8.2	Where development is located in a <i>non-urban zone</i> and reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i> .
		AO8.3	Where development is located in a <i>non-urban zone</i> and reticulated water supply is not available, development is provided with appropriate on-site rainwater collection in accordance with the relevant use code. Editor's note— Section 9.4.6 (Stormwater management code) sets out requirements for stormwater management. Editor's note—the provision of telecommunications <i>infrastructure</i> is regulated in accordance with Federal Government legislation.
PO9	Development provides for	AO9.1	<i>Infrastructure</i> is planned, and appropriate

Performance Outcomes	Acceptable Outcomes
<p><i>infrastructure</i>, services and utilities that are planned, designed and constructed in a manner which:-</p> <ul style="list-style-type: none"> (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids, or where avoidance is not practicable minimises and mitigates, adverse impacts on <i>ecologically important areas</i>; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; (l) preserves visual amenity in key areas (i.e. in centres or along scenic routes); and (m) minimises interference with the passage of pedestrians in areas of high pedestrian traffic. 	<p>contributions made, in accordance with the Local Government Infrastructure Plan or any other applicable infrastructure charging instrument.</p> <p>AO9.2 <i>Infrastructure</i> is planned, designed and constructed in accordance with <i>Council's</i> Local Government Infrastructure Plan, and the Planning scheme policy for development works, or where applicable, the requirements of the service provider.</p> <p>AO9.3 Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.</p> <p>AO9.4 Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.</p> <p>AO9.5 <i>Infrastructure</i>, services and utilities are located and aligned so as to:-</p> <ul style="list-style-type: none"> (a) avoid disturbance of <i>ecologically important areas</i>; (b) minimise earthworks; and (c) avoid crossing <i>waterways</i> or <i>wetlands</i>. <p>OR</p> <p>Where the provision of <i>infrastructure</i> has adverse impacts upon an <i>ecologically important area</i> which cannot reasonably be avoided, development provides for a biodiversity offset for the area of an <i>ecologically important area</i>, in accordance with the following:-</p> <ul style="list-style-type: none"> (a) the biodiversity offset requirements specified in Table 9.4.9.3.2 (Biodiversity offset requirements) of Section 9.4.9 (Vegetation management code); and (b) the standards specified in the Planning scheme policy for biodiversity offsets. <p>AO9.6 Where the crossing of a <i>waterway</i> or <i>wetland</i> cannot be avoided, tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.</p> <p>AO9.7 The selection of materials used in the construction of <i>infrastructure</i> is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves <i>best practice</i> environmental management and energy savings.</p> <p>AO9.8 Except where in the Rural zone, electrical and telecommunications reticulation <i>infrastructure</i> is provided underground in:-</p> <ul style="list-style-type: none"> (a) greenfield developments; (b) development involving the creation of more than 5 lots;

Performance Outcomes		Acceptable Outcomes	
			(c) development in <i>centre zones</i> ; and (d) development in areas of high scenic amenity.
Works Over or Near Sewerage, Water and Stormwater Drainage Infrastructure			
PO10	Building or operational work near or over the <i>Council's</i> stormwater <i>infrastructure</i> and/or sewerage and water <i>infrastructure</i> :- (a) protects the <i>infrastructure</i> from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	AO10	Building or operational work near or over the <i>Council's</i> stormwater <i>infrastructure</i> and/or sewerage and water <i>infrastructure</i> complies with the Planning scheme policy for development works and the requirements of the water and sewerage service provider.
Filling or Excavation			
PO11	<i>Filling or excavation</i> :- (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintains natural landforms as far as possible; (d) provides for remediated soil conditions to support the successful establishment of landscapes; and (e) is stable in both the short and long term.	AO11	Development provides that:- (a) on sites:- (i) with a <i>slope</i> of 15% or more, or as identified in the Planning scheme policy for development works , the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the <i>natural ground level</i> at any point; or (ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the <i>natural ground level</i> at any point; (b) no part of any cut or fill batter is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any <i>vegetation</i> ; (c) retaining walls are no greater than 1.0 metre high; (d) retaining walls are constructed a minimum 150mm from property boundaries; (e) all stored material is:- (i) contained wholly within the <i>site</i> ; (ii) located in a single manageable area that does not exceed 50m ² ; and (iii) located at least 10 metres from any property boundary; (f) topsoil is harvested, stockpiled, remediated and reused in a manner that supports achievement of site specific vegetation performance objectives; and (g) any batter or retaining wall is structurally adequate.
PO12	<i>Filling or excavation</i> does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the <i>site</i> .	AO12	Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste.
PO13	The location and extent of <i>filling or excavation</i> is consistent with the	AO13	The extent of <i>filling or excavation</i> is in accordance with an existing development

Performance Outcomes		Acceptable Outcomes	
	intended use of the <i>site</i> .		approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).
PO14	<i>Filling or excavation</i> does not prevent or create difficult access to the property.	AO14	Driveways are able to be constructed and maintained in accordance with the requirements of the Planning scheme policy for development works .
PO15	<i>Filling or excavation</i> does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	AO15	<i>Filling or excavation</i> is undertaken in accordance with the requirements of the Planning scheme policy for development works .
PO16	The transportation of materials in association with <i>filling or excavation</i> activities minimises adverse impacts on the road system.	AO16	Material is transported in accordance with the requirements of the Planning scheme policy for development works .

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Active use • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable living • Amplified music • Ancillary • Annual exceedance probability (AEP) • Art and craft centre • Australian noise exposure forecast (ANEF) • Average recurrence interval (ARI) • Aviation facilities • Aviation facility sensitive area • Base date • Basement • Bed and breakfast • Best practice • Buffer or landscape buffer • Building height • Business activity group • Camping ground • Caravan park • Caravan and boat storage • Centre zone • Character building • Coastal dependent development • Community activity group • Constructed water body • Corner store • Council • Defined flood event (DFE) • Defined storm tide event (DSTE) • Demand unit • Department store • Development Control Plan 1 Kawana Waters • Development footprint • Discount department store • Distributor-retailer • Domestic outbuilding 	<ul style="list-style-type: none"> • Frontage • Full line supermarket • Gross floor area • Gross leasable floor area • Ground level • High impact home based business activities • High volume convenience restaurant • Home office • Household • Industrial activity group • Industry zone • Infrastructure • Intensive rural use • Kawana Waters Development Agreement • Koala habitat tree • Local area structure plan • Local heritage place • Local utility • Major road • Major utility • Maritime development • Mezzanine • Minor building work • Minor electricity infrastructure • Mixed use building • Mixed use development • Net developable area • Netserv Plan • Non-juvenile koala habitat tree • Non-urban zone • Not-for-profit organisation • Obstacle limitation surface (OLS) • Other activity group • Operational airspace • Outermost projection • Planning assumptions • Plot ratio • Prescribed mixed use area • Prescribed other development codes • Prescribed rooftop use • Primary active street frontage • Principal public transport 	<ul style="list-style-type: none"> • Property maintenance activities • Protected estate • Public open space • Public safety area • Rear lot • Reasonably necessary • Recommended flood level (RFL) • Regional activity centre • Residential activity group • Residential density or density of residential uses • Residential zone • Resource/processing area • Rooming unit • Rural activity group • Safe refuge • Secondary active street frontage • Secondary dwelling • Sensitive land use • Service catchment • Setback • Signface area • Site • Site cover • Slope • Slope analysis • Sport and recreation activity group • State heritage place • Steep land • Storey • Storm tide inundation area • Streetscape • Sunshine Coast activity centre network • Supermarket • Temporary use • Third party advertising device • Tidal waters • Transport hierarchy • Transport network • Transport route • Ultimate development • Urban purposes • Urban zone • Use area
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<ul style="list-style-type: none"> • Drive-through facility • Dwelling • Ecologically important area • Equivalent dwelling • Erosion prone area • Essential community infrastructure • Exempt vegetation clearing • Extractive resources • Filling or excavation • Floodplain 	<ul style="list-style-type: none"> • network • Private open space • Probable maximum flood (PMF) • Probable maximum storm tide (PMST) 	<ul style="list-style-type: none"> • Vegetation • Vegetation clearing • Water resource catchment area • Water supply storage • Waterway • Wetland
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Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the <i>frontage</i> of that lot.
Acid sulfate soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised, known as potential ASS.
Active transport	Non-motorised forms of transport involving physical activity, such as walking and cycling.
Active use	Any use that by its nature creates activity on adjoining land. The term includes but is not necessarily limited to the following uses as defined in Table SC1.1.2 (Use definitions) :- (a) <i>community use</i> ; (b) <i>food and drink outlet</i> ; (c) <i>hotel</i> ; (d) <i>office</i> (where a bank or real estate agent); (e) <i>shop</i> ; and (f) <i>shopping centre</i> .
Adjoining premises	Premises that share all or part of a measurable common boundary.
Adult store sensitive use area	Means the area from the boundary of land occupied by a <i>child care centre</i> , <i>educational establishment</i> or <i>place of worship</i> (Sensitive Use) which is within the greater of the following:- (a) 200 metres of a Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres of a Sensitive Use measured in a straight line.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement. Note—an <i>advertising device</i> that is not visible from a public place or premises other than premises on which the <i>advertising device</i> is placed is not an <i>advertising device</i> for the purposes of the planning scheme. Note—an <i>advertising device</i> required to be placed on premises by legislation (including subordinate legislation) is not an <i>advertising device</i> for the purposes of the planning scheme.
Affordable living	Housing and neighbourhoods that are designed to minimise the cost of living through a range of measures including the following:- (a) provision of appropriate employment, community <i>infrastructure</i> and open space; (b) provision of high quality public transport and bicycle and pedestrian <i>infrastructure</i> networks; and (c) design for water and energy efficiency.
Amplified music	Means music that is played with the use of electronic amplification equipment, for

Column 1 Term	Column 2 Definition
	<p>example electric guitars or loud speakers.</p> <p>Note—for the purposes of this definition, <i>amplified music</i> does not include the following:-</p> <ul style="list-style-type: none"> • Use of a microphone by a singer; or • Use of domestic scale amplification equipment for the purposes of playing background music.
Ancillary	Associated with, but incidental and subordinate to.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage (e.g. 5% <i>AEP</i>).
Art and craft centre	<p>The use of premises being <i>shop</i> for the display and sale of a work of art or craft, such as handicrafts, pottery, paintings and sculptures. The term includes:-</p> <p>(a) the manufacture of art or craft on the premises; and</p> <p>(b) associated individual or small group instruction on the making of a work of art or craft.</p>
Australian noise exposure forecast (ANEF)	A single number index (shown as a series of contours on an Airport Environs Overlay Map) that predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period.
Average recurrence interval (ARI)	<p>The average period between the recurrence of a storm event of a given rainfall intensity.</p> <p>The <i>ARI</i> represents a statistical probability. For example, a 10 year <i>ARI</i> indicates an average of 10 years between exceedance of a given storm magnitude.</p>
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport premises.
Aviation facility sensitive area	The area around an <i>aviation facility</i> that is sensitive to development including physical obstructions, competing radio transmissions or significant electromagnetic emissions.
Base date	The date from which a local government has estimated its projected <i>infrastructure</i> demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Bed and breakfast	The use of a premises being a <i>dwelling house</i> for short term accommodation to the travelling public.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Buffer (or landscape buffer)	<p>An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscape, structures and works:-</p> <p>(a) between different land uses;</p> <p>(b) from a major noise source;</p> <p>(c) from a conservation area or a public recreation area; or</p> <p>(d) from a <i>wetland</i>, <i>waterway</i> or waterbody.</p>
Building height	<p>Means:-</p> <p>(a) if specified in metres—the vertical distance between the <i>ground level</i> and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like;</p> <p>(b) if specified in <i>storeys</i>—the number of <i>storeys</i> above <i>ground level</i>; or</p> <p>(c) if specified in both metres and <i>storeys</i>, both (a) and (b) apply.</p> <p>Note—Notwithstanding the definition of <i>ground level</i>, for the purpose of determining <i>building height</i> in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach/Dicky Beach), ground level is the level of the land at the time the original estate was subdivided and roads created as determined by a cadastral surveyor, or if this level is not known, the natural level of the ground or probable natural level of the ground as determined by a cadastral surveyor.</p>

Column 1 Term	Column 2 Definition
Business activity group	The uses identified in Figure SC1.1.2B (Business activity group) as forming part of the <i>business activity group</i> .
Camping ground	The use of premises being <i>tourist park</i> for pitching a tent for the purpose of providing short term accommodation to the travelling public. The use may include toilet and shower facilities for the convenience of visitors.
Caravan and boat storage	The use of premises being a <i>warehouse</i> primarily for the storage of caravans, boats, recreation vehicles and the like, where the use is conducted wholly or predominantly outdoors.
Caravan park	The use of premises being <i>tourist park</i> for the parking of caravans, motor homes, campervans, camper trailers and the like for the purpose of providing accommodation. The use may include:- (a) communal facilities for the exclusive use of occupants; (b) the use of camping areas and cabins for short term accommodation where they are <i>ancillary</i> to the provision of caravan sites; (c) any associated manager's residence and office; and (d) any amenity buildings, recreation and entertainment facilities that cater exclusively for the occupants of the <i>caravan park</i> .
Centre zone	Means each of the following zones:- (a) Principal centre zone; (b) Major centre zone; (c) District centre zone; and (d) Local centre zone.
Character building	A building within a character area that contributes to and reinforces the identified and predominant character of the area. The term includes those buildings identified as <i>character buildings</i> in the significance statements for neighbourhood character areas in the Planning scheme policy for the Heritage and character areas overlay code .
Coastal-dependent development	Development that requires land adjoining the foreshore and access to tidal water to function, including:- (a) industrial and commercial facilities such as ports, harbours and navigation channels and facilities, erosion control structures and beach nourishment; and (b) tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.
Community activity group	The uses identified in Figure SC1.1.2D (Community activity group) as forming part of the <i>community activity group</i> .
Constructed water body	Any artificial <i>waterway</i> , including any artificial channel, lake or other body of water. The term includes a canal (being an artificial <i>waterway</i> connected, or intended to be connected to tidal water and from which boating access to the tidal water is not hindered by a lock, weir or similar structure) but does not include a sedimentation basin, stormwater drain (including of natural channel design), treatment wetland, water supply <i>infrastructure</i> or agricultural water body.
Corner store	The use of premises being <i>shop</i> for the display and retail sale of convenience goods to members of the public where the <i>gross leasable floor area</i> of the use is not more than 100m ² . The use may be combined with the use of the same premises for a <i>dwelling unit</i> .
Council	The Sunshine Coast Regional Council.
Defined flood event (DFE)	The event, measured in terms of the likelihood of occurrence, adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure) of the Flood hazard overlay code. The <i>DFE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities and mean sea level rise.
Defined storm tide event (DSTE)	The event, measured in terms of the likelihood of occurrence, and associated inundation level adopted by the <i>Council</i> to manage development as identified in Column 2 of Table 8.2.7.3.3 (Flood levels and flood immunity requirements for

Column 1 Term	Column 2 Definition
	development infrastructure) of the Flood hazard overlay code. The <i>DSTE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities, mean sea level rise and a greater frequency of extreme weather events.
Demand unit	A standard of unit measurement to express demand on a trunk <i>infrastructure</i> network.
Department store	A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale. Note—examples - David Jones, Myer.
Development Control Plan 1 Kawana Waters	<i>Development Control Plan 1 Kawana Waters</i> made under the repealed <i>Planning and Environment Act 1997</i> and which was in existence prior to the commencement of the planning scheme and includes all amendments to the <i>Development Control Plan 1 Kawana Waters</i> made pursuant to Section 857 (Development Control Plans under repealed LGP&E Act) of the <i>Sustainable Planning Act 2009</i> .
Development footprint	The location and extent of all development proposed on a <i>site</i> . This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, <i>access</i> and manoeuvring areas.
Discount department store	A single self-contained retailing outlet with fast service checkout facilities offering a wide variety of goods and services generally of a non-food nature for sale. Note—examples - Big W, K Mart, Target.
Distributor-retailer	The Northern South East Queensland Distributor-Retailer Authority (trading as Unitywater).
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is <i>ancillary</i> to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage or carport.
Drive-through facility	The use of land buildings or structures to provide or dispense products or services, through an attendant or window or automated machine, to persons remaining in a motor vehicle.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following:- (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. The term includes outbuildings, structures and works normally associated with a <i>dwelling</i> .
Ecologically important area	Except where separately defined in a structure plan, means:- (a) a natural <i>waterway</i> or <i>wetland</i> ; (b) an area of remnant or non-remnant native <i>vegetation</i> identified on a Biodiversity, Waterways and Wetlands Overlay Map; or (c) an area which otherwise:- (i) contains or is likely habitat for scheduled species under the <i>Nature Conservation (Wildlife) Regulation (Qld) 2006</i> ; (ii) contains or is likely to contain listed threatened species and/or ecological communities, protected critical habitat or listed migratory species as defined by the <i>Environmental Protection and Biodiversity Conservation (Cth) Act 1999</i> ; (iii) contains a spring as defined under the <i>Water Act (Qld) 2000</i> ; or (iv) contains habitat for flora and/or fauna species of local ecological significance.
Equivalent dwelling	The equivalence factor used to calculate <i>residential density</i> where:-

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> (a) a <i>rooming unit</i> equals 0.35 <i>equivalent dwellings</i>; (b) a one bedroom dwelling equals 0.7 <i>equivalent dwellings</i>; (c) a two bedroom <i>dwelling</i> equals 1 <i>equivalent dwelling</i>; (d) a three bedroom <i>dwelling</i> equals 1.35 <i>equivalent dwellings</i>; and (e) a <i>dwelling</i> with four or more bedrooms equals 1.7 <i>equivalent dwellings</i>.
Erosion prone area	An area subject to coastal erosion and declared to be an <i>erosion prone area</i> under section 70(1) of the <i>Coastal Protection and Management Act 1995</i> .
Essential community infrastructure	<p>Any one or more of the following:-</p> <ul style="list-style-type: none"> (a) <i>emergency services</i> infrastructure; (b) emergency shelters; (c) police facilities; (d) <i>hospitals</i> and associated facilities; (e) stores of valuable records or heritage items; (f) power stations and <i>substations</i>; (g) major switch yards; (h) communication facilities; (i) sewage treatment plants; and (j) water treatment plants.
Exempt vegetation clearing	<p><i>Vegetation clearing</i> under the following circumstances:-</p> <ul style="list-style-type: none"> (a) <i>vegetation clearing</i> undertaken by a statutory authority on land other than freehold land; (b) <i>vegetation clearing</i> undertaken by the <i>Council</i> in the exercise of its power under the <i>Local Government Act 2009</i>; (c) <i>vegetation clearing</i> undertaken by or on behalf of the <i>Council</i> on <i>Council</i> owned or controlled land included within the Community facilities zone, Sport and recreation zone or Open space zone; (d) clearing of:- <ul style="list-style-type: none"> (i) a plant declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; (ii) a plant identified as a locally significant pest species in the Sunshine Coast Local Government Area Pest Management Plan; or (iii) a plant which is otherwise an exotic species; provided that the clearing:- <ul style="list-style-type: none"> (i) is consistent with any current development approval that attaches to the land; (ii) does not involve the removal of <i>vegetation</i> on a heritage place identified on a Heritage and Character Areas Overlay Map; (iii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and (iv) does not result in the total clearing of an area of <i>vegetation</i> greater than 250m²; (e) <i>vegetation clearing</i> in the Rural zone associated with <i>property maintenance activities</i>; (f) <i>vegetation clearing</i> that is <i>reasonably necessary</i> for carrying out work that is:- <ul style="list-style-type: none"> (i) authorised or required under legislation or a local law; or (ii) specified in a notice served by <i>Council</i> or another regulatory authority; (g) <i>vegetation clearing</i> in accordance with a current development approval:- <ul style="list-style-type: none"> (i) for material change of use, reconfiguring a lot or other operational work; or (ii) for building work associated with a <i>dwelling house</i>; (h) <i>vegetation clearing</i> in accordance with an approved Property Vegetation Management Plan, current permit or other approved plan granted under a local law; (i) <i>vegetation clearing</i> required for emergency works, where:- <ul style="list-style-type: none"> (iii) a person honestly and reasonably believes that an immediate threat exists to life or property; (iv) no other lawful action is reasonably available to the person to avoid the immediate threat to life or property; (v) no reasonable opportunity exists for an application to be made to clear the <i>vegetation</i>; and (vi) <i>Council</i> is advised in writing as soon as practicable after the action has been taken;

Column 1 Term	Column 2 Definition
	<p>(j) <i>vegetation clearing</i> involving the harvesting of timber in a lawfully established plantation;</p> <p>(k) <i>vegetation clearing</i> within 3 metres of a lawful building or structure, unless the <i>vegetation</i> is otherwise required to be retained in accordance with a development approval;</p> <p>(l) <i>vegetation clearing</i> on a lot not exceeding 1,000m² in area provided that such <i>vegetation clearing</i>:-</p> <ul style="list-style-type: none"> (i) is consistent with any current development approval that attaches to the land; (ii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>; (iii) is not located on land adjacent to land included within the Environmental management and conservation zone; (iv) does not involve the removal of <i>vegetation</i> on a heritage place identified on a Heritage and Character Areas Overlay Map; (v) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and (vi) does not exceed a total area of 600m²; and <p>(m) <i>vegetation clearing</i> on a lot exceeding 1,000m² in area provided that such <i>vegetation clearing</i>:-</p> <ul style="list-style-type: none"> (i) is not located in a native <i>vegetation</i> area, <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map; (ii) is consistent with any current development approval that attaches to the land; (iii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>; (iv) is not located in or within 10 metres of the high bank of a natural <i>waterway</i> or <i>wetland</i>, other than a <i>waterway</i> with a revetment wall; (v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map; (vi) does not involve the removal of <i>vegetation</i> on a heritage place; and (vii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan. <p>Editor's note—<i>vegetation clearing</i> which is defined as <i>exempt vegetation clearing</i> for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.</p>
Extractive resources	Natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The term does not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.
Filling or excavation	The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.
Floodplain	An area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the <i>Probable Maximum Flood (PMF)</i> .
Frontage	Any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
Full line supermarket	<p>A <i>supermarket</i> offering all or most major lines of groceries for sale and having a <i>gross leasable floor area</i> generally in excess of 2,500m².</p> <p><i>Examples—larger types of the examples cited for the term supermarket.</i></p>
Gross floor area (GFA)	The total floor area of all <i>storeys</i> of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:-

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
Ground level	<p>The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.</p> <p>Note—lawfully changed ground level is:</p> <ul style="list-style-type: none"> (a) the as constructed level of the ground in accordance with an operational works development permit; OR (b) where a <i>site</i> has been filled to manage a flood hazard, a level no higher than: <ul style="list-style-type: none"> (i) the level of the <i>defined flood event</i> (DFE) or the <i>defined storm tide event</i> (DSTE) for the <i>site</i>; or (ii) if the DFE or DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the <i>site</i>; or (iii) the level determined by the Council, in all other circumstances.
Gross leasable floor area (GLFA)	That part of the <i>gross floor area</i> of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
High impact home based business activities	<p>A type of <i>home based business</i> that involves one or more of the following activities:-</p> <ul style="list-style-type: none"> (a) any form of vehicle repairs, services, detailing; (b) panel beating; (c) spray painting; (d) engine reconditioning, repairs; (e) wood working/manufacturing involving the use of power tools; (f) furniture manufacturing; (g) metal work; (h) welding.
High volume convenience restaurant	The use of premises being fast food outlet for the preparation of take-away meals and foods for sale as a nationally or internationally franchised business, where provision is made for high customer turn over, facilities are provided for eating on the premises, and which may or may not include a <i>drive-through facility</i> .
Home office	<p>The use of premises being <i>home based business</i> for office activities which:-</p> <ul style="list-style-type: none"> (a) are subordinate to the residential component of the <i>dwelling</i>; (b) are conducted only by residents of the <i>dwelling</i>; (c) involve no client visits to the premises; (d) are located in the <i>dwelling</i> or an associated building, with no outside activity; and (e) do not exceed a <i>gross floor area</i> of 20m².
Household	An individual or a group of two or more related or unrelated people who reside in the <i>dwelling</i> , with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Industrial activity group	The uses identified in Figure SC1.1.2C (Industrial activity group) as forming part of the <i>industrial activity group</i> .
Industry zone	<p>Means each of the following zones:-</p> <ul style="list-style-type: none"> (a) Low impact industry zone; (b) Medium impact industry zone; (c) High impact industry zone; and (d) Waterfront and marine industry zone.
Infrastructure	The transport, water cycle management, energy generation, waste management, information and telecommunications, environmental management, open space and social systems and facilities required to support the sustainable growth of the region.
Intensive rural use	<p>Means each of the following uses as defined in Table SC1.1.2 (Use definitions):-</p> <ul style="list-style-type: none"> (a) <i>animal keeping</i>; (b) <i>aquaculture</i>;

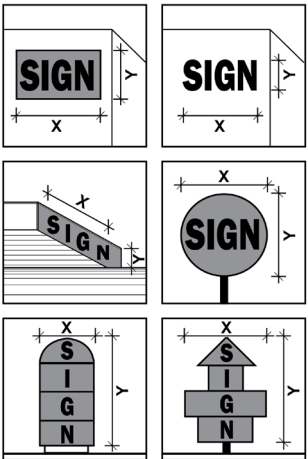
Column 1 Term	Column 2 Definition
	(c) <i>intensive animal industry</i> ; and (d) <i>intensive horticulture</i> .
Kawana Waters Development Agreement	The development agreement dated 6 September 1996 between Kawana Estates Pty Ltd (ACN 009 693 556), Buddina Estates Pty Ltd (ACN 009 682 384), the Caloundra City Council and the Minister for Natural Resources and includes all amendments to the development agreement.
Koala habitat tree	Means:- (a) a food tree of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera; and (b) a preferred shelter species such as <i>Angophora</i> .
Local area structure plan	An integrated plan setting out the environmental, land use, and <i>infrastructure</i> parameters intended to guide development on a <i>site</i> or in an area.
Local heritage place	A place of local heritage significance as shown on a Heritage and Character Areas Overlay Map.
Local utility	The use of premises being <i>utility installation</i> for:- (a) any undertaking by the <i>Council</i> or other public sector entity (including a <i>distributor-retailer</i> entity) for:- (i) the reticulation or conveyance of water, sewerage and stormwater drainage; (ii) the provision or maintenance of roads and traffic controls; or (iii) a public purpose carried out by the <i>Council</i> pursuant to the <i>Local Government Act 2009</i> ; (b) the reticulation of power (including electricity and gas); (c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport; (d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park; (e) the provision of postal services; or (f) the provision of telecommunication services not involving the erection of a <i>telecommunications facility</i> . The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.
Major road	A road classified as one of the following on Figure 9.4.8A (2031 Functional Transport Hierarchy) :- (a) highway/motorway; (b) arterial; (c) sub-arterial; (d) controlled distributor; (e) distributor; or (f) district collector.
Major utility	The use of premises being <i>utility installation</i> for:- (a) the generation of power (including electricity or gas) from a power plant; (b) the storage or treatment of water, sewage or refuse; or (c) any other Local Government, State or Federal Government purpose which is not a defined use. The term includes <i>ancillary</i> maintenance and storage depots and other facilities for the operation of the use.
Maritime development	Development that requires a location in, or adjacent to, <i>tidal waters</i> to function.
Mezzanine	An intermediate floor with a room.
Minor building work	An alteration, addition or extension to an existing building(s):- (a) which results in an increase in the gross floor area, of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50m ² , whichever is the lesser; and (b) where the building work does not intrude into any boundary <i>setback</i> specified as an acceptable solution in an applicable use code.

Column 1 Term	Column 2 Definition
Minor electricity infrastructure	<p>All aspects for development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:-</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the <i>infrastructure</i> does not increase; and (b) augmentations to existing <i>substations</i> (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the <i>infrastructure</i> does not increase, and where they are located at an existing <i>substation</i> lot.
Mixed use building	A use of premises that integrates residential uses with non-residential uses such as business uses or <i>community uses</i> .
Mixed use development	Development which comprises a mix of residential and non-residential uses such as business uses or <i>community uses</i> , either within a single building (horizontally or vertically) or multiple buildings of different use.
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a local government infrastructure plan, <i>net developable area</i> is usually measured in hectares, net developable hectares (net dev ha).</p>
Netserv Plan	A <i>distributor-retailer's</i> plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-juvenile koala habitat tree	A <i>koala habitat tree</i> that has a height of more than four (4) metres, or a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground, or both.
Non-urban zone	<p>Means each of the following zones:-</p> <ul style="list-style-type: none"> (a) Community facilities zone if located outside the urban growth management boundary; (b) Sport and recreation zone if located outside the urban growth management boundary; (c) Open space zone; (d) Environmental management and conservation zone; (e) Limited development (landscape residential) zone; (f) Rural zone; (g) Rural residential zone; and (h) Tourism zone if located outside the urban growth management boundary.
Not-for-profit organisation	A bona fide non-profit, volunteer, charitable, community, sporting or religious organisation which is registered with the Australian Tax Office as a charitable/non-profit organisation or with the Office of Fair Trading under either the <i>Associations Incorporation Act 1981</i> or <i>Collections Act 1966</i> .
Obstacle limitation surface (OLS)	The surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The <i>OLS</i> consists of an outer surface, a take-off/approach surface and a transitional surface.
Other activity group	The uses identified in Figure SC1.1.2G (Other activity group) as forming part of the <i>other activity group</i> .
Operational airspace	The areas and vertical dimensions of the <i>OLS</i> of the Sunshine Coast Airport and Caloundra Aerodrome.
Outermost projection	The <i>outermost projection</i> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning	Assumptions about the type, scale, location and timing of future growth.

Column 1 Term	Column 2 Definition
assumptions	
Plot ratio	The ratio of <i>gross floor area</i> to the area of the <i>site</i> .
Prescribed mixed use area	<p>Means each of the following zones, local plan areas and precincts:-</p> <ul style="list-style-type: none"> (a) Principal centre zone, where within the Maroochydore/Kuluin local plan area, Precinct MAR LPP-1 (City Core); (b) Major centre zone, where within the:- <ul style="list-style-type: none"> (i) Caloundra local plan area, Precinct CAL LPSP-1a (Destination centre); (ii) Nambour local plan area, other than Precinct NAM LPP-3 (Town centre frame); (iii) Sippy Downs local plan area, Sub-precinct SID LPSP-1a (Sippy Downs town centre core); (c) District centre zone, where within the Mooloolaba/Alexandra Headland local plan area; and (d) Tourist accommodation zone, where within the:- <ul style="list-style-type: none"> (i) Caloundra local plan area (Caloundra and Kings Beach only); (ii) Coolool local plan area; (iii) Maroochydore/Kuluin local plan area; and (iv) Mooloolaba/Alexandra Headland local plan area.
Prescribed other development codes	<p>The following other development codes contained in Part 9 (Development codes) of the planning scheme:-</p> <ul style="list-style-type: none"> (a) Landscape code; (b) Nuisance code; (c) Safety and security code; (d) Stormwater management code; (e) Sustainable design code; (f) Transport and parking code; (g) Waste management code; (h) Works, services and infrastructure code.
Prescribed rooftop use	<p>A <i>bar, food and drink outlet (restaurant), function facility, hotel</i> (excluding any accommodation component), <i>indoor sport and recreation, outdoor sport and recreation</i> or other recreation and entertainment facilities <i>ancillary</i> to a use in the <i>residential activity group</i> that are:-</p> <ul style="list-style-type: none"> (a) located on a rooftop and exceeding (whether fully or partially) the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map under the following circumstances:- <ul style="list-style-type: none"> (i) the building or structure does not exceed 3 metres above the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map, with the exception of a lift overrun which does not exceed 5 metres above the maximum height specified for the site on the applicable Height of Buildings and Structures Overlay Map; (ii) the building or structure is not located within 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading; (iii) lift overrun and building plant associated with any part of the building are setback a minimum of 3 metres from the rooftop perimeter (applicable to new building work only), other than where facing another tower element on the same site; (iv) having a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the <i>storey</i> directly below; (v) providing for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls); and (vi) including visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements. (b) accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests); and (c) located in a zone nominated in the following local plan areas:- <ul style="list-style-type: none"> (i) Maroochydore/Kuluin local plan area (Principal centre zone, that part of the Tourist accommodation zone adjacent to The Esplanade and Cotton Tree Parade or that part of the Local centre zone adjacent to King Street); or

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> (ii) Mooloolaba/Alexandra Headland local plan area (District centre zone, Tourism zone or Tourist accommodation zone); or (iii) Coolool local plan area (District centre zone or Tourist accommodation zone).
Primary active street frontage	<p>Any frontage of a building that creates activity on the adjacent street or other public place.</p> <p>Unless otherwise specified in a local plan code, development on a <i>primary active street frontage</i>:-</p> <ul style="list-style-type: none"> (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 90% of the street front boundary, (b) is built to the street front boundary at ground level; (c) has windows and door openings to the adjacent street or public place; and (d) minimises driveway and servicing access across the active street frontage.
Principal public transport network	The public transport corridors identified on Figure 9.4.8C (Strategic Network of Public Transport Links) as a dedicated public transport corridor, public transport priority corridor and public transport advantage corridor.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Probable maximum flood (PMF)	The largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The <i>PMF</i> defines the extent of flood-prone land. Generally, it is not physically or financially possible to provide general protection against this event.
Probable maximum storm tide (PMST)	The maximum storm tide level that may be expected from the combination of meteorological and hydrological conditions that are reasonably possible in a particular locality, including the predicted impacts of climate change.
Property maintenance activities	<i>Vegetation clearing</i> that is <i>reasonably necessary</i> for property maintenance including construction and maintenance of farm tracks, fences, farm structures (e.g. sheds, bores, windmills, tank stands, and stock yards), maintenance of crops, slashing grass, harvesting of crops, maintenance of pasture and cleared land areas and the pruning, felling and clearing of orchard vegetation species.
Protected estate	Means:- <ul style="list-style-type: none"> (a) any protected area to which the <i>Nature Conservation Act 1992</i> applies, including any national park, conservation park, resource reserve, nature refuge, coordinated conservation area, wilderness area, World heritage management area and international agreement area; (b) any area protected under other legislation primarily for its conservation significance; and (c) any <i>park</i> owned or controlled by <i>Council</i> and managed primarily for its conservation significance.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public safety area	An area immediately beyond the end of a runway and having a relatively high risk from an aircraft incident. The <i>public safety area</i> for the Sunshine Coast Airport is shown on the relevant Airport Environs Overlay Map.
Rear lot	A lot which has access to a road via an access strip which forms part of the lot or via an easement over adjoining land.
Reasonably necessary	Means, in the context of <i>vegetation clearing</i> for a particular purpose, there is no alternative way of achieving the purpose that is prudent and feasible and would avoid <i>vegetation clearing</i> or significantly reduce the extent of <i>vegetation clearing</i> .
Recommended flood level (RFL)	The minimum recommended level for community <i>infrastructure</i> , defined by particular flood and storm tide events, to provide additional immunity from flood and storm tide hazards.
Regional activity centre	An activity centre identified as a <i>regional activity centre</i> in the <i>South-East Queensland Regional Plan 2009 – 2031</i> .
Residential activity	The uses identified in Figure SC1.1.2A (Residential activity group) as forming

Column 1 Term	Column 2 Definition
group	part of the <i>residential activity group</i> .
Residential density or density of residential uses	Housing density expressed as <i>equivalent dwellings</i> or lots per hectare of the <i>site</i> .
Residential zone	Means each of the following zones:- (a) Low density residential zone; (b) Medium density residential zone; (c) High density residential zone; and (d) Tourist accommodation zone.
Resource/ processing area	The extent of an extractive resource and any existing or potential future processing operations. The term includes an area identified as a <i>resource/processing area</i> on an Extractive Resource Areas Overlay Map.
Rooming unit	That part of a building used for accommodation which may include ensuite facilities but which is not a <i>dwelling</i> .
Rural activity group	The uses identified in Figure SC1.1.2F (Rural activity group) as forming part of the <i>rural activity group</i> .
Safe refuge	An area specifically designed and constructed to provide protection for people during a flood or storm tide inundation event.
Secondary active street frontage	Means any frontage of a building that creates activity on the adjacent street or other public place. Unless otherwise specified in a local plan, development on a <i>secondary active street frontage</i> :- (a) contains <i>active uses</i> such as retail and entertainment/catering business uses for a minimum of 50% of the street front boundary, (b) is built to the street front boundary, or <i>setback</i> a maximum of 3 metres at ground level; (c) has windows and door openings to the adjacent street or public place; and (d) minimises driveway and servicing access across the active street frontage.
Secondary dwelling	A <i>dwelling</i> used in conjunction with, and subordinate to, a <i>dwelling house</i> on the same lot. 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.
Sensitive land use (or sensitive receptor)	Each of the following defined uses:- (a) <i>child care centre</i> ; (b) <i>community care centre</i> ; (c) <i>community residence</i> ; (d) <i>dual occupancy</i> ; (e) <i>dwelling house</i> ; (f) <i>educational establishment</i> ; (g) <i>health care services</i> ; (h) <i>hospital</i> ; (i) <i>multiple dwelling</i> ; (j) <i>nature-based tourism</i> ; (k) <i>office</i> ; (l) <i>relocatable home park</i> ; (m) <i>residential care facility</i> ; (n) <i>resort complex</i> ; (o) <i>retirement facility</i> ; (p) <i>rooming accommodation</i> ; (q) <i>short-term accommodation</i> ; and (r) <i>tourist park</i> .
Service catchment	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.

Column 1 Term	Column 2 Definition
	<p>Note—for example</p> <ul style="list-style-type: none"> stormwater network <i>service catchments</i> can be delineated to align with watershed boundaries; open space network <i>service catchments</i> can be determined using local government accessibility standards; water network <i>service catchments</i> can be established as the area serviced by a particular reservoir.
Setback	<p>For a building or structure, the shortest distance measured horizontally from the <i>outermost projection</i> of a building or structure to the vertical projection of the boundary of the lot.</p>
Signface area	<p>Means:-</p> <p>(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</p> <p>(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.</p> <p>Note—the figure below provides further guidance about the definition of <i>signface area</i>.</p> 
Site	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
Site cover	<p>The proportion of the <i>site</i> covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:-</p> <p>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;</p> <p>(b) <i>basement</i> car parking areas located wholly below ground level;</p> <p>(c) eaves and sun shading devices.</p>
Slope	<p>Means:-</p> <p>(a) for the purpose of reconfiguring a lot:-</p> <p>(iv) where the proposed lot is contained wholly within a single <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(v) where a proposed lot is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the predominant <i>slope</i> of the <i>use area</i>, as follows:-</p> <p>(A) where the <i>use area</i> is contained within one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> of that category; or</p> <p>(B) where the <i>use area</i> is contained within more than one <i>slope</i> category shown on a <i>slope analysis</i>, the <i>slope</i> is the average of all predominant <i>slopes</i> of the <i>use area</i>.</p>

Column 1 Term	Column 2 Definition
	<p>(b) for the purposes of building works or material change of use, the <i>slope</i> of the <i>use area</i> is that determined as follows:-</p> <ul style="list-style-type: none"> (i) where the <i>use area</i> has one predominant <i>slope</i>, that <i>slope</i>; or (ii) where the <i>use area</i> has more than one predominant <i>slope</i>, the average of all predominant <i>slopes</i>. <p>For the purposes of this definition, predominant <i>slope</i> (%) = (x ÷ y) x 100 where:-</p> <ul style="list-style-type: none"> • 'x' is the vertical distance in metres between the highest point and the lowest point of the area, and • 'y' is the horizontal distance in metres measured in a straight line between the highest point and the lowest point of the area. <p>Where the area has more than one predominant <i>slope</i> e.g. a knoll or gully, the average of all predominant <i>slopes</i> applies.</p>
Slope analysis	<p>Means a diagram prepared by a licensed surveyor indicating the <i>slope</i> of the <i>site</i> based on one metre contour intervals using the following <i>slope</i> categories:-</p> <ul style="list-style-type: none"> (a) up to 15%; (b) 15% or more but less than 20%; (c) 20% or more but less than 25%; (d) 25% or more.
Sport and recreation activity group	<p>The uses identified in Figure SC1.1.2E (Sport and recreation activity group) as forming part of the <i>sport and recreation activity group</i>.</p>
State heritage place¹	<p>A place of State cultural heritage significance as entered in the Queensland Heritage Register under the <i>Queensland Heritage Act 1992</i>.</p>
Steep land	<p>Land comprising <i>slopes</i> of 15% or greater.</p>
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:-</p> <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room; (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (c) a combination of the above. <p><i>A mezzanine is a storey.</i></p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a <i>storey</i>.</p> <p><i>A basement is not a storey.</i></p>
Storm tide inundation area	<p>An area subject to storm tide inundation during the <i>defined storm tide event</i>.</p>
Streetscape	<p>The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, <i>vegetation</i>, open spaces and street furniture.</p>
Sunshine Coast activity centre network	<p>The network of activity centres described in Table SC1.2.3 (Sunshine Coast activity centre network).</p>
Supermarket	<p>A single self-contained retailing outlet with fast service checkout facilities offering groceries and associated goods and services for sale.</p> <p><i>Examples – Aldi, Coles, Foodstore, IGA, Woolworths.</i></p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent <i>infrastructure</i> or services.</p>

¹ Editor's note—*State heritage places* are shown on the Heritage and Character Areas Overlay Maps for information purposes only. Development involving a *State heritage place* is subject to the provisions of the *Queensland Heritage Act 1992*.

Column 1 Term	Column 2 Definition
Third party advertising device	An <i>advertising device</i> placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.
Tidal waters	Means:- (a) the sea and any part of a harbour or <i>waterway</i> ordinarily within the ebb and flow of the tide at spring tides; or (b) the water downstream from a downstream limit declared under the <i>Water Act 2000</i> .
Transport hierarchy	The <i>transport hierarchy</i> shown on Figure 9.4.8A (2031 Functional Transport Hierarchy) .
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 the local government infrastructure plan, <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> .

Column 1 Term	Column 2 Definition
Water supply storage	A water supply storage area used for bulk water supply as shown on a Water Resource Catchments Overlay Map.
Waterway	<p>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.</p> <p>A <i>waterway</i> includes any of the following located in it:-</p> <p>(a) in-stream islands;</p> <p>(b) benches;</p> <p>(c) bars.</p> <p>The term includes constructed storm water drains with surface water flows but not piped water drains.</p>
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</p>	<ul style="list-style-type: none"> • Sunshine Coast Airport 	<ul style="list-style-type: none"> • Maroochy North Shore local plan

Description	Location	Applicable local plan or structure plan
employment.		
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 • 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 LGIP is contained within Schedule 3 (Local Government infrastructure plan mapping and tables) 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	8 November 2019
Strategic framework maps		
SFM1	Strategic Framework Map 1 Land Use Elements	8 November 2019
SFM2	Strategic Framework Map 2 Economic Development Elements	8 November 2019
SFM3	Strategic Framework Map 3 Transport Elements	8 November 2019
SFM4	Strategic Framework Map 4 Infrastructure Elements	8 November 2019
SFM5	Strategic Framework Map 5 Natural Environment Elements	8 November 2019
SFM6	Strategic Framework Map 6 Community Identity, Character and Social Inclusion Elements	8 November 2019
SFM7	Strategic Framework Map 7 Natural Resource	8 June 2018

Map number	Map title	Gazettal date
	Elements	
Zone maps		
ZM1	Zone Map ZM1	24 February 2017
ZM2	Zone Map ZM2	8 November 2019
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	29 March 2019
ZM8	Zone Map ZM8 (Yandina Local Plan Area)	29 March 2019
ZM9	Zone Map ZM9	8 November 2019
ZM10	Zone Map ZM10 (Peregian South Local Plan Area)	24 February 2017
ZM11	Zone Map ZM11 (Coolum Local Plan Area)	8 November 2019
ZM12	Zone Map ZM12	24 February 2017
ZM13	Zone Map ZM13	11 May 2018
ZM14	Zone Map ZM14 (Kenilworth Local Plan Area)	8 November 2019
ZM15	Zone Map ZM15	24 February 2017
ZM16	Zone Map ZM16 (Blackall Range Local Plan Area)	29 March 2019
ZM17	Zone Map ZM17	8 November 2019
ZM18	Zone Map ZM18 (Nambour Local Plan Area)	8 November 2019
ZM19	Zone Map ZM19 (Bli Bli Local Plan Area)	8 November 2019
ZM20	Zone Map ZM20	11 May 2018
ZM21	Zone Map ZM21 (Maroochy North Shore Local Plan Area)	8 November 2019
ZM22	Zone Map ZM22 (Maroochydhore/Kuluin Local Plan Area)	8 November 2019
ZM23	Zone Map ZM23	24 February 2017
ZM24	Zone Map ZM24	24 February 2017
ZM25	Zone Map ZM25	8 November 2019
ZM26	Zone Map ZM26	29 March 2019
ZM27	Zone Map ZM27 (Woombye Local Plan Area)	8 November 2019
ZM28	Zone Map ZM28 (Palmwoods Local Plan Area)	29 March 2019
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)	8 November 2019
ZM32	Zone Map ZM32 (Buderim Local Plan Area)	8 November 2019
ZM33	Zone Map ZM33 (Sippy Downs Local Plan Area)	8 November 2019
ZM34	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	8 November 2019
ZM35	Zone Map ZM35 (Kawana Waters Local Plan Area)	8 November 2019
ZM36	Zone Map ZM36	24 February 2017
ZM37	Zone Map ZM37	24 February 2017
ZM38	Zone Map ZM38	8 November 2019
ZM39	Zone Map ZM39 (Maleny Local Plan Area)	8 November 2019
ZM40	Zone Map ZM40	29 March 2019
ZM41	Zone Map ZM41 (Mooloolah Local Plan Area)	24 February 2017
ZM42	Zone Map ZM42 (Landsborough Local Plan Area)	8 November 2019
ZM43	Zone Map ZM43	29 March 2019
ZM44	Zone Map ZM44 (Caloundra West Local Plan Area)	8 November 2019
ZM45	Zone Map ZM45 (Caloundra Local Plan Area)	8 November 2019
ZM46	Zone Map ZM46 (Golden Beach/Pelican Waters Local Plan Area)	8 November 2019
ZM47	Zone Map ZM47	24 February 2017
ZM48	Zone Map ZM48	29 March 2019
ZM49	Zone Map ZM49 (Beerwah Local Plan Area)	8 November 2019
ZM50	Zone Map ZM50 (Glass House Mountains Local Plan Area)	29 March 2019
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
ZM55	Zone Map ZM55	24 February 2017

Map number	Map title	Gazettal date
Local plan maps		
LPM3	Local Plan Map LPM3 (Eumundi Local Plan Precincts)	2 May 2014
LPM11	Local Plan Map LPM11 (Coolum Local Plan Precincts)	8 November 2019
LPM18	Local Plan Map LPM18 (Nambour Local Plan Precincts)	28 January 2020
LPM21	Local Plan Map LPM21 (Maroochy North Shore Local Plan Precincts)	9 March 2018
LPM22	Local Plan Map LPM22 (Maroochydhore/Kuluin Local Plan Precincts)	28 January 2020
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 January 2020
LPM35	Local Plan Map LPM35 (Kawana Waters Local Plan Precincts)	2 May 2014
LPM39	Local Plan Map LPM39 (Maleny Local Plan Precincts)	8 November 2019
LPM42	Local Plan Map LPM42 (Landsborough Local Plan Precincts)	11 May 2018
LPM44	Local Plan Map LPM44 (Caloundra West Local Plan Precincts)	2 May 2014
LPM45	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	28 January 2020
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 Planned Area Electricity Infrastructure Network)	1 April 2016

Overlay maps		
Acid sulfate soils overlay maps		
OVM1A	Acid Sulfate Soils Overlay Map OVM1A	2 May 2014
OVM2A	Acid Sulfate Soils Overlay Map OVM2A	2 May 2014
OVM3A	Acid Sulfate Soils Overlay Map OVM3A (Eumundi Local Plan Area)	2 May 2014
OVM4A	Acid Sulfate Soils Overlay Map OVM4A	2 May 2014
OVM5A	Acid Sulfate Soils Overlay Map OVM5A	2 May 2014
OVM6A	Acid Sulfate Soils Overlay Map OVM6A	2 May 2014
OVM7A	Acid Sulfate Soils Overlay Map OVM7A	29 March 2019
OVM8A	Acid Sulfate Soils Overlay Map OVM8A (Yandina Local Plan Area)	29 March 2019
OVM9A	Acid Sulfate Soils Overlay Map OVM9A	8 November 2019
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)	8 November 2019
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)	11 May 2018
OVM20A	Acid Sulfate Soils Overlay Map OVM20A	11 May 2018
OVM21A	Acid Sulfate Soils Overlay Map OVM21A (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22A	Acid Sulfate Soils Overlay Map OVM22A (Maroochydhore/Kuluin Local Plan Area)	8 June 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	8 November 2019
OVM26A	Acid Sulfate Soils Overlay Map OVM26A	29 March 2019
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)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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	8 November 2019
OVM39A	Acid Sulfate Soils Overlay Map OVM39A (Maleny Local Plan Area)	8 November 2019
OVM40A	Acid Sulfate Soils Overlay Map OVM40A	11 May 2018
OVM41A	Acid Sulfate Soils Overlay Map OVM41A (Mooloolah	2 May 2014

Map number	Map title	Gazettal date
	Local Plan Area)	
OVM42A	Acid Sulfate Soils Overlay Map OVM42A (Landsborough Local Plan Area)	11 May 2018
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	29 March 2019
OVM49A	Acid Sulfate Soils Overlay Map OVM49A (Beerwah Local Plan Area)	29 March 2019
OVM50A	Acid Sulfate Soils Overlay Map OVM50A (Glass House Mountains Local Plan Area)	29 March 2019
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 (Beerburrum 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)	8 June 2018
OVMBCA(ii)	Airport Environs Overlay Map Caloundra Aerodrome (ii)	2 May 2014
OVMBSCA(ii)	Airport Environs Overlay Map Sunshine Coast Airport (ii)	8 June 2018
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)	29 March 2019
OVM8C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(i) (Yandina Local Plan Area)	29 March 2019
OVM9C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(i)	8 November 2019
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)	8 November 2019
OVM12C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM12C(i)	2 May 2014
OVM13C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM13C(i)	2 May 2014

Map number	Map title	Gazettal date
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)	11 May 2018
OVM20C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(i)	11 May 2018
OVM21C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(i) (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(i) (Maroochydhore/Kuluin Local Plan Area)	8 June 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)	8 November 2019
OVM26C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(i)	29 March 2019
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) (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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)	8 November 2019
OVM39C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(i) (Maleny Local Plan Area)	8 November 2019
OVM40C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(i)	11 May 2018
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)	11 May 2018
OVM43C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM43C(i)	2 May 2014
OVM44C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM44C(i) (Caloundra West Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
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)	29 March 2019
OVM49C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(i) (Beerwah Local Plan Area)	29 March 2019
OVM50C(i)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(i) (Glass House Mountains Local Plan Area)	29 March 2019
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)	12 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)	29 March 2019
OVM8C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM8C(ii) (Yandina Local Plan Area)	29 March 2019
OVM9C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM9C(ii)	8 November 2019
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)	8 November 2019
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)	12 August 2016
OVM16C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM16C(ii) (Blackall Range Local Plan Area)	8 November 2019
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)	11 May 2018
OVM20C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM20C(ii)	11 May 2018

Map number	Map title	Gazettal date
OVM21C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM21C(ii) (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM22C(ii) (Maroochydore/Kuluin Local Plan Area)	8 June 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)	8 November 2019
OVM26C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM26C(ii)	29 March 2019
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)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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)	8 November 2019
OVM39C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM39C(ii) (Maleny Local Plan Area)	8 November 2019
OVM40C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM40C(ii)	11 May 2018
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)	11 May 2018
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)	29 March 2019
OVM49C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM49C(ii) (Beerwah Local Plan Area)	29 March 2019
OVM50C(ii)	Biodiversity, Waterways and Wetlands Overlay Map OVM50C(ii) (Glass House Mountains Local Plan Area)	29 March 2019

Map number	Map title	Gazettal date
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) (Beerburum 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	29 March 2019
OVM8D	Bushfire Hazard Overlay Map OVM8D (Yandina Local Plan Area)	29 March 2019
OVM9D	Bushfire Hazard Overlay Map OVM9D	8 November 2019
OVM10D	Bushfire Hazard Overlay Map OVM10D (Peregian South Local Plan Area)	2 May 2014
OVM11D	Bushfire Hazard Overlay Map OVM11D (Coolum Local Plan Area)	8 November 2019
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)	11 May 2018
OVM20D	Bushfire Hazard Overlay Map OVM20D	11 May 2018
OVM21D	Bushfire Hazard Overlay Map OVM21D (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22D	Bushfire Hazard Overlay Map OVM22D (Maroochydhore/Kuluin Local Plan Area)	8 June 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	8 November 2019
OVM26D	Bushfire Hazard Overlay Map OVM26D	29 March 2019
OVM27D	Bushfire Hazard Overlay Map OVM27D (Woombye Local Plan Area)	6 March 2015
OVM28D	Bushfire Hazard Overlay Map OVM28D (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
OVM33D	Bushfire Hazard Overlay Map OVM33D (Sippy Downs Local Plan Area)	2 May 2014
OVM34D	Bushfire Hazard Overlay Map OVM34D (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
OVM35D	Bushfire Hazard Overlay Map OVM35D (Kawana	6 March 2015

Map number	Map title	Gazettal date
	Waters Local Plan Area)	
OVM36D	Bushfire Hazard Overlay Map OVM36D	2 May 2014
OVM37D	Bushfire Hazard Overlay Map OVM37D	2 May 2014
OVM38D	Bushfire Hazard Overlay Map OVM38D	8 November 2019
OVM39D	Bushfire Hazard Overlay Map OVM39D (Maleny Local Plan Area)	8 November 2019
OVM40D	Bushfire Hazard Overlay Map OVM40D	11 May 2018
OVM41D	Bushfire Hazard Overlay Map OVM41D (Mooloolah Local Plan Area)	2 May 2014
OVM42D	Bushfire Hazard Overlay Map OVM42D (Landsborough Local Plan Area)	11 May 2018
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	29 March 2019
OVM49D	Bushfire Hazard Overlay Map OVM49D (Beerwah Local Plan Area)	29 March 2019
OVM50D	Bushfire Hazard Overlay Map OVM50D (Glass House Mountains Local Plan Area)	29 March 2019
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	29 March 2019
OVM8E	Coastal Protection Overlay Map OVM8E (Yandina Local Plan Area)	29 March 2019
OVM9E	Coastal Protection Overlay Map OVM9E	8 November 2019
OVM10E	Coastal Protection Overlay Map OVM10E (Peregian South Local Plan Area)	24 February 2017
OVM11E	Coastal Protection Overlay Map OVM11E (Coolum Local Plan Area)	8 November 2019
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)	11 May 2018
OVM20E	Coastal Protection Overlay Map OVM20E	11 May 2018
OVM21E	Coastal Protection Overlay Map OVM21E (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22E	Coastal Protection Overlay Map OVM22E (Maroochydhore/Kuluin Local Plan Area)	8 June 2018

Map number	Map title	Gazettal date
OVM23E	Coastal Protection Overlay Map OVM23E	2 May 2014
OVM24E	Coastal Protection Overlay Map OVM24E	2 May 2014
OVM25E	Coastal Protection Overlay Map OVM25E	8 November 2019
OVM26E	Coastal Protection Overlay Map OVM26E	29 March 2019
OVM27E	Coastal Protection Overlay Map OVM27E (Woombye Local Plan Area)	2 May 2014
OVM28E	Coastal Protection Overlay Map OVM28E (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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	8 November 2019
OVM39E	Coastal Protection Overlay Map OVM39E (Maleny Local Plan Area)	8 November 2019
OVM40E	Coastal Protection Overlay Map OVM40E	11 May 2018
OVM41E	Coastal Protection Overlay Map OVM41E (Mooloolah Local Plan Area)	24 February 2017
OVM42E	Coastal Protection Overlay Map OVM42E (Landsborough Local Plan Area)	11 May 2018
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	29 March 2019
OVM49E	Coastal Protection Overlay Map OVM49E (Beerwah Local Plan Area)	29 March 2019
OVM50E	Coastal Protection Overlay Map OVM50E (Glass House Mountains Local Plan Area)	29 March 2019
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 Overlay Map OVM1F	2 May 2014
OVM2F	Extractive Resources Overlay Map OVM2F	2 May 2014
OVM3F	Extractive Resources Overlay Map OVM3F (Eumundi Local Plan Area)	2 May 2014
OVM4F	Extractive Resources Overlay Map OVM4F	2 May 2014
OVM5F	Extractive Resources Overlay Map OVM5F	2 May 2014
OVM6F	Extractive Resources Overlay Map OVM6F	2 May 2014
OVM7F	Extractive Resources Overlay Map OVM7F	29 March 2019
OVM8F	Extractive Resources Overlay Map OVM8F (Yandina Local Plan Area)	29 March 2019
OVM9F	Extractive Resources Overlay Map OVM9F	8 November 2019
OVM10F	Extractive Resources Overlay Map OVM10F	2 May 2014

Map number	Map title	Gazettal date
	(Peregian South Local Plan Area)	
OVM11F	Extractive Resources Overlay Map OVM11F (Coolum Local Plan Area)	8 November 2019
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)	11 May 2018
OVM20F	Extractive Resources Overlay Map OVM20F	11 May 2018
OVM21F	Extractive Resources Overlay Map OVM21F (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22F	Extractive Resources Overlay Map OVM22F (Maroochydhore/Kuluin Local Plan Area)	8 June 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	8 November 2019
OVM26F	Extractive Resources Overlay Map OVM26F	29 March 2019
OVM27F	Extractive Resources Overlay Map OVM27F (Woombye Local Plan Area)	2 May 2014
OVM28F	Extractive Resources Overlay Map OVM28F (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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	8 November 2019
OVM39F	Extractive Resources Overlay Map OVM39F (Maleny Local Plan Area)	8 November 2019
OVM40F	Extractive Resources Overlay Map OVM40F	11 May 2018
OVM41F	Extractive Resources Overlay Map OVM41F (Mooloolah Local Plan Area)	2 May 2014
OVM42F	Extractive Resources Overlay Map OVM42F (Landsborough Local Plan Area)	11 May 2018
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	29 March 2019
OVM49F	Extractive Resources Overlay Map OVM49F (Beerwah Local Plan Area)	29 March 2019
OVM50F	Extractive Resources Overlay Map OVM50F (Glass)	29 March 2019

Map number	Map title	Gazettal date
	House Mountains Local Plan Area)	
OVM51F	Extractive Resources Overlay Map OVM51F	2 May 2014
OVM52F	Extractive Resources Overlay Map OVM52F	2 May 2014
OVM53F	Extractive Resources Overlay Map OVM53F	24 February 2017
OVM54F	Extractive Resources Overlay Map OVM54F (Beerburum Local Plan Area)	2 May 2014
OVM55F	Extractive Resources Overlay Map 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	29 March 2019
OVM8G	Flood Hazard Overlay Map OVM8G (Yandina Local Plan Area)	29 March 2019
OVM9G	Flood Hazard Overlay Map OVM9G	8 November 2019
OVM10G	Flood Hazard Overlay Map OVM10G (Peregian South Local Plan Area)	2 May 2014
OVM11G	Flood Hazard Overlay Map OVM11G (Coolum Local Plan Area)	8 November 2019
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)	11 May 2018
OVM20G	Flood Hazard Overlay Map OVM20G	11 May 2018
OVM21G	Flood Hazard Overlay Map OVM21G (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22G	Flood Hazard Overlay Map OVM22G (Maroochydhore/Kuluin Local Plan Area)	8 June 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	8 November 2019
OVM26G	Flood Hazard Overlay Map OVM26G	29 March 2019
OVM27G	Flood Hazard Overlay Map OVM27G (Woombye Local Plan Area)	2 May 2014
OVM28G	Flood Hazard Overlay Map OVM28G (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
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)	8 June 2018
OVM35G	Flood Hazard Overlay Map OVM35G (Kawana Waters Local Plan Area)	2 May 2014
OVM36G	Flood Hazard Overlay Map OVM36G	2 May 2014
OVM37G	Flood Hazard Overlay Map OVM37G	2 May 2014

Map number	Map title	Gazettal date
OVM38G	Flood Hazard Overlay Map OVM38G	8 November 2019
OVM39G	Flood Hazard Overlay Map OVM39G (Maleny Local Plan Area)	8 November 2019
OVM40G	Flood Hazard Overlay Map OVM40G	11 May 2018
OVM41G	Flood Hazard Overlay Map OVM41G (Mooloolah Local Plan Area)	2 May 2014
OVM42G	Flood Hazard Overlay Map OVM42G (Landsborough Local Plan Area)	11 May 2018
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	29 March 2019
OVM49G	Flood Hazard Overlay Map OVM49G (Beerwah Local Plan Area)	29 March 2019
OVM50G	Flood Hazard Overlay Map OVM50G (Glass House Mountains Local Plan Area)	29 March 2019
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	8 November 2019
OVM2H	Height of Buildings and Structures Overlay Map OVM2H	8 November 2019
OVM3H	Height of Buildings and Structures Overlay Map OVM3H (Eumundi Local Plan Area)	8 November 2019
OVM4H	Height of Buildings and Structures Overlay Map OVM4H	8 November 2019
OVM5H	Height of Buildings and Structures Overlay Map OVM5H	8 November 2019
OVM6H	Height of Buildings and Structures Overlay Map OVM6H	8 November 2019
OVM7H	Height of Buildings and Structures Overlay Map OVM7H	8 November 2019
OVM8H	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	8 November 2019
OVM9H	Height of Buildings and Structures Overlay Map OVM9H	8 November 2019
OVM10H	Height of Buildings and Structures Overlay Map OVM10H (Peregian South Local Plan Area)	8 November 2019
OVM11H	Height of Buildings and Structures Overlay Map OVM11H (Coolum Local Plan Area)	8 November 2019
OVM12H	Height of Buildings and Structures Overlay Map OVM12H	8 November 2019
OVM13H	Height of Buildings and Structures Overlay Map OVM13H	8 November 2019
OVM14H	Height of Buildings and Structures Overlay Map OVM14H (Kenilworth Local Plan Area)	8 November 2019
OVM15H	Height of Buildings and Structures Overlay Map OVM15H	8 November 2019
OVM16H	Height of Buildings and Structures Overlay Map OVM16H (Blackall Range Local Plan Area)	8 November 2019
OVM17H	Height of Buildings and Structures Overlay Map OVM17H	8 November 2019
OVM18H	Height of Buildings and Structures Overlay Map	8 November 2019

Map number	Map title	Gazettal date
	OVM18H (Nambour Local Plan Area)	
OVM19H	Height of Buildings and Structures Overlay Map OVM19H (Bli Bli Local Plan Area)	8 November 2019
OVM20H	Height of Buildings and Structures Overlay Map OVM20H	8 November 2019
OVM21H	Height of Buildings and Structures Overlay Map OVM21H (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22H	Height of Buildings and Structures Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area)	8 November 2019
OVM23H	Height of Buildings and Structures Overlay Map OVM23H	8 November 2019
OVM24H	Height of Buildings and Structures Overlay Map OVM24H	8 November 2019
OVM25H	Height of Buildings and Structures Overlay Map OVM25H	8 November 2019
OVM26H	Height of Buildings and Structures Overlay Map OVM26H	8 November 2019
OVM27H	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	8 November 2019
OVM28H	Height of Buildings and Structures Overlay Map OVM28H (Palmwoods Local Plan Area)	8 November 2019
OVM29H	Height of Buildings and Structures Overlay Map OVM29H (Eudlo Local Plan Area)	8 November 2019
OVM30H	Height of Buildings and Structures Overlay Map OVM30H	8 November 2019
OVM31H	Height of Buildings and Structures Overlay Map OVM31H (Forest Glen/Kunda Park/Tanawha Local Plan Area)	8 November 2019
OVM32H	Height of Buildings and Structures Overlay Map OVM32H (Buderim Local Plan Area)	8 November 2019
OVM33H	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	8 November 2019
OVM34H	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	8 November 2019
OVM35H	Height of Buildings and Structures Overlay Map OVM35H (Kawana Waters Local Plan Area)	8 November 2019
OVM36H	Height of Buildings and Structures Overlay Map OVM36H	8 November 2019
OVM37H	Height of Buildings and Structures Overlay Map OVM37H	8 November 2019
OVM38H	Height of Buildings and Structures Overlay Map OVM38H	8 November 2019
OVM39H	Height of Buildings and Structures Overlay Map OVM39H (Maleny Local Plan Area)	8 November 2019
OVM40H	Height of Buildings and Structures Overlay Map OVM40H	8 November 2019
OVM41H	Height of Buildings and Structures Overlay Map OVM41H (Mooloolah Local Plan Area)	8 November 2019
OVM42H	Height of Buildings and Structures Overlay Map OVM42H (Landsborough Local Plan Area)	8 November 2019
OVM43H	Height of Buildings and Structures Overlay Map OVM43H	8 November 2019
OVM44H	Height of Buildings and Structures Overlay Map OVM44H (Caloundra West Local Plan Area)	8 November 2019
OVM45H	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	8 November 2019
OVM46H	Height of Buildings and Structures Overlay Map OVM46H (Golden Beach/Pelican Waters Local Plan Area)	8 November 2019
OVM47H	Height of Buildings and Structures Overlay Map OVM47H	8 November 2019
OVM48H	Height of Buildings and Structures Overlay Map OVM48H	8 November 2019

Map number	Map title	Gazettal date
OVM49H	Height of Buildings and Structures Overlay Map OVM49H (Beerwah Local Plan Area)	8 November 2019
OVM50H	Height of Buildings and Structures Overlay Map OVM50H (Glass House Mountains Local Plan Area)	8 November 2019
OVM51H	Height of Buildings and Structures Overlay Map OVM51H	8 November 2019
OVM52H	Height of Buildings and Structures Overlay Map OVM52H	8 November 2019
OVM53H	Height of Buildings and Structures Overlay Map OVM53H	8 November 2019
OVM54H	Height of Buildings and Structures Overlay Map OVM54H (Beerburum Local Plan Area)	8 November 2019
OVM55H	Height of Buildings and Structures Overlay Map OVM55H	8 November 2019
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	29 March 2019
OVM81	Heritage and Character Areas Overlay Map OVM81 (Yandina Local Plan Area)	29 March 2019
OVM91	Heritage and Character Areas Overlay Map OVM91	8 November 2019
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)	8 November 2019
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)	11 May 2018
OVM201	Heritage and Character Areas Overlay Map OVM201	11 May 2018
OVM211	Heritage and Character Areas Overlay Map OVM211 (Maroochy North Shore Local Plan Area)	8 November 2019
OVM221	Heritage and Character Areas Overlay Map OVM221 (Maroochydhore/Kuluin Local Plan Area)	8 June 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	8 November 2019
OVM261	Heritage and Character Areas Overlay Map OVM261	29 March 2019
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)	29 March 2019
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 (Buderim Local Plan Area)	8 June 2018
OVM331	Heritage and Character Areas Overlay Map OVM331	2 May 2014

Map number	Map title	Gazettal date
	(Sippy Downs Local Plan Area)	
OVM34I	Heritage and Character Areas Overlay Map OVM34I (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
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	8 November 2019
OVM39I	Heritage and Character Areas Overlay Map OVM39I (Maleny Local Plan Area)	8 November 2019
OVM40I	Heritage and Character Areas Overlay Map OVM40I	11 May 2018
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)	11 May 2018
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	29 March 2019
OVM49I	Heritage and Character Areas Overlay Map OVM49I (Beerwah Local Plan Area)	29 March 2019
OVM50I	Heritage and Character Areas Overlay Map OVM50I (Glass House Mountains Local Plan Area)	29 March 2019
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)	29 March 2019
OVM8J(i)	Landslide Hazard and Steep Land Overlay Map OVM8J(i) (Yandina Local Plan Area)	29 March 2019
OVM9J(i)	Landslide Hazard and Steep Land Overlay Map OVM9J(i)	8 November 2019
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)	8 November 2019
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
OVM14J(i)	Landslide Hazard and Steep Land Overlay Map OVM14J(i) (Kenilworth Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
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)	11 May 2018
OVM20J(i)	Landslide Hazard and Steep Land Overlay Map OVM20J(i)	11 May 2018
OVM21J(i)	Landslide Hazard and Steep Land Overlay Map OVM21J(i) (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22J(i)	Landslide Hazard and Steep Land Overlay Map OVM22J(i) (Maroochydhore/Kuluin Local Plan Area)	8 June 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)	8 November 2019
OVM26J(i)	Landslide Hazard and Steep Land Overlay Map OVM26J(i)	29 March 2019
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) (Palmwoods Local Plan Area)	29 March 2019
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)	8 June 2018
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)	8 June 2018
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)	8 November 2019
OVM39J(i)	Landslide Hazard and Steep Land Overlay Map OVM39J(i) (Maleny Local Plan Area)	8 November 2019
OVM40J(i)	Landslide Hazard and Steep Land Overlay Map OVM40J(i)	11 May 2018
OVM41J(i)	Landslide Hazard and Steep Land Overlay Map OVM41J(i) (Mooloolah Local Plan Area)	2 May 2014
OVM42J(i)	Landslide Hazard and Steep Land Overlay Map OVM42J(i) (Landsborough Local Plan Area)	11 May 2018
OVM43J(i)	Landslide Hazard and Steep Land Overlay Map OVM43J(i)	2 May 2014
OVM44J(i)	Landslide Hazard and Steep Land Overlay Map OVM44J(i) (Caloundra West Local Plan Area)	2 May 2014
OVM45J(i)	Landslide Hazard and Steep Land Overlay Map OVM45J(i) (Caloundra Local Plan Area)	2 May 2014

Map number	Map title	Gazettal date
OVM46J(i)	Landslide Hazard and Steep Land Overlay Map OVM46J(i) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47J(i)	Landslide Hazard and Steep Land Overlay Map OVM47J(i)	2 May 2014
OVM48J(i)	Landslide Hazard and Steep Land Overlay Map OVM48J(i)	29 March 2019
OVM49J(i)	Landslide Hazard and Steep Land Overlay Map OVM49J(i) (Beerwah Local Plan Area)	29 March 2019
OVM50J(i)	Landslide Hazard and Steep Land Overlay Map OVM50J(i) (Glass House Mountains Local Plan Area)	29 March 2019
OVM51J(i)	Landslide Hazard and Steep Land Overlay Map OVM51J(i)	2 May 2014
OVM52J(i)	Landslide Hazard and Steep Land Overlay Map OVM52J(i)	2 May 2014
OVM53J(i)	Landslide Hazard and Steep Land Overlay Map OVM53J(i)	2 May 2014
OVM54J(i)	Landslide Hazard and Steep Land Overlay Map OVM54J(i) (Beerburum Local Plan Area)	2 May 2014
OVM55J(i)	Landslide Hazard and Steep Land Overlay Map OVM55J(i)	2 May 2014
OVM1J(ii)	Landslide Hazard and Steep Land Overlay Map OVM1J(ii)	2 May 2014
OVM2J(ii)	Landslide Hazard and Steep Land Overlay Map OVM2J(ii)	2 May 2014
OVM3J(ii)	Landslide Hazard and Steep Land Overlay Map OVM3J(ii) (Eumundi Local Plan Area)	2 May 2014
OVM4J(ii)	Landslide Hazard and Steep Land Overlay Map OVM4J(ii)	2 May 2014
OVM5J(ii)	Landslide Hazard and Steep Land Overlay Map OVM5J(ii)	2 May 2014
OVM6J(ii)	Landslide Hazard and Steep Land Overlay Map OVM6J(ii)	2 May 2014
OVM7J(ii)	Landslide Hazard and Steep Land Overlay Map OVM7J(ii)	29 March 2019
OVM8J(ii)	Landslide Hazard and Steep Land Overlay Map OVM8J(ii) (Yandina Local Plan Area)	29 March 2019
OVM9J(ii)	Landslide Hazard and Steep Land Overlay Map OVM9J(ii)	8 November 2019
OVM10J(ii)	Landslide Hazard and Steep Land Overlay Map OVM10J(ii) (Peregian South Local Plan Area)	2 May 2014
OVM11J(ii)	Landslide Hazard and Steep Land Overlay Map OVM11J(ii) (Coolum Local Plan Area)	8 November 2019
OVM12J(ii)	Landslide Hazard and Steep Land Overlay Map OVM12J(ii)	2 May 2014
OVM13J(ii)	Landslide Hazard and Steep Land Overlay Map OVM13J(ii)	2 May 2014
OVM14J(ii)	Landslide Hazard and Steep Land Overlay Map OVM14J(ii) (Kenilworth Local Plan Area)	2 May 2014
OVM15J(ii)	Landslide Hazard and Steep Land Overlay Map OVM15J(ii)	2 May 2014
OVM16J(ii)	Landslide Hazard and Steep Land Overlay Map OVM16J(ii) (Blackall Range Local Plan Area)	2 May 2014
OVM17J(ii)	Landslide Hazard and Steep Land Overlay Map OVM17J(ii)	2 May 2014
OVM18J(ii)	Landslide Hazard and Steep Land Overlay Map OVM18J(ii) (Nambour Local Plan Area)	2 May 2014
OVM19J(ii)	Landslide Hazard and Steep Land Overlay Map OVM19J(ii) (Bli Bli Local Plan Area)	11 May 2018
OVM20J(ii)	Landslide Hazard and Steep Land Overlay Map OVM20J(ii)	11 May 2018
OVM21J(ii)	Landslide Hazard and Steep Land Overlay Map OVM21J(ii) (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22J(ii)	Landslide Hazard and Steep Land Overlay Map	8 June 2018

Map number	Map title	Gazettal date
	OVM22J(ii) (Maroochydore/Kuluin Local Plan Area)	
OVM23J(ii)	Landslide Hazard and Steep Land Overlay Map OVM23J(ii)	2 May 2014
OVM24J(ii)	Landslide Hazard and Steep Land Overlay Map OVM24J(ii)	2 May 2014
OVM25J(ii)	Landslide Hazard and Steep Land Overlay Map OVM25J(ii)	8 November 2019
OVM26J(ii)	Landslide Hazard and Steep Land Overlay Map OVM26J(ii)	29 March 2019
OVM27J(ii)	Landslide Hazard and Steep Land Overlay Map OVM27J(ii) (Woombye Local Plan Area)	2 May 2014
OVM28J(ii)	Landslide Hazard and Steep Land Overlay Map OVM28J(ii) (Palmwoods Local Plan Area)	29 March 2019
OVM29J(ii)	Landslide Hazard and Steep Land Overlay Map OVM29J(ii) (Eudlo Local Plan Area)	2 May 2014
OVM30J(ii)	Landslide Hazard and Steep Land Overlay Map OVM30J(ii)	2 May 2014
OVM31J(ii)	Landslide Hazard and Steep Land Overlay Map OVM31J(ii) (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32J(ii)	Landslide Hazard and Steep Land Overlay Map OVM32J(ii) (Buderim Local Plan Area)	8 June 2018
OVM33J(ii)	Landslide Hazard and Steep Land Overlay Map OVM33J(ii) (Sippy Downs Local Plan Area)	2 May 2014
OVM34J(ii)	Landslide Hazard and Steep Land Overlay Map OVM34J(ii) (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
OVM35J(ii)	Landslide Hazard and Steep Land Overlay Map OVM35J(ii) (Kawana Waters Local Plan Area)	2 May 2014
OVM36J(ii)	Landslide Hazard and Steep Land Overlay Map OVM36J(ii)	2 May 2014
OVM37J(ii)	Landslide Hazard and Steep Land Overlay Map OVM37J(ii)	2 May 2014
OVM38J(ii)	Landslide Hazard and Steep Land Overlay Map OVM38J(ii)	8 November 2019
OVM39J(ii)	Landslide Hazard and Steep Land Overlay Map OVM39J(ii) (Maleny Local Plan Area)	8 November 2019
OVM40J(ii)	Landslide Hazard and Steep Land Overlay Map OVM40J(ii)	11 May 2018
OVM41J(ii)	Landslide Hazard and Steep Land Overlay Map OVM41J(ii) (Mooloolah Local Plan Area)	2 May 2014
OVM42J(ii)	Landslide Hazard and Steep Land Overlay Map OVM42J(ii) (Landsborough Local Plan Area)	11 May 2018
OVM43J(ii)	Landslide Hazard and Steep Land Overlay Map OVM43J(ii)	2 May 2014
OVM44J(ii)	Landslide Hazard and Steep Land Overlay Map OVM44J(ii) (Caloundra West Local Plan Area)	2 May 2014
OVM45J(ii)	Landslide Hazard and Steep Land Overlay Map OVM45J(ii) (Caloundra Local Plan Area)	2 May 2014
OVM46J(ii)	Landslide Hazard and Steep Land Overlay Map OVM46J(ii) (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47J(ii)	Landslide Hazard and Steep Land Overlay Map OVM47J(ii)	2 May 2014
OVM48J(ii)	Landslide Hazard and Steep Land Overlay Map OVM48J(ii)	29 March 2019
OVM49J(ii)	Landslide Hazard and Steep Land Overlay Map OVM49J(ii) (Beerwah Local Plan Area)	29 March 2019
OVM50J(ii)	Landslide Hazard and Steep Land Overlay Map OVM50J(ii) (Glass House Mountains Local Plan Area)	29 March 2019
OVM51J(ii)	Landslide Hazard and Steep Land Overlay Map OVM51J(ii)	2 May 2014
OVM52J(ii)	Landslide Hazard and Steep Land Overlay Map	2 May 2014

Map number	Map title	Gazettal date
	OVM52J(ii)	
OVM53J(ii)	Landslide Hazard and Steep Land Overlay Map OVM53J(ii)	2 May 2014
OVM54J(ii)	Landslide Hazard and Steep Land Overlay Map OVM54J(ii) (Beerburum Local Plan Area)	2 May 2014
OVM55J(ii)	Landslide Hazard and Steep Land Overlay Map OVM55J(ii)	2 May 2014
Regional infrastructure overlay maps		
OVM1K	Regional Infrastructure Overlay Map OVM1K	24 February 2017
OVM2K	Regional Infrastructure Overlay Map OVM2K	24 February 2017
OVM3K	Regional Infrastructure Overlay Map OVM3K (Eumundi Local Plan Area)	24 February 2017
OVM4K	Regional Infrastructure Overlay Map OVM4K	24 February 2017
OVM5K	Regional Infrastructure Overlay Map OVM5K	24 February 2017
OVM6K	Regional Infrastructure Overlay Map OVM6K	24 February 2017
OVM7K	Regional Infrastructure Overlay Map OVM7K	29 March 2019
OVM8K	Regional Infrastructure Overlay Map OVM8K (Yandina Local Plan Area)	29 March 2019
OVM9K	Regional Infrastructure Overlay Map OVM9K	8 November 2019
OVM10K	Regional Infrastructure Overlay Map OVM10K (Peregian South Local Plan Area)	24 February 2017
OVM11K	Regional Infrastructure Overlay Map OVM11K (Coolum Local Plan Area)	8 November 2019
OVM12K	Regional Infrastructure Overlay Map OVM12K	24 February 2017
OVM13K	Regional Infrastructure Overlay Map OVM13K	24 February 2017
OVM14K	Regional Infrastructure Overlay Map OVM14K (Kenilworth Local Plan Area)	24 February 2017
OVM15K	Regional Infrastructure Overlay Map OVM15K	24 February 2017
OVM16K	Regional Infrastructure Overlay Map OVM16K (Blackall Range Local Plan Area)	24 February 2017
OVM17K	Regional Infrastructure Overlay Map OVM17K	24 February 2017
OVM18K	Regional Infrastructure Overlay Map OVM18K (Nambour Local Plan Area)	24 February 2017
OVM19K	Regional Infrastructure Overlay Map OVM19K (Bli Bli Local Plan Area)	11 May 2018
OVM20K	Regional Infrastructure Overlay Map OVM20K	11 May 2018
OVM21K	Regional Infrastructure Overlay Map OVM21K (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22K	Regional Infrastructure Overlay Map OVM22K (Maroochydhore/Kuluin Local Plan Area)	8 June 2018
OVM23K	Regional Infrastructure Overlay Map OVM23K	24 February 2017
OVM24K	Regional Infrastructure Overlay Map OVM24K	24 February 2017
OVM25K	Regional Infrastructure Overlay Map OVM25K	8 November 2019
OVM26K	Regional Infrastructure Overlay Map OVM26K	29 March 2019
OVM27K	Regional Infrastructure Overlay Map OVM27K (Woombye Local Plan Area)	24 February 2017
OVM28K	Regional Infrastructure Overlay Map OVM28K (Palmwoods Local Plan Area)	29 March 2019
OVM29K	Regional Infrastructure Overlay Map OVM29K (Eudlo Local Plan Area)	24 February 2017
OVM30K	Regional Infrastructure Overlay Map OVM30K	24 February 2017
OVM31K	Regional Infrastructure Overlay Map OVM31K (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
OVM32K	Regional Infrastructure Overlay Map OVM32K (Buderim Local Plan Area)	8 June 2018
OVM33K	Regional Infrastructure Overlay Map OVM33K (Sippy Downs Local Plan Area)	24 February 2017
OVM34K	Regional Infrastructure Overlay Map OVM34K (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
OVM35K	Regional Infrastructure Overlay Map OVM35K (Kawana Waters Local Plan Area)	24 February 2017
OVM36K	Regional Infrastructure Overlay Map OVM36K	24 February 2017
OVM37K	Regional Infrastructure Overlay Map OVM37K	24 February 2017

Map number	Map title	Gazettal date
OVM38K	Regional Infrastructure Overlay Map OVM38K	8 November 2019
OVM39K	Regional Infrastructure Overlay Map OVM39K (Maleny Local Plan Area)	8 November 2019
OVM40K	Regional Infrastructure Overlay Map OVM40K	11 May 2018
OVM41K	Regional Infrastructure Overlay Map OVM41K (Mooloolah Local Plan Area)	24 February 2017
OVM42K	Regional Infrastructure Overlay Map OVM42K (Landsborough Local Plan Area)	11 May 2018
OVM43K	Regional Infrastructure Overlay Map OVM43K	24 February 2017
OVM44k	Regional Infrastructure Overlay Map OVM44K (Caloundra West Local Plan Area)	24 February 2017
OVM45K	Regional Infrastructure Overlay Map OVM45K (Caloundra Local Plan Area)	24 February 2017
OVM46K	Regional Infrastructure Overlay Map OVM46K (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47K	Regional Infrastructure Overlay Map OVM47K	24 February 2017
OVM48K	Regional Infrastructure Overlay Map OVM48K	29 March 2019
OVM49K	Regional Infrastructure Overlay Map OVM49K (Beerwah Local Plan Area)	29 March 2019
OVM50K	Regional Infrastructure Overlay Map OVM50K (Glass House Mountains Local Plan Area)	29 March 2019
OVM51K	Regional Infrastructure Overlay Map OVM51K	24 February 2017
OVM52K	Regional Infrastructure Overlay Map OVM52K	24 February 2017
OVM53K	Regional Infrastructure Overlay Map OVM53K	24 February 2017
OVM54K	Regional Infrastructure Overlay Map OVM54K (Beerburum Local Plan Area)	24 February 2017
OVM55K	Regional Infrastructure Overlay Map OVM55K	24 February 2017
Scenic amenity overlay maps		
OVM1L	Scenic Amenity Overlay Map OVM1L	24 February 2017
OVM2L	Scenic Amenity Overlay Map OVM2L	24 February 2017
OVM3L	Scenic Amenity Overlay Map OVM3L (Eumundi Local Plan Area)	24 February 2017
OVM4L	Scenic Amenity Overlay Map OVM4L	24 February 2017
OVM5L	Scenic Amenity Overlay Map OVM5L	24 February 2017
OVM6L	Scenic Amenity Overlay Map OVM6L	24 February 2017
OVM7L	Scenic Amenity Overlay Map OVM7L	29 March 2019
OVM8L	Scenic Amenity Overlay Map OVM8L (Yandina Local Plan Area)	29 March 2019
OVM9L	Scenic Amenity Overlay Map OVM9L	8 November 2019
OVM10L	Scenic Amenity Overlay Map OVM10L (Peregian South Local Plan Area)	24 February 2017
OVM11L	Scenic Amenity Overlay Map OVM11L (Coolum Local Plan Area)	8 November 2019
OVM12L	Scenic Amenity Overlay Map OVM12L	24 February 2017
OVM13L	Scenic Amenity Overlay Map OVM13L	24 February 2017
OVM14L	Scenic Amenity Overlay Map OVM14L (Kenilworth Local Plan Area)	24 February 2017
OVM15L	Scenic Amenity Overlay Map OVM15L	24 February 2017
OVM16L	Scenic Amenity Overlay Map OVM16L (Blackall Range Local Plan Area)	24 February 2017
OVM17L	Scenic Amenity Overlay Map OVM17L	24 February 2017
OVM18L	Scenic Amenity Overlay Map OVM18L (Nambour Local Plan Area)	24 February 2017
OVM19L	Scenic Amenity Overlay Map OVM19L (Bli Bli Local Plan Area)	11 May 2018
OVM20L	Scenic Amenity Overlay Map OVM20L	11 May 2018
OVM21L	Scenic Amenity Overlay Map OVM21L (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22L	Scenic Amenity Overlay Map OVM22L (Maroochydhore/Kuluin Local Plan Area)	8 June 2018
OVM23L	Scenic Amenity Overlay Map OVM23L	24 February 2017
OVM24L	Scenic Amenity Overlay Map OVM24L	24 February 2017
OVM25L	Scenic Amenity Overlay Map OVM25L	8 November 2019

Map number	Map title	Gazettal date
OVM26L	Scenic Amenity Overlay Map OVM26L	29 March 2019
OVM27L	Scenic Amenity Overlay Map OVM27L (Woombye Local Plan Area)	24 February 2017
OVM28L	Scenic Amenity Overlay Map OVM28L (Palmwoods Local Plan Area)	29 March 2019
OVM29L	Scenic Amenity Overlay Map OVM29L (Eudlo Local Plan Area)	24 February 2017
OVM30L	Scenic Amenity Overlay Map OVM30L	24 February 2017
OVM31L	Scenic Amenity Overlay Map OVM31L (Forest Glen/Kunda Park/Tanawha Local Plan Area)	24 February 2017
OVM32L	Scenic Amenity Overlay Map OVM32L (Buderim Local Plan Area)	8 June 2018
OVM33L	Scenic Amenity Overlay Map OVM33L (Sippy Downs Local Plan Area)	24 February 2017
OVM34L	Scenic Amenity Overlay Map OVM34L (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
OVM35L	Scenic Amenity Overlay Map OVM35L (Kawana Waters Local Plan Area)	24 February 2017
OVM36L	Scenic Amenity Overlay Map OVM36L	24 February 2017
OVM37L	Scenic Amenity Overlay Map OVM37L	24 February 2017
OVM38L	Scenic Amenity Overlay Map OVM38L	8 November 2019
OVM39L	Scenic Amenity Overlay Map OVM39L (Maleny Local Plan Area)	8 November 2019
OVM40L	Scenic Amenity Overlay Map OVM40L	11 May 2018
OVM41L	Scenic Amenity Overlay Map OVM41L (Mooloolah Local Plan Area)	24 February 2017
OVM42L	Scenic Amenity Overlay Map OVM42L (Landsborough Local Plan Area)	11 May 2018
OVM43L	Scenic Amenity Overlay Map OVM43L	24 February 2017
OVM44L	Scenic Amenity Overlay Map OVM44L (Caloundra West Local Plan Area)	24 February 2017
OVM45L	Scenic Amenity Overlay Map OVM45L (Caloundra Local Plan Area)	24 February 2017
OVM46L	Scenic Amenity Overlay Map OVM46L (Golden Beach/Pelican Waters Local Plan Area)	24 February 2017
OVM47L	Scenic Amenity Overlay Map OVM47L	24 February 2017
OVM48L	Scenic Amenity Overlay Map OVM48L	29 March 2019
OVM49L	Scenic Amenity Overlay Map OVM49L (Beerwah Local Plan Area)	29 March 2019
OVM50L	Scenic Amenity Overlay Map OVM50L (Glass House Mountains Local Plan Area)	29 March 2019
OVM51L	Scenic Amenity Overlay Map OVM51L	24 February 2017
OVM52L	Scenic Amenity Overlay Map OVM52L	24 February 2017
OVM53L	Scenic Amenity Overlay Map OVM53L	24 February 2017
OVM54L	Scenic Amenity Overlay Map OVM54L (Beerburum Local Plan Area)	24 February 2017
OVM55L	Scenic Amenity Overlay Map OVM55L	24 February 2017
Water resource catchments overlay maps		
OVM1M	Water Resource Catchments Overlay Map OVM1M	2 May 2014
OVM2M	Water Resource Catchments Overlay Map OVM2M	2 May 2014
OVM3M	Water Resource Catchments Overlay Map OVM3M (Eumundi Local Plan Area)	2 May 2014
OVM4M	Water Resource Catchments Overlay Map OVM4M	2 May 2014
OVM5M	Water Resource Catchments Overlay Map OVM5M	2 May 2014
OVM6M	Water Resource Catchments Overlay Map OVM6M	2 May 2014
OVM7M	Water Resource Catchments Overlay Map OVM7M	29 March 2019
OVM8M	Water Resource Catchments Overlay Map OVM8M (Yandina Local Plan Area)	29 March 2019
OVM9M	Water Resource Catchments Overlay Map OVM9M	8 November 2019
OVM10M	Water Resource Catchments Overlay Map OVM10M (Peregian South Local Plan Area)	2 May 2014
OVM11M	Water Resource Catchments Overlay Map OVM11M (Coolum Local Plan Area)	8 November 2019

Map number	Map title	Gazettal date
OVM12M	Water Resource Catchments Overlay Map OVM12M	2 May 2014
OVM13M	Water Resource Catchments Overlay Map OVM13M	2 May 2014
OVM14M	Water Resource Catchments Overlay Map OVM14M (Kenilworth Local Plan Area)	2 May 2014
OVM15M	Water Resource Catchments Overlay Map OVM15M	2 May 2014
OVM16M	Water Resource Catchments Overlay Map OVM16M (Blackall Range Local Plan Area)	2 May 2014
OVM17M	Water Resource Catchments Overlay Map OVM17M	2 May 2014
OVM18M	Water Resource Catchments Overlay Map OVM18M (Nambour Local Plan Area)	2 May 2014
OVM19M	Water Resource Catchments Overlay Map OVM19M (Bli Bli Local Plan Area)	11 May 2018
OVM20M	Water Resource Catchments Overlay Map OVM20M	11 May 2018
OVM21M	Water Resource Catchments Overlay Map OVM21M (Maroochy North Shore Local Plan Area)	8 November 2019
OVM22M	Water Resource Catchments Overlay Map OVM22M (Maroochydhore/Kuluin Local Plan Area)	8 June 2018
OVM23M	Water Resource Catchments Overlay Map OVM23M	2 May 2014
OVM24M	Water Resource Catchments Overlay Map OVM24M	2 May 2014
OVM25M	Water Resource Catchments Overlay Map OVM25M	8 November 2019
OVM26M	Water Resource Catchments Overlay Map OVM26M	29 March 2019
OVM27M	Water Resource Catchments Overlay Map OVM27M (Woombye Local Plan Area)	2 May 2014
OVM28M	Water Resource Catchments Overlay Map OVM28M (Palmwoods Local Plan Area)	29 March 2019
OVM29M	Water Resource Catchments Overlay Map OVM29M (Eudlo Local Plan Area)	2 May 2014
OVM30M	Water Resource Catchments Overlay Map OVM30M	2 May 2014
OVM31M	Water Resource Catchments Overlay Map OVM31M (Forest Glen/Kunda Park/Tanawha Local Plan Area)	2 May 2014
OVM32M	Water Resource Catchments Overlay Map OVM32M(Buderim Local Plan Area)	8 June 2018
OVM33M	Water Resource Catchments Overlay Map OVM33M (Sippy Downs Local Plan Area)	2 May 2014
OVM34M	Water Resource Catchments Overlay Map OVM34M (Mooloolaba/Alexandra Headland Local Plan Area)	8 June 2018
OVM35M	Water Resource Catchments Overlay Map OVM35M (Kawana Waters Local Plan Area)	2 May 2014
OVM36M	Water Resource Catchments Overlay Map OVM36M	2 May 2014
OVM37M	Water Resource Catchments Overlay Map OVM37M	2 May 2014
OVM38M	Water Resource Catchments Overlay Map OVM38M	8 November 2019
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OVM40M	Water Resource Catchments Overlay Map OVM40M	11 May 2018
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OVM43M	Water Resource Catchments Overlay Map OVM43M	2 May 2014
OVM44M	Water Resource Catchments Overlay Map OVM44M (Caloundra West Local Plan Area)	2 May 2014
OVM45M	Water Resource Catchments Overlay Map OVM45M (Caloundra Local Plan Area)	2 May 2014
OVM46M	Water Resource Catchments Overlay Map OVM46M (Golden Beach/Pelican Waters Local Plan Area)	2 May 2014
OVM47M	Water Resource Catchments Overlay Map OVM47M	2 May 2014
OVM48M	Water Resource Catchments Overlay Map OVM48M	29 March 2019
OVM49M	Water Resource Catchments Overlay Map OVM49M (Beerwah Local Plan Area)	29 March 2019
OVM50M	Water Resource Catchments Overlay Map OVM50M (Glass House Mountains Local Plan Area)	29 March 2019
OVM51M	Water Resource Catchments Overlay Map OVM51M	2 May 2014
OVM52M	Water Resource Catchments Overlay Map OVM52M	2 May 2014

Map number	Map title	Gazettal date
OVM53M	Water Resource Catchments Overlay Map OVM53M	2 May 2014
OVM54M	Water Resource Catchments Overlay Map OVM54M (Beerburum Local Plan Area)	2 May 2014
OVM55M	Water Resource Catchments Overlay Map OVM55M	2 May 2014

Contents of Schedule 4

Schedule 4 Notations required under the Planning Act 2016 4-1

SC4.1	Notation of decisions affecting the planning scheme under section 89 of the Act.....	4-1
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	4-17
SC4.3	Notation of registration for urban encroachment provisions under Section 267 of the Act.....	4-18

Tables in Schedule 4

Table SC4.1.1	Notation of decisions under section 89 of the Act.....	4-1
Table SC4.2.1	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act.....	4-17
Table SC4.3.1	Notation of registrations made under section 267 of the Act.....	4-18

Schedule 4 Notations required under the Planning Act 2016

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1 Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File Reference
Decisions agreeing to a superseded planning scheme request			
16/06/2014	9 Trinder Ave Maroochydore (Lot 2 RP884073)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Vehicle Depot	SPS14/0001
29/07/2014	84 Taylors Rd Tanawha (Lot 1 RP173553)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 7 Lots) and Operational Work (Vegetation Clearing)	SPS14/0002
13/08/2014	1 Suncoast Beach Dr Mount Cooloom (Lot 1 RP884081)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 15 Lots)	SPS14/0003
31/07/2014	8-10 Heslop Pl Burnside (Lot 13 SP188193)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0004
21/07/2014	86 Aerodrome Rd Maroochydore (Lot 20 RP56161)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Shop	SPS14/0005
25/08/2014	92 William St Buderim (Lot 1 RP220039)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS14/0006
28/08/2014	19 Gloucester Rd Buderim (Lot 3 RP27830)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0007
27/08/2014	18 Tommys Ct Buderim (Lot 7 SP114798)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0008
5/09/2014	98-100 Francis Rd Bli Bli (Lot 1 RP169051)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS14/0010
15/09/2014	448 Petrie Creek Rd Rosemount (Lot 5 RP167035)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 9 Lots)	SPS14/0011
21/08/2014	127 Shamley Heath Rd Kureelpa (Lot 1 and 2 SP65556)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS14/0012
10/09/2014	20-24 Jose St Nambour (Lot 90 SP193566)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS14/0013
9/10/2014	18-20 Toral Dr Buderim (Lot 5 RP233840)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0014
14/10/2014	3 Mari St Alexandra Headland (Lot 21 SP164701)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0015
9/10/2014	22-24 Toral Dr Buderim (Lot 6 RP233840)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0016
9/10/2014	26-28 Toral Dr Buderim (Lot 7 RP233840)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0017
21/10/2014	103 Grandview Dr Cooloom Beach (Lot 7 RP189057)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0018
22/10/2014	50 Seaside Bvd Marcoola (Lot 137 SP111737)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0019
22/10/2014	2 Twin Ridges Rd Mons (Lot 1 RP130845)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS14/0020
23/09/2014	Ocean Dr	Decision to agree to a superseded planning	SPS14/0021

Date of decision	Location (real property description)	Decision type	File Reference
	Twin Waters (Lot 1 SP210929)	scheme request for a Material Change of Use to Establish Multiple Dwelling Units	
20/10/2014	47-49 Glenmount Rd Mons (Lot 1 RP213138)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 3 Lots)	SPS14/0022
3/10/2014	272 Dulong Rd Dulong (Lot 9 RP160650)	Decision to agree to a superseded planning scheme request for a Reconfiguring of a Lot (1 Lot into 2 Lots)	SPS14/0023
14/10/2014	69 Lindsay Rd Buderim (Lot 1 RP66173)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0024
22/10/2014	100 Mooloolaba Esp Mooloolaba (Lot 100 SP230650)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Office	SPS14/0025
4/11/2014	968 Nambour Connection Rd Nambour (Lot 1 RP67872 and Lot 1 RP85641)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Vehicle Depot	SPS14/0026
4/11/2014	40 De Zen Rd Palmview (Lot 3 SP251347)	Decision to agree to a superseded planning scheme request for a Reconfiguring of a Lot (1 Lot into 2 Lots)	SPS14/0027
11/12/2014	14 Satinash Pl Mudjimba (Lot 30 SP140493)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0028
4/11/2014	1 Suncoast Beach Dr Mount Coolool (Lot 1 RP884081)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0029
29/10/2014	2 York Rd Buderim (Lot 16 RP124873)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0030
20/11/2014	9 Wunnunga Cres Yaroomba (Lot 2 SP218428)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0031
13/11/2014	13 Crescent Rd Eumundi (Lot 2 RP134544)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS14/0032
22/12/2014	8, 10 and 12 Mango Vale Court and 357 Diddillibah Road, Diddillibah (Lot 3 and 4 SP240947, Lot 5 SP175033 and Lot 6 RP187603)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (3 Lots into 3 Lots)	SPS14/0033
20/11/2014	121 Sugar Rd Alexandra Headland (Lot 193 RP87190)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS14/0034
15/01/2015	77 Lindsay Rd Buderim (Lot 2 RP95020)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0035
21/11/2014	36 Lysaght St Coolool Beach (Lot 48 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS14/0036
5/12/2014	39 Barns Lane Coolool Beach (Lot 102 SP161821)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Showroom, Garden Centre, Restaurant, Convenience Restaurant, Service Station and Reconfiguration of a Lot (1 Lot into 6 Lots)	SPS14/0037
5/12/2014	39 Barns Lane Coolool Beach (Lot 102 SP161821)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Showroom, Garden Centre, Restaurant, Convenience Restaurant, Service Station and Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS14/0038
23/12/2014	42 Coolool View Tce Buderim (Lot 11 SP111202)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 15 Lots)	SPS14/0039
10/03/2015	2859 Steve Irwin Way Glenview (Lot 390 CG6298)	Decision to agree to a superseded planning scheme request for a Minor Building Works	SPS14/0040
12/01/2015	8 Golf St Buderim (Lot 2 RP125843)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0041
19/12/2014	53-55 Gloucester Rd Buderim (Lot 10 and 11 RP90599)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0042

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
12/12/2014	81 Sawreys Rd Mons (Lot 2 RP40358)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS14/0043
10/12/2014	111 Sugar Rd Alexandra Headland (Lot 4 RP132480)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Office	SPS14/0044
9/12/2014	18 Kerenjon Ave Buderim (Lot 1 RP200525)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS14/0045
9/01/2015	34-80 and 82 Steggalls Rd Yandina (Lot 343 and 344 CG228)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 82 Lots)	SPS14/0046
20/01/2015	20 Elizabeth St Buderim (Lot 34 RP90597)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS14/0048
19/12/2014	13 Moorings Cct Twin Waters (Lot 616 SP147369)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS14/0049
2/01/2015	672 Old Maroochydore Rd Kunda Park (Lot 4 RP127114)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish General Industry	SPS14/0050
20/01/2014	35 Access Cres Coolool Beach QLD (Lot 33 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS14/0051
12/01/2015	Bruce Hwy Bells Creek (Lot 505 RP884348)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Major Utility	SPS14/0052
23/12/2014	1 Falkland Ct Buderim (Lot 11 RP182353)	Decision to agree to a superseded planning scheme request for a Material Change of Use to establish a Dual Occupancy	SPS14/0053
6/01/2015	30 Allen St Moffat Beach (Lot 7 RP159519)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Industry – General	SPS14/0054
6/01/2015	42 & 44 Gloucester Rd Buderim (Lot 7 and 8 RP67927)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lot into 4 Lots) and Material Change of Use to Establish a Dual Occupancy	SPS14/0055
29/01/2015	63 River Esp Mooloolaba (Lot 2 RP55225)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS14/0057
10/02/2015	61 Obi Vale North Maleny (Lot 2 SP187846)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS14/0058
21/01/2015	22 Kerryl St Kunda Park (Lot 39 SP171066)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS14/0059
30/01/2015	322 Petrie Creek Rd Rosemount (Lot 21 SP246655)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 5 Lots)	SPS15/0001
29/01/2015	2 Lang St Coolool Beach (Lot 6 RP189057)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0002
30/01/2015	10 Sydal St Little Mountain (Lot 5 RP233897)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Industry - General	SPS15/0003
20/02/2015	258-268 Dulong Rd Dulong (Lot 13 SP141476)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 8 Lots)	SPS15/0004
6/03/2015	1-7 Dixon Rd Buderim (Lot 20 SP111195)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 10 Lots)	SPS15/0005
13/02/2015	23 Fauna Tce Coolool Beach (Lot 90 SP89974)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0006
1/04/2015	19 Boronia Cres Marcoola (Lot 142 M9339)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0007
2/04/2015	52 Gloucester Rd Buderim (Lot 12 RP67927)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0008
23/03/2015	25 Fauna Tce Coolool Beach	Decision to agree to a superseded planning scheme request for a Material Change of	SPS15/0009

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
	(Lot 91 RP89974)	Use to Establish a Detached House	
9/03/2015	3-9 Riverview Ave Buderim (Lot 3 and 4 RP124292)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0010
27/03/2015	240 Connection Rd Glenview (Lot 7 RP168079)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0011
30/03/2015	7 Majestic Ct Coolum Beach (Lot 20 RP89338)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0012
26/03/2015	18 Corbould Rd Coolum Beach (Lot 2 SP178321)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Landscape Supplies	SPS15/0013
23/03/2015	5 Link Cres Coolum Beach (Lot 114 SP176148)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Light Industry	SPS15/0014
9/03/2015	241-265 Dulong Rd Dulong (Lot 1 RP132952)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 5 Lots)	SPS15/0015
9/04/2015	16 Sutherland St Buderim (Lot 551 RP218601)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0016
25/03/2015	2969 Old Gympie Rd Beerwah (Lot 3 RP849826)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Caretakers Residence	SPS15/0017
14/04/2015	1 Barralong Ct Buderim (Lot 86 RP95883)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0018
13/04/2015	50 Gloucester Rd Buderim (Lot 11 RP67927)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots) and Material Change of Use to Establish a Dual Occupancy	SPS15/0019
17/04/2015	16 Bretz St Buderim (Lot 9 RP121227)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0020
11/03/2015	41 Cogill Rd Buderim (Lot 2 SP271755)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0021
31/03/2015	797-809, 811-821 and 823-833 David Low Way Mudjimba (Lot 1 and 2 RP175157 and Lot 3 SP168134)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Service Station and Convenience Restaurant	SPS15/0022
22/04/2015	3 Island Ct Minyama (Lot 652 M93025)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Duplex Dwelling	SPS15/0023
16/03/2015	41 Tulip Lane Buderim (Lot 1 RP144383)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0025
15/04/2015	941 Eumundi Noosa Rd Doonan (Lot 1 RP224914)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0026
21/04/2015	24 Brisbane Rd Mooloolaba (Lot 77 RP73433)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units and Shop	SPS15/0027
16/04/2015	19 Tandem Ave Warana (Lot 1 RP224425)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Industry – General	SPS15/0028
25/03/2015	18-20 Merval Ct Mons (Lot 10 RP157995)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0029
20/04/2015	122 Nojoor Rd Mudjimba (Lot 6 RP99167)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0031
22/04/2015	118 Nojoor Rd Mudjimba (Lot 7 RP99167)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House and Bed and Breakfast	SPS15/0032
7/04/2015	1/4-6 Access Cres Coolum Beach (Lot 1 SP231444)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS15/0033

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
24/04/2015	10 Lavarack Cres Buderim (Lot 4 RP90687)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0034
17/04/2015	6 School Rd Yandina (Lot 2 RP26996)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0035
13/05/2015	35 MacDonald St Dicky Beach (Lot 5 RP195753)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0036
13/05/2015	30 Kondalilla Falls Rd Montville (Lot 5 RP802939)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0037
29/05/2015	Research St Coolum Beach (Lot 904 SP251584)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Community Meeting Hall	SPS15/0038
27/05/2015	1/62 Nicklin Way Parrearra (Lot 1 BUP6521)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Medical Centre	SPS15/0039
7/05/2015	4/47 Link Cres Coolum Beach (Lot 4 SP240846)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Community Meeting Hall	SPS15/0041
21/05/2015	60 Brisbane Rd Mooloolaba (Lot 5 SP253874)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units and Shop	SPS15/0042
8/05/2015	5 and 63 Link Cres Coolum Beach (Lot 114 and 117 SP176148)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Vehicle Depot	SPS15/0043
25/05/2015	184 Crosby Hill Rd Tanawha (Lot 2 SP269478)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0044
28/04/2015	99 Nambour-Mapleton Rd Nambour (Lot 2 RP87310)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0045
18/06/2015	Esplanade and 13 & 15 Anning Ave Golden Beach (Lot 55 RP96153, Lot 56 RP96153, Lot 57 RP96153, Lot 2 RP111459, Lot 246 RP63679, Lot 247 RP63679, Lot 272 RP63679, Lot 273 RP63679, Lot 274 RP63679, Lot 275 RP63679, Lot 276 RP63679, Lot 277 RP63679, Lot 278 RP63679)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Multiple Dwelling	SPS15/0046
12/05/2015	41 Dacmar Rd Coolum Beach (Lot 58 SP193883)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS15/0047
21/05/2015	7, 11 and 13 Mari Street Alexandra Headland (Lot 4 SP164701, Lot 5 RP175211 and Lot 1 SP164701)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS15/0048
20/05/2015	43 Access Cres Coolum Beach (Lot 37 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS15/0049
21/05/2015	4 Millen Ct Coolum Beach (Lot 17 SP222136)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0050
7/05/2015	540 and 550 Glenview Rd Glenview (Lot 19 SP173393 and Lot 3 SP265489)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 10 Lots)	SPS15/0051
25/05/2015	16 Onkara St Buderim (Lot 6 RP128010)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0052
18/05/2015	11 Seaview Tce Buderim (Lot 5 RP112654)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0053
10/06/2015	49-51 Countryview St Woombye (Lot 66 and 76 SP209138)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0054
21/05/2015	193 Mooloolaba Rd Buderim (Lot 1 and 4 RP150812)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0055
21/05/2015	2A Robert St	Decision to agree to a superseded planning	SPS15/0056

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
	Kunda Park (Lot 8 RP883573)	scheme request for a Material Change of Use to Establish a Light Industry and Caretakers Residence	
21/05/2015	9 St Ives Tce Buderim (Lot 14 RP855780)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0057
3/06/2015	8 Carol Ct Buderim (Lot 3 RP124022)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0058
9/06/2015	10 Focus Lane Yandina (Lot 828 CG4277)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Vehicle Depot and Extractive Industry	SPS15/0059
18/05/2015	34-80 Steggalls Rd, Yandina (Lot 344 CG228)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 37 Lots)	SPS15/0060
21/05/2015	119 Point Cartwright Dr Buddina (Lots 806-812 B92941, Lots 802-805 B92942 and Lot 2 SP202887)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Shopping Complex	SPS15/0062
18/05/2015	30 Anning Rd, Forest Glen and 42 and 44 Anning Rd Mons (Lot 8 RP181778, Lot 3 RP845318 and Lot 4 RP845318)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (3 Lots into 18 Lots)	SPS15/0061
1/06/2015	35 MacDonal Street Dicky Beach (Lot 5 RP195753)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Duplex Dwelling	SPS15/0063
13/05/2015	282 Duke Rd Doonan (Lot 30 RP146308)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0064
21/05/2015	155-161 Camp Flat Rd Bli Bli (Lot 1 RP172913)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 10 Lots)	SPS15/0065
1/05/2015	133 Lockes Lane Belli Park (Lot 68 MCH351)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Stable	SPS15/0067
25/05/2015	20 Kondalilla Falls Rd Montville (Lot 12 RP841406)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Restaurant	SPS15/0068
1/06/2015	4 Majestic Ct Coolum Beach (Lot 24 RP89338)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0069
9/06/2015	234 Parklands Blvd Meridan Plains (Lot 2 RP171508)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots) and Material Change of Use to Establish a Multiple Dwelling	SPS15/0070
23/06/2015	64 Buderim Ave Alexandra Headland (Lot 63 RP27715)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0071
09/06/2015	25 Bartlett Street Nambour (Lot 10 RP854223)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units	SPS15/0072
14/06/2015	20 Minyama Island Minyama (Lot 3 RP838131)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Duplex Dwelling	SPS15/0073
18/06/2015	142 and 154 Mudjimba Beach Rd Mudjimba (Lot 7 RP854183 and Lot 488 RP91398)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 13 Lots)	SPS15/0074
20/05/2015	31-43 Nyes Cres Buderim (Lot 2 RP171363 and Lot 90 RP107350)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 6 Lots)	SPS15/0075
25/05/2015	10 Illuka St Buderim (Lot 23 RP224747)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0076
25/05/2015	5 Grevillea Close Buderim (Lot 36 RP134357)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0077
02/06/2015	24 and 26 Box Street Buderim (Lot 7 RP176066 and Lot 5 RP27823)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Integrated Tourist Facility	SPS15/0078

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
7/05/2015	57 Lysaght Street Coolum Beach (Lot 55 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Light Industry and Warehouse	SPS15/0079
18/06/2015	86 Caloundra Rd Little Mountain (Lot 2 and 3 RP902089)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Retirement Community	SPS15/0081
20/05/2015	18 Elizabeth St Buderim (Lot 35 RP90597)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0082
18/06/2015	606 Glenview Rd Glenview (Lot 6 SP155165)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0084
25/05/2015	9A Sunset Avenue Buderim (Lot 2 SP180340)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0085
10/06/2015	560 Glenview Rd Glenview (Lot 2 SP265489)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 7 Lots)	SPS15/0086
9/06/2015	7 Paynter Park Dr Woombye (Lot 122 SP114689)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 21 Lots)	SPS15/0087
25/05/2015	25 Jones Rd Buderim (Lot 100 SP251683)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 7 Lots)	SPS15/0088
09/06/2015	52 Henebery Rd Burnside (Lot 2 RP173438)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 50 Lots)	SPS15/0089
25/05/2015	40 Coolum View Tce Buderim (Lot 2 SP249309)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0090
18/06/2015	213 Memorial Dr Eerwah Vale (Lot 2 RP152464)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Motel	SPS15/0091
09/06/2015	60-64 Old Coach Way Ninderry (Lot 17 RP165152)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS15/0092
18/06/2015	Riveraine Avenue Warana (Lot 10 SP143572)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Retirement Community	SPS15/0093
18/06/2015	28 Nambour-Mapleton Rd Nambour (Lot 3 RP90884)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0094
09/06/2015	40 Noel Street Nambour (Lot 3 RP905437)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 6 Lots)	SPS15/0095
24/06/2015	60 Dacmar Road Coolum Beach (Lot 64 SP193883)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse and Light Industry	SPS15/0096
24/06/2015	18 Lysaght Street Coolum Beach (Lot 67 SP183003)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse and Light Industry	SPS15/0097
25/05/2015	17 Kent Court Buderim (Lot 16 RP146497)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0098
25/05/2015	Goodwood Court Buderim (Lot 200 SP269010)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0099
18/06/2015	953-971, 943-951 and 973-1005 David Low Way Marcoola (Lot 14 M93323, Lot 2 RP137350 and Lot 54 M93323)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Childcare Centre, Restaurant, Shop, Hotel, Caravan Park, Retirement Village, Dwelling Houses and Multiple Dwelling Units	SPS15/0109
24/06/2015	22 Lysaght Street Coolum Beach (Lot 66 SP183003)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Light Industry and Warehouse	SPS15/0113
9/06/2015	8 Godilla St Coolum Beach	Decision to agree to a superseded planning scheme request for a Reconfiguration of a	SPS15/0124

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
	(Lot 3 RP157061)	Lot (1 Lot into 3 Lots)	
18/06/2015	40 and 40B Image Flat Rd Nambour (Lot 4 and 6 SP149461)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 22 Lots)	SPS15/0125
9/06/2015	44 Laxton Rd Palmview (Lot 1 SP119732)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0126
9/06/2015	123 Carter Road Nambour (Lot 2 RP79907)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0129
18/06/2015	39 Barns Lane Coolum Beach (Lot 102 SP161821)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Showroom, Garden Centre, Shopping Complex, Service Station and Restaurant	SPS15/0130
21/07/2015	148 Mountain View Road Maleny (Lot 1 RP58369)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Local Utility	SPS15/0131
10/06/2015	19/25 Quanda Rd Coolum Beach (Lot 19 SP207310)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Light Industry	SPS15/0132
18/06/2015	405 Mooloolaba Rd Buderim (Lot 1 RP218796 and Lot 18 SP209340)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Retirement Village	SPS15/0134
9/06/2015	68 Vise Rd Forest Glen (Lot 2 RP 51263)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 6 Lots)	SPS15/0135
18/06/2015	Howard Street Nambour (Lot 8 RP28029, Lot 2 RP82280, Lot 2 RP72793 and Lot 5 SP257645)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Showroom and Multiple Dwelling Units	SPS15/0136
16/06/2015	15 Sue Street Burnside (Lot 3 RP149092)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0137
16/06/2015	235 Panorama Drive Rosemount (Lot 8 RP137947)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	SPS15/0138
18/06/2015	Seriata Way Mountain Creek (Lot 456 SP111641)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 150 Lots)	SPS15/0139
18/06/2015	43 Gannawarra Street Currimundi (Lot 4 RP847981)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Offices and a Multiple Dwelling	SPS15/0141
18/06/2015	141 Jones Road Buderim (Lot 1 SP105435)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Shopping Centre	SPS15/0142
18/06/2015	36 Panorama Crescent Buderim (Lot 1 RP848526)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0143
09/06/2015	14 Henzell Street Dicky Beach (Lot 122 RP53611)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Duplex Dwelling	SPS15/0144
18/06/2015	255 Eudlo Road Mooloolah Valley (Lot 1 SP149819)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0145
09/06/2015	20 Bairnsdale Street West Buderim (Lot 51 RP92279)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0147
18/06/2015	45 Balmoral Rd Montville (Lot 1 SP173716)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0148
09/06/2015	8 Pacific View Pde Buderim (Lot 1 RP169047)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0149
18/06/2015	1808 David Low Way Coolum Beach (Lot 103 SP159953)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 61 Lots) and Material Change of Use to Establish Detached Houses, Shop, Offices and Medical Centre	SPS15/0150
16/06/2015	6 Godilla Street Coolum Beach	Decision to agree to a superseded planning scheme request for a Reconfiguration of a	SPS15/0151

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
	(Lot 2 RP157061)	Lot (1 Lot into 2 Lots)	
23/06/2015	127 and 129-135 Burnett St Buderim (Lot 2 RP75747, Lot 5 RP69187 and Lot 2 RP69187)	Decision to agree to a superseded planning scheme request for a Material Change of Use for a Preliminary Approval to Override the Planning Scheme for Low to Medium Density Development, Material Change of Use for Multiple Dwellings and Reconfiguring a Lot ¹	SPS15/0152
18/06/2015	55 Whispering Gum Avenue Eumundi (Lot 75 SP159595)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Detached House	SPS15/0153
24/06/2015	36-38 Main Street Palmwoods (Lot 45 RP903227)	Decision to agree to a superseded planning scheme request for a Building Works - Removal and Relocation of Building	SPS15/0154
09/06/2015	216 Perwillowen Road Perwillowen (Lot 13 SP173064)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 22 Lots)	SPS15/0155
09/06/2015	240 Perwillowen Road Perwillowen (Lot 60 SP173080)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 40 Lots)	SPS15/0156
18/06/2015	15,17,19 and 21 Main Street Palmwoods (Lot 2, 3, 4 and 5P44512)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units, Shops and Offices	SPS15/0157
10/06/2015	37 Price Lane Buderim (Lot 8 RP27804)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 14 Lots)	SPS15/0158
18/06/2015	Parkyn Pde Mooloolaba (Lot 1 SP143293)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Integrated Tourist Facility	SPS15/0159
18/06/2015	74-76 Primary School Court Maroochydore (Lot 173 and 174 RP45928)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units and Offices	SPS15/0160
09/06/2015	15 Sorensen Avenue Buderim (Lot 25 SP116416)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS15/0161
09/06/2015	5 Sorensen Avenue Buderim (Lot 6 SP237501)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 2 Lots)	SPS15/0162
18/06/2015	16 Sugar Bag Road Little Mountain (Lot 310 RP213200)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 13 Lots)	SPS15/0163
18/06/2015	76 and 76A Ballinger Road Buderim (Lot 1 and 2 RP40153)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (2 Lots into 80 Lots)	SPS15/0164
24/06/2015	88-92, 94-98 and 100-104 Quanda Rd Coolool Beach (Lots 14-16 SP239513)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Light Industry and Warehouse	SPS15/0165
16/06/2015	13 Crescent Rd Eumundi (Lot 2 RP134544)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 4 Lots)	SPS15/0166
10/06/2015	42 Coolool View Terrace Buderim (Lot 11 SP111202)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 12 Lots)	SPS15/0167
16/06/2015	Geordy Cl Beerwah (Lot 100 SP268980)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 15 Lots)	SPS15/0168
18/06/2015	6 & 8 Naroo Court and 16 & 20 Smith Street Mooloolaba (Lot 411 and 412 RP129684 and Lot 97 and 99 RP73433)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwelling Units and Offices	SPS15/0169
18/06/2015	384 Mons Road and 7172 Bruce Highway Forest Glen (Lot 1 and 2 RP211637)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS15/0170
16/06/2015	101 Thomson Valley Road	Decision to agree to a superseded planning	SPS15/0171

¹ Editor's note—a preliminary approval to override the planning scheme made under the SP Act is a variation approval under the Act in accordance with section 286 of the Act.

Date of decision	Location (real property description)	Decision type	File Reference
	Valdora (Lot 2 SP258214)	scheme request for a Reconfiguration of a Lot (1 Lot into 3 Lots)	
18/06/2015	26 and 28 Canberra Terrace Caloundra (Lot 255 and 256 RP43588)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Multiple Dwelling	SPS15/0172
9/06/2015	219 Mooloolaba Road and 2 Panorama Crescent Buderim (Lot 8 RP80359 and Lot 3 RP897856)	Decision to agree to a superseded planning scheme request for a Material Change of Use to establish a Dual Occupancy	SPS15/0173
18/06/2015	370 Mons Road Forest Glen (Lot 8 RP810748)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse	SPS15/0174
22/06/2015	56 Sugar Bag Road Little Mountain (Lot 5 SP179710)	Decision to agree to a superseded planning scheme request for a Reconfiguration of a Lot (1 Lot into 6 Lots)	SPS15/0175
6/06/2015	16 Springfield Avenue Coolum Beach (Lot 75 RP88622)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Dual Occupancy	SPS15/0176
22/06/2015	36 Tantula Road East Alexandra Headland (Lot 61 RP91181)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Detached House	SPS15/0177
23/06/2015	9 Focal Avenue Coolum Beach (Lot 77 SP183003)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse and Light Industry	SPS15/0178
25/09/2015	38 Lysaght Street Coolum Beach (Lot 47 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0119
16/11/2015	43-45 Lysaght Street Coolum Beach (Lot 52 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0117
19/02/2016	46 Lysaght Street Coolum Beach (Lot 43 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0110
15/03/2016	31-33 Lysaght Street Coolum Beach (Lot 49 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0120

Date of decision	Location (real property description)	Decision type	File Reference
17/03/2016	40 Lysaght Street Coolum Beach (Lot 46 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0114
9/09/2016	39-41 Lysaght Street Coolum Beach (Lot 51 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0116
28/10/2016	35-37 Lysaght Street Coolum Beach (Lot 50 SP15/0115)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0115
25/11/2016	30 Access Crescent Coolum Beach (Lot 26 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0103
25/11/2016	42 Lysaght Street Coolum Beach (Lot 45 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0112
02/12/2016	33 Access Crescent Coolum Beach (Lot 32 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0122
10/01/2017	26 Access Crescent	Decision to agree to a superseded planning	SPS15/0101

Date of decision	Location (real property description)	Decision type	File Reference
	Coolum Beach (Lot 28 SP249335)	scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	
06/02/2017	6 Venture Close Coolum Beach (Lot 30 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0105
10/03/2017	19-21 Access Crescent Coolum Beach (Lot 16 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0100
21/03/2017	44 Lysaght Street Coolum Beach (Lot 44 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0111
22/03/2017	28 Access Crescent Coolum Beach (Lot 27 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0107
15/05/2017	32 Access Crescent Coolum Beach (Lot 25 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair Workshop and Warehouse	SPS15/0106
18/07/2017	2 Venture Close Coolum Beach	Decision to agree to a superseded planning scheme request for a Material Change of	SPS15/0108

Date of decision	Location (real property description)	Decision type	File Reference
	(Lot 31 SP249335)	Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	
14/08/2017	3 Venture Close Coolum Beach (Lot 29 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0104
06/10/2017	48 Lysaght Street Coolum Beach (Lot 42 SP249335)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0123
11/07/2018	17 Access Crescent Coolum Beach (Lot 15 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0102
11/07/2018	53-55 Lysaght Street Coolum Beach (Lot 54 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0118
11/07/2018	57 Lysaght Street Coolum Beach (Lot 55 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0121
11/07/2018	27-29 Access Crescent Coolum Beach (Lot 18 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence,	SPS15/0127

Date of decision	Location (real property description)	Decision type	File Reference
		Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	
11/07/2018	16-22 Access Crescent Coolum Beach (Lot 19 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Caretaker's Residence, Community Meeting Hall, Environmentally Assessable Industry, Car Washing Station, Telecommunications Facility, Transport Station, General Industry, Landscape Supplies, Light Industry, Major Utility, Rural Service, Industry, Sales or Hire Yard, Service Station, Storage Yard, Vehicle Depot, Vehicle Repair, Workshop and Warehouse	SPS15/0128
11/07/2018	44-48 Junction Drive Coolum Beach (Lot 56 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse and Light Industry	SPS15/0133
11/07/2018	36-42 Junction Drive Coolum Beach (Lot 57 SP193886)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish a Warehouse and Light Industry	SPS15/0140
31/08/2018	1-59 Vise Road Forest Glen (Lot 5 RP167020)	Decision to not agree to a superseded planning scheme request for Operational Works for Vegetation removal	SPS18/0002
31/08/2018	16 Bulcock Street Caloundra (Lot 3 RP155792)	Decision to agree to a superseded planning scheme request for a Material Change of Use to extend a Food and Drink Outlet (Outdoor dining area)	SPS18/0003
17/10/2018	53 Duporth Avenue Maroochydore (Lots 11 and 12 RP856630)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwellings (42 Units) and Offices (2 Tenancies)	SPS18/0005
23/10/2018	4 Waterfront Court Twin Waters (Lot 10 SP155702)	Decision to agree to a superseded planning scheme request for a Material Change of Use for a Dwelling house	SPS18/0004
14/02/2019	26 Warruga Street Mapleton (Lot 4 RP200797)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Extension to a Tourist Park (additional 18 sites)	SPS19/0001
18/03/2019	8 Orchard Court Mudjimba (Lot 2 SP295889)	Decision to agree to a superseded planning scheme request for a Material Change of Use for a Dwelling house	SPS19/0002
19/03/2019	9 Orchard Court Mudjimba (Lot 13 SP295889)	Decision to agree to a superseded planning scheme request for a Material Change of Use for a Dwelling house	SPS19/0003
18/07/2019	15 Evans Street Maroochydore (Lot 6 RP74682)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish an Office and Multiple Dwellings (15 Units)	SPS19/0005
1/08/2019	16 Bulcock Street Caloundra (Lot 3 RP155792)	Decision to agree to a superseded planning scheme request for a Material Change of Use to extend a Food and Drink Outlet (Restaurant and Outdoor dining area)	SPS19/0004
30/09/2019	12-14 Maud Street Maroochydore (Lot 2 RP67176 and Lot 3 SP248269)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwellings (40 Units)	SPS19/0007
29/10/2019	14 Norman Avenue Maroochydore (Lot 61 RP66633)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwellings (9 Units)	SPS19/0008
14/10/2019	5 Egret Court Caloundra (Lot 14 C27638)	Decision to agree to a superseded planning scheme request for a Material Change of Use to Establish Multiple Dwellings (7	SPS19/0009

Schedule 4

Date of decision	Location (real property description)	Decision type	File Reference
		Units)	
Development approvals that are substantially inconsistent with the planning scheme			
26/11/2015	1-47 Stringybark Road Buderim (Lot 5 SP182546)	Approval in conflict with the planning scheme for Preliminary Approval for Building Work	PBA15/0063
12/11/2015	233 Maleny-Stanley River Road Wootha (Lot 6 SP127551)	Approval in conflict with the planning scheme for a Material Change of Use of Premises for Outdoor Sport, Recreation and Entertainment and Function Room	MCU14/0040
18/08/2016	84 & 86 Caloundra Road LITTLE MOUNTAIN (Lot 2 RP 902089 and Lot 3 RP 902089)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Retirement Community (Aged Care Facility)	MCU15/0129
18/11/2015	288-316 Yandina-Coolum Road COOLUM BEACH (Lot 4 RP 27021)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Car Wash	MCU15/0134
09/02/2016	167 Alexandra Parade ALEXANDRA HEADLAND (Lot 469 SP 272656)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Club (Extension to existing Surf Club)	MCU15/0171
16/09/2016	2 Textile Avenue & 34 Production Avenue WARANA (Lot 107 RP 836180 and Lot 163 RP 896958)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Indoor Sport and Recreation	MCU15/0172
21/04/2016	139-159 Wisers Road BUDERIM (Lot 1 SP 197340)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Crematorium	MCU15/0203
15/02/2016	36 Pelican Waters Boulevard PELICAN WATERS (Lot 105 SP 157477)	Approval in conflict with the planning scheme for Reconfiguration of a Lot	REC15/0211
28/06/2016	Main Drive WARANA (Lot 101 SP 142584)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Utility Installation (Upgrades to existing Sewage Treatment Plant)	MCU16/0069
24/10/2016	131 Oceanic Drive WARANA (Lot 256 W 95535)	Approval in conflict with the planning scheme for Preliminary Approval for Building Work (Dwelling)	PBA16/0021
15/09/2016	43 Access Crescent COOLUM BEACH (Lot 37 SP 249335)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Low Impact Industry & Stormwater, Drainage Works, Earthworks & Landscaping	MCU16/0126
12/09/2016	32 Wisers Road BUDERIM (Lot 4 SP 156946)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Health Care Service	MCU16/0136
30/09/2016	372 Mons Road FOREST GLEN (Lot 16 SP 169831)	Approval in conflict with the planning scheme for Preliminary Approval for Building Work (Aquatic Centre Lights)	PBA16/0034
07/02/2017	151 Sippy Creek Road TANAWHA (Lot 4 RP 140976)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Medium Impact Industry (Storage of Class 1 Dangerous Goods - fireworks)	MCU16/0162
09/01/2017	26 Wisers Road BUDERIM (Lot 37 RP 801903)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Child Care Centre	MCU16/0172
02/11/2016	138 Burnett Street BUDERIM (Lot 7 RP 70281)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Offices	MCU16/0177
28/07/2017	71 & 73 First Avenue MOOLOOLABA (Lot 38 RP 52440 and Lot 39 RP 52440)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Multiple Dwelling Units	MCU16/0307
22/08/2017	14 Machinery Avenue WARANA (Lot 123 RP 904194)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Medium Impact Industry & Showroom	MCU17/0062
17/11/2015	155-161 Camp Flat Rd, BLI BLI (Lot 1 RP 172913)	Approval in conflict with the planning scheme for 10 urban lots in a rural residential zone to reconfigure a lot (1 lot into 10 lots)	REC15/0143
12/10/2017	Units 1 & 2 6 Point Cartwright Drive	Approval in conflict with the planning scheme for Preliminary Approval for	PBA17/0007

Date of decision	Location (real property description)	Decision type	File Reference
	Buddina (Lots 1 and 2 BUP6796)	Building Work	
02/11/2017	58 Roberts Road Beerwah (Lot 544 SP295694)	Approval in conflict with the planning scheme for Material Change of use for an Extension to Education Establishment (Staged Development)	MCU17/0132
13/02/2018	30 Illawong Street Buderim (Lot 103 RP113532)	Approval in conflict with the planning scheme for Material Change of Use for a Dwelling House	MCU17/0140
20/04/2018	56 Sugar Bag Road Little Mountain (Lot 5 SP179710)	Approval in conflict with the planning scheme for Reconfiguring of a Lot (1 into 6 lots)	REC17/0098
24/04/2018	3-7 Fishermans Road, 31 Martins Drive and Burran Court Kuluin (Lot 19 SP223022, Lot 22 RP861773 and Lot 19 RP233849)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Retirement Facility	MCU17/0153
24/04/2018	24 & 26 Box Street Buderim (Lot 5 RP27823 & Lot 7 RP176066)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Integrated Tourist Facility	MCU15/0270
23/07/2018	39 & 41 Smith Street and 46 Brisbane Road Mooloolaba (Lot 3 and \$ RP106986 and Lot 3 RP862472 Por 1)	Approval in conflict with the planning scheme for Material Change of Use of Premises for Short Term Accommodation (88 Motel Rooms), 54 Multiple Dwelling Units, Offices, Shops, Food and Drink Outlets	MCU16/0127
12/09/2018	11 Orchard Court Mudjimba (Lot 10 SP295889)	Approval in conflict with the planning scheme for Material Change of Use for a Dual occupancy	MCU18/0157
25/07/2019	318-324 Yandina Coolum Road Coolum Beach (Lot 1 RP199720)	Approval in conflict with the planning scheme for Material Change of Use of Premises for a Club (Surf Life Saving Club Storage Building)	MCU19/0015
2/12/2019	20 Mudjimba Esplanade Mudjimba (Lot 11 SP289640)	Approval in conflict with the planning scheme for Material Change of Use of Premises for a Club (Extension and Modification to the Mudjimba Surf Life Saving Club)	MCU19/0174
Development approvals that are variations of the planning scheme			
10/12/2015	55 & 59 Plaza Parade Maroochydore (Lots 1 & 2 SP255792)	Preliminary Approval for Material Change of Use of Premises that varies the effect of the planning scheme under section 242 of the <i>Sustainable Planning Act 2009</i> - Mixed use development	MCU15/0135
31/10/2016	Bruce Highway Palmview (Lots 1, 2 & 3 RP165741, Lot 345 CG 5011 and Lot 505 SP 235650)	Preliminary Approval for Material Change of Use of Premises to which Sections 242 and 899 of the <i>Sustainable Planning Act 2009</i> apply to vary the effect of the planning scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan	MCU16/0085
25/01/2018	Laxton Road Palmview (Lot 346 SP287465)	Preliminary Approval for Material Change of Use of Premises to which Sections 242 and 899 of the <i>Sustainable Planning Act 2009</i> apply to vary the effect of the planning scheme for Area C of the Palmview Master Planned Area under the Palmview Structure Plan	MCU17/0106
17/05/2018	18, 26, 40, 50 and 66 Cooney Road and 586 Bli Bli Road Bli Bli (Lot 4 RP 803104, Lot 1 RP 208600, Lot 2 RP 208600, Lot 1 RP 202997, Lot 3 SP 193049 and Lot 1 CG 2584)	Preliminary Approval for Material Change of Use that varies the effect of the planning scheme under section 242 of the <i>Sustainable Planning Act 2009</i> - Environment Facility, Extractive Industry, High Impact Industry, Medium Impact Industry, Shop, Transport Depot and Utility Installation in accordance with the Sunshine Coast Waste Precinct Plan of Development)	MCU17/0142
14/10/2018	129-135 Burnett Street Buderim (Lot 2 RP69178 and Lot 5 RP69187)	Preliminary Approval for Material Change of Use (Variation request to vary the effect of the Sunshine Coast Planning Scheme 2014 – Medium density residential zone)	MCU17/2140
31/01/2019	Peter Crosby Way	Preliminary Approval for Material Change	MCU17/0161

Date of decision	Location (real property description)	Decision type	File Reference
	Sippy Downs (Lot 347 SP287466 and Lot 201 SP287474)	of Use of Premises to which Sections 242 and 899 of the <i>Sustainable Planning Act 2009</i> apply to vary the effect of the planning scheme for Area B of the Palmview Master Planned Area under the Palmview Structure Plan	
23/05/2019	1 Banvandah Street Yandina (Lot 266 RP900854 and Lot 4 SP159592)	Preliminary Approval for Material Change of Use (Variation request to vary the effect of the Sunshine Coast Planning Scheme 2014 – Rural zone and Height of buildings and structures overlay requirements)	MCU18/0292
22/08/2019	124 Memorial Drive 1 & 3 Cook Street 9 Caplick Way 18 Elizabeth Street Eumundi (Lot 5 RP810711, Lot 11 CG1676, Lot 2 RP151041 and Lots 7 & 8 RP852001)	Preliminary Approval under section 242 of the <i>Sustainable Planning Act 2009</i> to override the planning scheme for Material Change of Use of Premises for a Mixed use development	MCU16/0284
12/12/2019	6, 43, 55, 63, 76, 79, 84, 85, 91 and 104 Nambour Connection Road 77, 83 (2 parcels), 87, 91 and 105 Aird Lane 52 Garrad Road Woombye (Lot 5 RP205097, Lot 2 RP111446, Lot 11 CG2939, Lot 2 CG2939, Lot 197 CG2939, Lot 2 RP154927, Lot 544 CG3592, Lot 3 C311179, Lot 1 RP154927, Lot 2 RP27899, Lot 2 RP228921, Lot 2 RP111181, Lot 1 RP101860, Lot 1 RP168426, Lot 2 RP168426, Lot 1 RP27796, Lot 1 RP130151)	Preliminary Approval for Material Change of Use (Variation request to vary the effect of the Sunshine Coast Planning Scheme 2014) to establish an integrated tourist facility	MCU17/2064

Editor's note—this schedule must include details of:-

- development approvals that are substantially inconsistent with the planning scheme
- variation approvals
- decisions agreeing to a superseded planning scheme request to apply a superseded scheme to a particular development.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
7/12/2017	11/12/2017	Infrastructure Charges Resolution (No. 7) 2017	View a copy of the infrastructure changes resolution at: https://www.sunshinecoast.qld.gov.au/Development/Local-Government-Infrastructure-Plan Further information may be obtained by contacting: (07) 5441 9366; or icinfo@sunshinecoast.qld.gov.au

Editor's note—this schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under Section 267 of the Act

Table SC4.3.1 Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration
Table not used			

SC6.15.4 Advice for preventing or minimising nuisance emissions and imissions associated with noise and/or vibration

The following is advice for achieving Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for noise and/or vibration emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO1 and PO2 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by the submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
 - (i) a location plan identifying the subject site and sensitive land uses or the nearest potentially sensitive land uses to the subject site and any significant features such as topographic variation, barriers and intervening buildings;
 - (ii) the results of measurements of background LA90 noise levels using an appropriate methodology at a location representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site, with:-
 - (A) the background noise levels to include time periods that are most likely to be sensitive from a noise perspective (generally at night); and
 - (B) the background noise monitoring to be completed for a sufficient period of time to establish 'the average minimum background noise levels' for the locality;
 - (iii) comparison of the background noise level with predicted source noise levels using an appropriately recognised methodology and criteria, from the proposed activity at the nearest potentially affected sensitive land uses to determine compliance with criteria as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*; and
 - (iv) specification of appropriate control and mitigation measures as necessary;
- (b) for a proposed development that has the potential to be affected by noise and/or vibration from an existing railway, or proposed new railway, Council may also require submission of a report prepared by a competent person that presents information relating to the following:-
 - (i) location of the site in relation to the existing or proposed railway corridor;
 - (ii) forecast rail movements for a 10 year growth horizon including hours of operation and type;
 - (iii) assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria, for the 10 year growth horizon affecting the proposed development; and
 - (iv) mitigation measures that are to be adopted at the subject site to achieve the performance outcomes of the **Nuisance code**; and
- (c) where a sensitive land use is proposed in a locality with existing noise sources, Council may also require submission of a noise impact assessment report prepared by a competent person that includes the following:-
 - (i) a location plan identifying the subject site, any existing or future potential noise sources in the locality that could potentially affect sensitive land uses on the subject site and any significant features such as topographic variation, barriers and intervening buildings;
 - (ii) the results of measurements of LA10, LAeq and background LA90 noise levels at the subject site, with:-
 - (A) the noise measurements to include time periods that are most likely to be affected by noise from existing sources and also include measurement of background in the absence of noise from local emission sources; and
 - (B) the noise monitoring to be completed for a sufficient period of time to establish typical and worst case pre-existing noise levels for the subject site;
 - (iii) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria as defined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*; and

- (iv) specification of appropriate control measures if necessary.

SC6.15.5 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices – Other than in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome PO1 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Nuisance code where there is potential for emissions or imissions associated with live entertainment, *amplified music* and voices, other than in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO1 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-
 - (i) in respect to a venue in existing or new premises, the following:-
 - (A) a location plan identifying the subject site and the nearest potentially affected or approved sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) results of measurements of octave band background noise levels as LA90, Oct noise levels at a position representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site. The background noise levels are to be recorded for the time period most likely to be the most sensitive from a noise perspective;
 - (C) results of measurements of octave band noise levels as LA10, Oct noise levels at the nearest potentially affected sensitive land uses to the subject site during noise emissions from live entertainment, amplified music or voices at the subject site. The source noise levels during the noise monitoring are to be representative of the worst case noise emissions from the subject site at maximum patron and music design capacity during the type of entertainment events likely to be held at the premises;
 - (D) measurements are to be made to represent each type of event likely to occur. The noise tests are to be conducted under conditions representative of normal operations (e.g. all proposed hours of operation, if doors and windows would normally be open, this is to occur for the test);
 - (E) an assessment of the measured and predicted noise levels using an appropriately recognised methodology and criteria. From the assessment, the determination of compliance with the criteria;
 - (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
 - (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including Rw of glazing, walls, roof, and materials, and/or barrier density); and
 - (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate.

SC6.15.6 Advice for improving amenity of residential uses in a prescribed mixed use area

The following is advice for achieving Performance Outcome PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for imissions associated with non-residential activities to cause environmental harm or nuisance at a sensitive land use in a *prescribed mixed use area*:-

- (a) compliance with Performance Outcomes PO3 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated by utilising glazing to the external building envelope which achieves a minimum acoustic performance of:-
 - (i) Rw 35 where total area of glazing (windows and doors) for a habitable room is greater than 1.8m²; or

- (ii) Rw 32 where total area of glazing (windows and doors) for a habitable room is less than or equal to 1.8m².

Note:- The acoustic performance ratings are to be based on a glazing system which was acoustically tested with the same frame, seals and glass as per the proposed system.

- (b) where façade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is provided.

SC6.15.7 Advice for preventing or minimising nuisance emissions and imissions associated with live entertainment, amplified music and voices in a designated special entertainment precinct or associated buffer

The following is advice for achieving Performance Outcome PO4 to PO8 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for emissions or imissions associated with live entertainment, *amplified music* and voices, in a designated special entertainment precinct or associated buffer, to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO4 to PO8 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated in part or aided by submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes:-
 - (i) in respect to a venue, the following:-
 - (A) a location plan identifying the subject site, location of site within the special entertainment precinct, the nearest potentially affected sensitive land uses (including residential, commercial, educational, health and industrial) and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) plans showing the proposed venue layout including building envelope construction and areas with live entertainment, *amplified music* and voices;
 - (C) a review of expected internal one-third octave band noise levels from live entertainment, *amplified music* and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO4 and PO5; OR
 - (D) a review of expected outdoor (e.g. beergarden) one-third octave band noise levels from live entertainment, *amplified music* and voices, and external noise levels calculated (or measured) at maximum patron and music design capacity using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7 at a use in the residential activity group;
 - (E) measurements of 3 to 5 minute duration.
 - (F) comment on potential noise impacts associated with patron noise at the premises and noise from departing patrons associated with the entertainment event;
 - (G) specification of appropriate control measures if necessary (e.g. operational conditions such as closed windows, or mitigation measures such as improved acoustic insulation, including Rw of glazing, walls, roof and materials and/or barrier density); and
 - (H) specification of the maximum source noise level to be emitted at the premises for each type of event, each room and each event configuration (e.g. for different positions used for a live band in the same venue) as appropriate; and
 - (i) in respect to a use in the residential activity group, the following:-
 - (A) a location plan identifying the subject site, location of site within the special entertainment precinct and associated buffer, the nearest potentially affected venues with live entertainment, *amplified music* and voices, and any significant features such as topographic variation, barriers and intervening buildings;
 - (B) acoustic rating (Rw) and 63Hz octave band calculated transmission loss values for the building facade elements (walls, roof/ceiling and glazing systems) and overall facade, and a description of the methodology used to forecast the performance of the glazing system (note: the noise reduction required in PO6 is typically 6 dB less than the transmission loss of the overall facade at 63 Hz);
 - (C) a review of one-third octave band noise levels from live entertainment, *amplified music* and voices located in the same building or within 5m of the building (including measurement of noise from existing venues at maximum patron and music design

- capacity), and indoor noise levels calculated using an appropriately recognised methodology and assessed with demonstrated compliance with the criteria in PO7; and
- (D) detailed plans and elevations showing the proposed external building facade construction, including walls, roof/ceiling and glazing systems. Glazing system detail is to include glazing thicknesses, glazing area (i.e. window and door dimensions), airgaps, seal types, and opening mechanism (e.g. sliding, awning, fixed). Where facade treatments are required for operable windows and doors of noise affected bedrooms or living rooms, mechanical ventilation is to be provided.

SC6.15.8 Advice for preventing or minimising nuisance emissions and imissions associated with odour

The following is advice for achieving Performance Outcomes PO9 and PO10 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for odour emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO9 and PO10 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be demonstrated by the preparation and submission of an odour impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-
- (i) the potential for odour emissions from a proposed activity to be detected at existing sensitive land uses; or
 - (ii) the potential for odour emissions from existing activities to be detected at a proposed sensitive land uses;
- (b) an odour impact assessment report should make reference to the most appropriate contemporary guidelines, criteria and methods for a particular type of source or activity; and
- (c) the justification for the selected guidelines, criteria and methods should form part of the odour impact assessment report.

SC6.15.9 Advice for preventing or minimising nuisance emissions and imissions associated with dust and particulates

The following is advice for achieving Performance Outcomes PO9 and PO10 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for dust and particulate emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcomes PO9 and PO10 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may be achieved by the submission of an air quality impact assessment report undertaken by a competent person which utilises an appropriately recognised methodology and air quality criteria.

SC6.15.10 Advice for preventing or minimising nuisance emissions and imissions associated with lighting

The following is advice for achieving Performance Outcome PO11 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** where there is potential for lighting emissions or imissions to cause environmental harm or nuisance at a sensitive land use:-

- (a) compliance with Performance Outcome PO11 of **Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Nuisance code** may achieved by the incorporation of such measures as:-
- (i) building facades which have no flashing lights;
 - (ii) suitable boundary fencing and landscaping to prevent lighting overspill;
 - (iii) suitable lighting design (e.g. directional measures) to prevent overspill; and

- (iv) external areas that are lit in accordance with *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*; and
- (b) Council may require submission of a lighting impact assessment report prepared by a competent person to demonstrate that lighting proposed to be established in conjunction with development will not have adverse amenity impacts.

SC6.15.11 Guidelines for achieving the nuisance code outcomes

For the purposes of the performance outcomes in the **Nuisance code** the following are relevant guidelines:-

- (a) *AS1055.1-1997: Acoustics – Description and Measurement of Environmental Noise General Procedures* (Standards Australia) 1997;
- (b) *AS1158.3.1:2005: Lighting for roads and public spaces – Pedestrian Area (Category P) lighting – Performance and design requirements* (Standards Australia) 2005;
- (c) *AS2107:2000: Acoustics – Recommended design sound levels and reverberation times for buildings interiors* (Standards Australia) 2000;
- (d) *AS2670.2: 1990: Evaluation of human exposure to whole body vibration -Continuous and shock induced vibration in buildings (1 to 80 Hz)* (Standards Australia) 1990;
- (e) *AS3671: 1989: Acoustics – Road traffic noise intrusion – Building siting and construction* (Standards Australia) 1989;
- (f) *AS4282 – 1997: Control of the obtrusive effects of outdoor lighting* (Standards Australia) 1997;
- (g) *Queensland Development Code: Mandatory Part 4.4 - Buildings in a transport noise corridor*;
- (h) *Environmental Protection (Noise) Policy 2008*;
- (i) *Environmental Protection (Air) Policy 2008*;
- (j) *Road Traffic Noise Management: Code of Practice* (Department of Main Roads) 2008;
- (k) *Guideline for development in a special entertainment precinct and buffer area (Sunshine Coast Council) 2018*;
- (l) *Guideline: Planning for noise control (Department of Environment & Heritage Protection)*;
- (m) *Guideline: Odour Impact Assessment from Developments* (Department of Environment and Heritage Protection);
- (n) *Guideline: Application requirements for activities with noise impacts* (Department of Environment and Heritage Protection);
- (o) *Guideline: Application requirements for activities with impacts to air* (Department of Environment and Heritage Protection); and
- (p) *Noise Measurement Manual* (Department of Environment and Heritage Protection).

SC6.16 Planning scheme policy for the reconfiguring a lot code

SC6.16.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Reconfiguring a lot code**; and
- (b) identify and provide guidance about information that may be required to support a development application where subject to the **Reconfiguring a lot code**.

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.

SC6.16.2 Application

This planning scheme policy applies to development which requires assessment against the **Reconfiguring a lot code** and which involves development:-

- (a) on a site exceeding 10 hectares in area; or
- (b) involving the creation of 50 or more new lots.

SC6.16.3 Advice for lot layout, site responsive design and neighbourhood / estate design outcomes

The following is advice for achieving outcomes in the **Reconfiguring a lot code** relating to lot layout, site responsive design and neighbourhood/estate design:-

- (a) compliance with Performance Outcomes PO1 and PO2 of the **Reconfiguring a lot code** may be demonstrated in part or aided by the submission of a local area structure plan prepared by a competent person in accordance with **Section SC6.16.4 (Guidance for the preparation of a local area structure plan)**.

Note—for the purposes of this, planning scheme policy, a competent person is an appropriately qualified and experienced town planner, urban designer, surveyor or a combination of these disciplines.

SC6.16.4 Guidance for the preparation of a local area structure plan

- (1) A local area structure plan is to provide the necessary local area planning framework to ensure that new development is planned and occurs in an orderly and integrated manner.
- (2) A local area structure plan is to inform and be reflected in the proposed plan of subdivision.
- (3) The scope and detail of a local area structure plan is to have regard to, and appropriately reflect, the size and location of the site, the size and complexity of the proposed development and the extent and nature of the constraints present on the site.
- (4) In general terms, a local area structure plan is to include or identify the following:-
 - (a) site and context details, if these are not separately identified by a site analysis plan;
 - (b) constraints, including watercourse corridors, ecologically important areas and sensitive landscape features; and
 - (c) analysis of site characteristics and constraints demonstrating how the proposed lot layout responds to site characteristics and constraints and achieves integration in terms of:-
 - (i) surrounding land uses;
 - (ii) the strategic transport network and road hierarchy;
 - (iii) the potential for development of adjoining land;
 - (iv) the provision of infrastructure corridors and sites; and
 - (v) the outcomes identified in any applicable local plan code.

- (5) For land in the Emerging community zone, a local area structure plan is to demonstrate that:-
- (a) the land is used primarily for residential purposes;
 - (b) the layout and design of streets and lots meets contemporary neighbourhood design standards and principles;
 - (c) residential communities will be well serviced and have good access to public transport, local parks, schools, shops and community facilities;
 - (d) a range of housing options are able to be accommodated;
 - (e) concentration of higher densities of residential use are located close to centres or public transport; and
 - (f) the proposal does not impinge on the legitimate operation of existing uses.
- (6) A local area structure plan is to be provided at a maximum scale of 1:2000 and include a bar scale and north point.

SC6.17 Planning scheme policy for the transport and parking code

SC6.17.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide guidelines and advice about achieving outcomes in the **Transport and parking code**;
- (b) state standards identified in the **Transport and parking code**; and
- (c) identify information that may be required to support a development application which may impact upon the transport network.

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.

SC6.17.2 Application

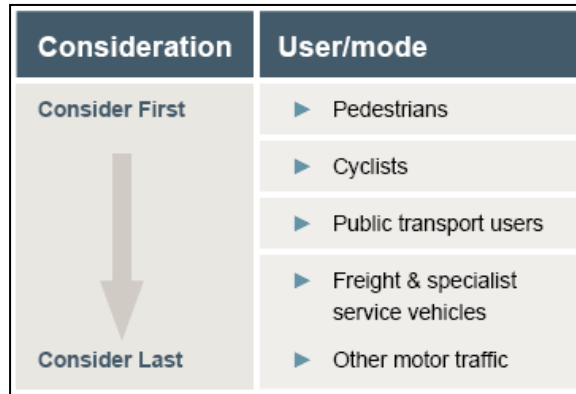
This planning scheme policy applies to assessable development which requires assessment against the **Transport and parking code**.

SC6.17.3 General advice about achieving transport and parking code outcomes

- (1) The following is general advice about achieving outcomes in the **Transport and parking code**, related to transport networks:-
 - (a) development should provide integrated and connected transport networks and support infrastructure that:-
 - (i) protects the region's distinctive lifestyle and character, reduces the ecological footprint and greenhouse gas emissions, while meeting the transport infrastructure needs of a growing and aging population;
 - (ii) is integrated with and improves the connection with land use and urban design, considering the immediate surrounds, broader network and environment it exists within;
 - (iii) considers the needs of all users in accordance with the user hierarchy and provides transport choice;
 - (iv) achieves high levels of permeability, access, connection, legibility and convenience, minimising travel time and distance to encourage self containment, affordable living and transit oriented development and maximise walking, cycling (active) and public transport use to reduce reliance on private motor vehicle travel;
 - (v) is cost effective and reliable, delivered in a timely manner and adaptable for other future uses;
 - (vi) provides an efficient freight system that supports economic development;
 - (vii) improves safety to reduce road trauma; and
 - (viii) minimises impacts on amenity and sensitive uses.
- (2) The following is general advice about achieving outcomes in the **Transport and parking code**, related to user hierarchy:-
 - (a) development should demonstrate application of the transport user hierarchy, where:-
 - (i) all users are important and shall be considered in the order shown, to ensure a balance of all modes. This does not necessarily imply an order of priority in the corridor and all modes do not have to be accommodated in every transport corridor;
 - (ii) the vulnerability of users influences the order in which the design and management of transport networks are considered;
 - (iii) pedestrians are considered first, then cyclists, public transport users, specialist service vehicles (emergency services, waste etc.) and other general motor transport, in accordance with the hierarchy shown in **Figure SC6.17A (User hierarchy)**;
 - (iv) the network for each mode is planned separately, without considering constraints from other modes or land uses, then assessed to provide a balanced level of service to meet the requirements of users;

- (v) if an existing transport corridor is unable to cater for all user modes, need is addressed in accordance with the user hierarchy; and
- (vi) on-street parking is considered last and determined based on nearby land use, supply and demand.

Figure SC6.17A User hierarchy



- (3) The following is general advice about achieving outcomes in the **Transport and parking code**, related to pedestrian and cyclist networks:-
- (a) development should provide a comprehensive, high quality pedestrian and cyclist network and support infrastructure that:-
 - (i) are consistent with **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**;
 - (ii) are direct, continuous, convenient, legible, easy to use, enjoyable, attractive, safe, cost effective and maximises community benefit;
 - (iii) supports and encourages walking and cycling as an alternative to private vehicle use and as a healthy activity for all;
 - (iv) connects destinations, including homes, schools, work places, centres, community and recreational areas, open space and public transport stations/stops/nodes and other key walking and cycling attractors;
 - (v) provides green links to facilitate walking and cycling;
 - (vi) provides for pedestrians and cyclists on all street and road corridors unless specifically prohibited (e.g. Motorways);
 - (vii) provides:-
 - (A) shorter travel distances and greater accessibility and connectivity than that for private vehicles, including connection through mid blocks and access places;
 - (B) consideration of natural travel desire lines;
 - (C) universal access;
 - (D) for recreation, commuting, utility and sport cycling trips;
 - (E) for off-road use of motorised and non-motorised mobility aids, including scooters, skateboards and new technology as it becomes available off-road;
 - (F) for a reduction in reliance on private vehicle trips;
 - (G) pedestrian priority in centres and other areas with high pedestrian activity;
 - (H) pedestrian and cyclist friendly precincts around high trip generating land uses;
 - (I) legible way-finding signage;
 - (J) on-trip facilities, including weather protection and water points;
 - (K) end of trip facilities at trip attractors; and
 - (L) secure cycle parking where identified as required in **Table 9.4.8.3.3 (Minimum on-site parking requirements)** of the **Transport and parking code**;
 - (viii) is designed and constructed using CPTED principles, including street and path lighting and casual surveillance from roads, residences and other areas of activity; and
 - (ix) minimises conflicts between users.
- (4) The following is general advice about achieving outcomes in the **Transport and parking code**, related to public transport networks:-
- (a) development should provide for a comprehensive high quality public transport network and support infrastructure that:-

- (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

- (b) existing and proposed external pedestrian and cyclist facilities, public transport and roads (including relevant features and services, kerb lines, channelisation and line marking);
- (c) 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
- (d) 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;

- (ii) access to individual properties or developments; and
 - (iii) access to higher order streets and roads, not through traffic movement.
- (e) the primary function of roads is to provide:-
- (i) connections for through traffic; and
 - (ii) public transport (bus) routes.

Table SC6.17A Role of transport corridors

Corridor classification	Function	Hierarchy	Typical characteristics
Local Streets	<ul style="list-style-type: none"> • Low speed and traffic volume environment. • Prioritise needs of pedestrians and cyclists over motor vehicles. • Direct property access. • Discourage through traffic. • Short trips for local traffic. 	Access Laneway	<ul style="list-style-type: none"> • Rear access to properties. • Should not provide vehicular short-cuts to other streets.
		Access Place	<ul style="list-style-type: none"> • Short no-through streets for private vehicles. • Front access to properties.
		Mixed Use Access Street	<ul style="list-style-type: none"> • Access to a local area. • Accommodates higher traffic volumes in centres where mixed uses have higher trip generating potential.
		Access Street	<ul style="list-style-type: none"> • Access to a local area.
Neighbourhood and District Streets	<ul style="list-style-type: none"> • Carry traffic with a trip end within the local area. • Bus routes. • Direct access to property frontages to enhance safety through casual surveillance. • Rear, side or consolidated property access, where traffic volumes exceed levels acceptable for frontage access. 	Neighbourhood Streets (Neighbourhood Collector Street and Mixed Use Collector Street)	<ul style="list-style-type: none"> • Within a local area for traffic with a trip end in that area. • Bus routes where higher order roads cannot service the area. • May be appropriate for parked vehicles to restrict traffic flow. • Accommodates higher traffic volumes in centres and industrial areas, where fewer lots are served and mixed/commercial uses have higher trip generating potential.
		District Streets (District Collector Street and District Main Street)	<ul style="list-style-type: none"> • Connect residential streets, a group of neighbourhoods or district with centres and higher order roads. • Form spines of towns and neighbourhoods, not edges. • Accommodates higher traffic volumes in centres and industrial areas, where fewer lots are served and mixed/commercial uses have higher trip generating potential. • Provides for bus route connectivity and stops.
Sub-arterial Roads	<ul style="list-style-type: none"> • Provide greater convenience than streets. • Connect residential, commercial, or industrial areas to arterial roads. • Terminate at arterial roads, do not serve longer regional movements. • Pedestrian routes. 	Sub-arterial Main Street	<ul style="list-style-type: none"> • Only in existing corridors with commercial land uses on both sides e.g. centres. • Seek to reduce traffic volume and create pedestrian friendly environment. • Seek to bypass freight movements. • Provides for bus route connectivity and stops/stations. • Pedestrian and cycle friendly.
		Sub-arterial Roads (Distributor and Controlled Distributor)	Distributor <ul style="list-style-type: none"> • The default sub-arterial road. • Meets all the functions and characteristics of sub-arterial roads in: <ul style="list-style-type: none"> ○ greenfield conditions and master-planned communities, or

Corridor classification	Function	Hierarchy	Typical characteristics
	<ul style="list-style-type: none"> Local and regional cycle routes. Form spines of towns and neighbourhoods, not edges. 		<ul style="list-style-type: none"> where opportunity exists to provide Distributor standard in existing partially developed areas. May facilitate priority public transport services and stops, frequent bus services, dedicated lanes and/or queue jump/ priority signals. Also provides for some local bus network connectivity. Reduce direct property access. Dwellings should be set well back from the road. <p>Controlled Distributor</p> <ul style="list-style-type: none"> In existing urban environments, Council may consider relaxing one or more of the desired characteristics of the preferred Distributor road, including: <ul style="list-style-type: none"> speed, to accommodate existing direct residential frontage or alignment constraints; volume, to avoid road widening or excessive pressure on adjoining uses; usage, to protect amenity of abutting uses or accommodate alignment constraints; and access, reducing intensification of traffic on existing access.
Arterial Roads	<ul style="list-style-type: none"> Longer movements, across town and between suburbs and centres. Regional and longer distance cycle routes. Freight and dangerous goods routes. Reduce direct property access. 	Arterial Main Street	<ul style="list-style-type: none"> Only in existing corridors with commercial land uses on both sides e.g. sections of Aerodrome Road and Brisbane Road. Provide pedestrian and cycle friendly environment. Incorporate street scaping to reduce visual and acoustic impacts. Seek to bypass freight movements Provides for bus route connectivity and stops/stations.
		Arterial Roads	<ul style="list-style-type: none"> Limited intersections with streets. Divided carriageway preferred, two lane undivided carriageway may be appropriate for a lower volume rural or industrial road, subject to sufficient passing opportunities. High volumes may require grade separation or signalisation. Abutting land use should not impact road function. In rural areas, land uses should be set back more than 30 metres. May facilitate priority public transport services and stops, frequent bus services, dedicated lanes and/or queue jump/ priority signals. May also provide for some local bus network connectivity.
		Highway / Motorway	<ul style="list-style-type: none"> Typically state-controlled, regionally and nationally significant. Divided carriageway preferred, two lane undivided carriageway may be appropriate for a lower volume rural highway, subject to sufficient passing opportunities.

Table SC6.17B Urban transport corridors

Note—this table applies to transport corridors within the Urban area as identified on **Strategic Framework Map SFM 1 (Land use elements)**. The transport corridors are mapped on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**.

Criteria		Arterial Roads			Sub-arterial Roads			District Streets		Neighbourhood Streets		Local Streets			
		Highway / Motorway	Arterial Road	Arterial Main Street	Distributor	Controlled Distributor	Sub-Arterial Main Street	District Collector Street	District Main Street	Neighbourhood Collector Street	Mixed Use Collector Street	Access Street	Mixed Use Access Street	Access Place	Access Laneway
Typical adjacent land use	residential	not sensitive to traffic	building & site design to minimise noise from traffic		not sensitive to traffic			•		•		•		•	•
	mixed use			•			•	•	•		•		•		
	commercial														
Typical catchment (detached dwelling lots or equivalent)								300 to 1000		up to 300		up to 75		up to 15	
Minimum reserve width (metres) increase to accommodate utilities, public transport, WSUD etc, without reducing landscaping, pathways, signage etc.		40-100	40-60	39.4	29.6 (2 lane) 37 (4 lane)	24 (2 lane)	29.8	26.8 29.8 if median	24.8 27.8 if median	21-25.4	23.4	15.3- 16.6	20	14	6.5
Design speed (km/h) minimum for roads		80-110	70	60	70	60	50								
Design environment (km/h) speed appropriate for safety, amenity and convenience for the subject street								60	40	50	40	30	30	30	20
Maximum desirable volume / capacity ratio by location		0.75	0.85	0.85	0.85	0.85	0.85								
Maximum traffic volume (vehicles/day) * may increase to 10,000 if no direct vehicle access	per lane		9000	9000	9000	9000	9000								
	per road							5000 10000 if median	5000* 15000 if median	3000	5000	750	3000	150	
Vehicle property access + only via service roads or signalised intersections that meet spacing requirements ++ subject to safety and locational criteria		none	major development only +	limited to existing	major development only ++	ideally none, limited to existing and consolidated (forward in/out) where no alternate	rear/side preferred, consolidated (forward in/out), direct (if median and reversing into parking lane for detached dwellings) ++			rear/side preferred, direct ++		direct ++			
General traffic lanes * operates as single moving lane for passing		2-6	2-4	2-4	2-4	2-4	2-4	2	2	2	2	2	2	2*	2*

Criteria	Arterial Roads			Sub-arterial Roads			District Streets		Neighbourhood Streets		Local Streets			
	Highway / Motorway	Arterial Road	Arterial Main Street	Distributor	Controlled Distributor	Sub-Arterial Main Street	District Collector Street	District Main Street	Neighbourhood Collector Street	Mixed Use Collector Street	Access Street	Mixed Use Access Street	Access Place	Access Laneway
Transit / bus lanes		●		○	○	○	○	○	○	○				
Pathways (minimum, metres) + local 2.5m, district and regional 3m, if shown on Figure 9.4.8B(i) (2031 Active Transport Network) and/or Sunshine Coast My Maps * fully paved through centres	grade separated	3 both sides	both sides*	3 both sides		both sides*	2 one side 3 other side +	both sides*	2 both sides +		1.8 one side+	both sides*	+	none
On-road cycling lane width (metres) may not be required if: + design speed ≤30km/h and no traffic signals * not part of an on-road cycle route shown on Figure 9.4.8B(ii) (2031 Active Transport Network) and/or Sunshine Coast My Maps	refer DTMR	2	2	2 carside 1.8 kerbside	1.5 carside 1.8 kerb-side	1.5 carside 1.8 kerb-side +*	1.5 carside 1.8 kerbside	1.5 carside 1.8 kerb-side +	1.5 carside 1.8 kerbside*	1.5 carside 1.8 kerb-side+	none - low speed, low volume traffic environment appropriate for shared use			
Pedestrian/ cyclist crossings at intersections, bus stops, pathways and other crossing desire lines	refuge	●	●	●	●	●	●	●	●	●		●		
	signalised	●	●	●	●	●	●	●						
	zebra - comply with DTMR TRUM manual, may be considered midblock					●		●						
	grade separated	●	●											
Public transport	bus routes and stops (separate right-of-way or mixed with traffic)		●	●	●	●	●	●	if no rear lane access	●			○	
	bus priority measures * desirable		○*	●	○	●*	●	if no median	○	○		○		
On-street parking	unmarked								if no rear lane access		●		●	
	indented parking both sides			●		●		●	if rear lane access	●		●		
	parking lane both sides			●		●	●	●	●					
	parking lane (where permitted)					●								
	no parking / prohibited	●	●		●									●
Intersection treatments accommodate pedestrians and link cycle lanes and pathways	priority T		●	●	●	●	●	●	●	●	●	●	●	●
	priority 4-way													○
	roundabout		●	●	●	●	●	●	●	●	●	●		
	traffic signals		preferred	●	●	●	●	●	●	●	●	●		
	grade separated	●	●											

Criteria		Arterial Roads			Sub-arterial Roads			District Streets		Neighbourhood Streets		Local Streets				
		Highway / Motorway	Arterial Road	Arterial Main Street	Distributor	Controlled Distributor	Sub-Arterial Main Street	District Collector Street	District Main Street	Neighbourhood Collector Street	Mixed Use Collector Street	Access Street	Mixed Use Access Street	Access Place	Access Laneway	
Median		●	●	desirable	●	desirable	desirable	localised where required, if not entire street								
May intersect with usually a corridor one classification higher or lower. Other intersections only where there is no alternative, subject to other design requirements.	access laneway							○	○	●	●	●	●	●	●	
	access street							●	●	●	●	●	●	●	●	
	neighbourhood collector					○	○	●	●	●	●	●	●	●	●	
	mixed use collector					○	○	●	●	●	●	●	●	●	●	
	district collector				●	●	●	●	●	●	●	●	●			
	sub-arterials		●	●	●	●	●	●	●	●	●					
arterials	●		●	●	●	●	●	●	●	●						
highways		●														
Minimum intersection spacing (metres) + 150 if constrained by existing development * same side, # opposite side		1.5-2km	0.5-1km	>150	300	300+	150	100* 80# 100 if median	100	60* 40#	60	60* 40#	40	40	40	
Stopping distance (metres)		Austroads guidelines									42	30	20	20	20	10
General minimum sight distance (metres)		Austroads guidelines									84	60	40	40	40	20
Street leg length (metres)	Desirable			150		150	100	150	100	100	100	75	75	75		
	Maximum			180		180	155	180	120	≤140	120	75	75	75		
End conditions (km/h)								≤25		≤25						
Desirable maximum grade (%)		specific	5	5	8	8	8	8	8	12	6	12	6	12	12	
Absolute maximum grade (%) + up to 20% for ≤100m over the entire street, if constrained and limited heavy vehicle use		consideration	6	7	10	10	10	12 (10 if >5,000vpd)	12 (10 if >5,000vpd)	15 (12 if rear lane access)	12	15+	12	15+	15+	
Freight route		primary (except through populated areas)	yes	yes	yes	selected routes		restricted access		no	restricted access	no				
Dangerous goods route			restricted access		restricted access			restricted access		no	restricted access	no				
Longitudinal drainage	kerb & channel			●		●	●	●	●	●	●	●	●	●	●	
	swale	●	●		●			●								
Street lighting		Refer AS1158.3.1: 2005														

Note ○ Optional at discretion of Council.

Note—DTMR current guidelines or standards apply to planning and design of State-controlled roads.

Note—DTMR approval is required where any additional access is sought or existing access is modified to a State-controlled road.

Table SC6.17C Rural transport corridors

Note—rural residential streets referred to in this table are those within the Rural residential area as identified on **Strategic Framework Map SFM 1 (Land use elements)**. All other roads and streets are located within the Rural area as identified on **Map SFM 1**. The transport corridors are mapped on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**.

Criteria	Arterial Roads		Sub-arterial Roads		District Streets		Neighbourhood Streets		Local Streets			
	Highway / Motorway	Arterial Road	Distributor	Controlled Distributor	District Collector Street	Rural Residential District Collector Street	Neighbourhood Collector Street	Rural Residential Neighbourhood Collector Street	Access Street	Rural Residential Access Street	Access Place	Rural Residential Access Place
Minimum reserve width (metres) excluding any embankment	100	60	45	35	30	30	25	20	20	20	20	18
Design speed (km/h) minimum on roads, maximum on streets appropriate for safe environment and places	110	100	80	80	80	60	80	60	70	50	70	50
Maximum desirable volume / capacity ratio by location	0.7	0.75	0.75	0.75	0.8							
Maximum traffic volume (vehicles/day)	>40,000	20,000-40,000	<15,000	<15,000	1000-5000	5000	500-1000	2400	150-500	750	150	300
Vehicle property access + auxiliary lanes or widened sealed shoulders required for safety near accesses * highway service centre may be allowed	none*	limited/ existing +	limited/ existing +	limited/ existing +	limited/ existing +	limited/ existing	direct+	direct	direct	direct	direct	direct
Pathways	none required	none required	none required	none required	none required	none required	none required	none required	none required	none required	none required	none required
Traffic lane width (metres)	volume driven	volume driven	3.5	3.5	3.3	3.3	3.3	3.3	3	3	3	3
Sealed shoulder (and verge) width (metres) Full width seal to reduce maintenance and improve moisture conditions under pavements, especially under the outer wheel path. Widen verges for road safety barriers, horizontal sight distances, or to balance cut and fill. Short lengths of wider shoulder seals or lay-bys in suitable locations for discretionary stops.	volume driven	volume driven	2	2	1.8	1.8m in 10.1m carriageway	1.8	1.5m in 9.5m carriageway	1m in 8m carriageway	1m in 8m carriageway	6m carriageway	6m carriageway
On-road cycling lane width (metres) accommodated on sealed shoulders	Refer DTMR	2.5	2.5	2.5	2	2	2					
Public transport	routes	●	○	○	○		○					
	school bus route		●	●	●	●	○	●	○	●		
	stops						●					

Criteria		Arterial Roads		Sub-arterial Roads		District Streets		Neighbourhood Streets		Local Streets			
		Highway / Motorway	Arterial Road	Distributor	Controlled Distributor	District Collector Street	Rural Residential District Collector Street	Neighbourhood Collector Street	Rural Residential Neighbourhood Collector Street	Access Street	Rural Residential Access Street	Access Place	Rural Residential Access Place
	indented stops Refer IPWEA Drawings SEQ R-180 and R-181 and <i>Translink Public Transport Infrastructure Manual</i>		•	•	•	•	○	•	○				
On-street parking						appropriate – sealed bus bays and acceleration / deceleration tapers near major arterials	where a building envelope is within 15m of a street and access is gained, widen the carriageway and reserve for on-street parking of one car per rural residential lot; do not provide access to urban residential subdivisions		where a building envelope is within 15m of a street and access is gained, widen the carriageway and reserve for on-street parking of one car per rural residential lot; do not provide access to urban residential subdivisions	appropriate – no special provisions	where a building envelope is within 15m of a street and access is gained, widen the carriageway and reserve for on-street parking of one car per rural residential lot; do not provide access to urban residential subdivisions		where a building envelope is within 15m of a street and access is gained, widen the carriageway and reserve for on-street parking of one car per rural residential lot; do not provide access to urban residential subdivisions
Intersection treatments	priority T		•	•	•	•	•	•	•	•	•	•	•
	roundabout		•	•	•	•	•		•				
	traffic signals		•	•	•								
	grade separated	•											
May intersect with	access street					•	•	•	•	•	•	•	•
	neighbourhood collector				•	•	•	•	•	•	•	•	•
	district collector			•	•	•	•	•	•	•			
Minimum intersection spacing (metres)		5 to 8km	>1000	300	300+	>100	100	>100	100	>100	100		100
Maximum grade		5	6	7	8	9	9	10	16	16	16+	16	16+

Criteria		Arterial Roads		Sub-arterial Roads		District Streets		Neighbourhood Streets		Local Streets			
		Highway / Motorway	Arterial Road	Distributor	Controlled Distributor	District Collector Street	Rural Residential District Collector Street	Neighbourhood Collector Street	Rural Residential Neighbourhood Collector Street	Access Street	Rural Residential Access Street	Access Place	Rural Residential Access Place
+ up to 20% for ≤100m over the entire street, if constrained and limited heavy vehicle use; limit length of steep grades using Austroads Guide to Road Design.													
Freight route		primary	primary/secondary	secondary	secondary	access only	access only	access only	access only	access only	access only	access only	access only
Dangerous goods route		primary	selected routes	selected routes	selected routes	access only	access only	access only	access only	access only	access only	access only	access only
Longitudinal drainage	kerb and channel						●		●		●		●
	swale	●	●	●	●	●	●	●	●	●	●	●	●
Street lighting	Refer AS1158.3.1 2005	v5	v5	v5	v5	p5	p5	p5	p5	p5	p5	p5	p5

Note ● Optional at discretion of Council.

Note—DTMR current guidelines or standards apply to planning and design of State-controlled roads.

Note—DTMR approval is required where any additional access is sought or existing access is modified to a State-controlled road.

Table SC6.17D Industrial transport corridors

Criteria	Industrial Streets		
	Collector Street	Access Street	
Typical adjacent land use and catchment	Industrial 30 hectares	Industrial 8-10 hectares	
Minimum reserve width (metres)	25	22.5	
Minimum overall carriageway width (metres)	15	12	
Verge width (metres)	5	4	
Design speed (km/h) to be appropriate for the speed environment	60	50	
Maximum traffic volume (vehicles/day)	12000	5000	
Vehicle property access	direct - subject to location criteria	direct - subject to location criteria	
Number of moving lanes	2	2	
Pathways	both sides	one side	
On road cycle lanes	yes	no	
Pedestrian/cyclist crossings	refuge, signalised	refuge	
Public transport	routes and bus stops (in parking lane)	no special provisions	
On-street parking define with no-stopping line marking around intersections and major driveways to ensure heavy vehicle turning areas are not compromised	parking lanes - both sides	parking lanes - both sides	
Intersection treatments	priority T, roundabout, traffic signals	priority T, roundabout	
Provision for turning traffic	none	none	
Median	no if expected to carry >7500 vehicles/day, increase reserve width and provide a raised median, minimum 4.5m wide, with U-turn facilities or other route choice options	no	
Minimum intersection spacing (metres)	same side	100	60
	opposite side	150	60
Maximum grade %	desirable	6	6
	absolute	8	10
Typical longitudinal drainage	kerb & channel	kerb & channel	
Street lighting refer AS1158.3.1 2005	v3	p5	

Table SC6.17E Street and road networks

Element	Requirement
Location and connection	<ul style="list-style-type: none"> • Site responsive, integrated into the surroundings, including existing and future, adjacent and nearby development. • Position to limit earthworks and facilitate good drainage controls. • Highly interconnected, avoiding the creation of circuitous or inefficient movement. • Provide for safe passage of vehicles, pedestrians and cyclists, facilitating active and public transport, maximising travel choice. • Enable direct trips within and between neighbourhoods and to centres. • Usually connect with streets or roads one level higher or lower in the transport hierarchy. • Distance from furthest lot to nearest district collector street or road by vehicle:- <ul style="list-style-type: none"> ○ 700 metres along the road corridor, where located within the urban footprint; ○ 2000 metres along the road corridor, where located outside the urban footprint (rural and rural residential areas). • Prevent vehicular shortcutting through neighbourhoods, which may require street layouts that restrict through access to active and public transport. • Provide access places to ≤15% of lots in a residential development. • Active transport connections through mid blocks and access places.
Access	<ul style="list-style-type: none"> • Provide at least two street access routes for general access and emergency use:- <ul style="list-style-type: none"> ○ in residential areas with catchments ≥100 equivalent detached dwelling lots; ○ in all industrial subdivisions.
Legibility	<ul style="list-style-type: none"> • Logical and legible. • Streets should not change direction at intersections with lower order streets, particularly at roundabouts. • Simple navigation to and from the nearest district collector street or road to maintain sense of direction. • Three or less vehicle turns from the furthest point to the nearest district collector street or road.

- (f) compliance with the performance outcomes and acceptable outcomes for assessable development of the **Transport and parking code** may be demonstrated in part or aided by the submission of one or more of the following reports and plans, as relevant:-
- (i) traffic impact assessment report that meets the requirements in **Table SC6.17F (Traffic impact assessment reports)**;
 - (ii) travel plan that meets the requirements in **Table SC6.17G (Travel plans)**;
 - (iii) transport hierarchy plan, that indicates the proposed road hierarchy, how it will meet the street and road network planning requirements, and integrate with the existing or planned transport hierarchy shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**;
 - (iv) active transport network plan, showing the proposed pedestrian and cyclist network, including proposed treatments, how it meets the pedestrian and cyclist network planning principles and integrates with the existing or planned:-
 - (A) active transport network shown on **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))** of the **Transport and parking code**;
 - (B) transport hierarchy shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**; and
 - (C) public transport network shown on **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code**;
 - (v) public transport network plan, show the proposed public transport network, including routes, stops and interchanges, how it meets the public transport network planning principles and integrates with the existing and proposed:-
 - (A) public transport network shown on **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code**;
 - (B) transport hierarchy shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**; and
 - (C) active transport network shown on **Figures 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))** of the **Transport and parking code**.

Table SC6.17F Traffic impact assessment reports

Element	Requirement						
When required	<ul style="list-style-type: none"> • May be required for development proposals:- <ul style="list-style-type: none"> ○ with the potential to generate significant transport capacity and land use impacts; ○ which potentially increase the following peak period or daily traffic movements $\geq 5\%$ (except where all intersection approaches are, and will remain, urban neighbourhood collectors streets or lower in the hierarchy):- <ul style="list-style-type: none"> ▪ total traffic through a signalised intersection; ▪ turning traffic (not priority movements) at a priority controlled intersection; ▪ on an approach to a roundabout; ▪ on a traffic route; ○ for high trip generating land uses with the potential to increase demand for car parking above the amount required by Table 9.4.8.3.3 (Minimum on-site parking requirements) of the Transport and parking code; ○ that have potential to significantly impact on the amenity of existing or planned residential communities, particularly relative to community expectations based on the planning scheme; ○ which are part of an overall development (by one or several applicants), whether staged or independent, where the overall development may have significant impacts as defined above, considering the individual stages and overall development. 						
Purpose	<ul style="list-style-type: none"> • Assess the impact of the proposed development on traffic operations (based on current traffic operations and a minimum 10 year planning horizon from the anticipated completion date of the proposed development). • Assess the impact of the proposed development on both the existing and planned (regardless of whether funding has been allocated) transport infrastructure. • Address compliance of the proposed development with the Transport and parking code and this planning scheme policy and address any inconsistencies. • Calculate the likely traffic generated from the proposed development. • Identify works to address the traffic impacts generated by the proposed development, and/or the extent of any contribution the proposed development should make to infrastructure upgrading, planned or proposed, by Council or relevant State Government Agencies. 						
Preparation	<ul style="list-style-type: none"> • By a competent person. • Identify data sources and assumptions. • Provide the output of all relevant analyses. • Consider the parameters for assessment specified herein. • Comply with DTMR requirements, particularly the <i>Guidelines for Assessment of Road Impacts of Development Proposals</i>, if they trigger referral to DTMR. 						
Scope	<ul style="list-style-type: none"> • Address, including, but not limited to:- <ul style="list-style-type: none"> ○ pedestrian and cyclist movements and facilities; ○ public transport connections and facilities; ○ internal vehicular traffic; ○ on-site servicing and parking; and ○ integration with existing and planned transport infrastructure. 						
Seasonal variation	<ul style="list-style-type: none"> • Account for any seasonal variations, which may require analyses of traffic operations during off-peak periods and peak holiday periods using design traffic impacts assessed and including:- <ul style="list-style-type: none"> ○ safety considerations; ○ degrees of saturation; ○ queue lengths; ○ delays; ○ signal operation efficiency; ○ coordination with other nearby traffic signals; and ○ effects of interaction with adjacent intersections. 						
Parameters for assessment	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Item</th> <th>References, assumptions and procedures</th> </tr> </thead> <tbody> <tr> <td>Traffic generating potential</td> <td> <ul style="list-style-type: none"> • 85th percentile demand estimate (for new development). </td> </tr> <tr> <td>Likely traffic generated</td> <td> <ul style="list-style-type: none"> • <i>DTMR Road Planning and Design Manual</i>. • <i>RTA Guide to Traffic Generating Developments</i>; • Any locally derived traffic generation surveys of land uses completed by Council. • Where there is no comparable traffic generation rate for the land use, calculate the likely traffic generated through traffic and generation surveys of similar land </td> </tr> </tbody> </table>	Item	References, assumptions and procedures	Traffic generating potential	<ul style="list-style-type: none"> • 85th percentile demand estimate (for new development). 	Likely traffic generated	<ul style="list-style-type: none"> • <i>DTMR Road Planning and Design Manual</i>. • <i>RTA Guide to Traffic Generating Developments</i>; • Any locally derived traffic generation surveys of land uses completed by Council. • Where there is no comparable traffic generation rate for the land use, calculate the likely traffic generated through traffic and generation surveys of similar land
	Item	References, assumptions and procedures					
Traffic generating potential	<ul style="list-style-type: none"> • 85th percentile demand estimate (for new development). 						
Likely traffic generated	<ul style="list-style-type: none"> • <i>DTMR Road Planning and Design Manual</i>. • <i>RTA Guide to Traffic Generating Developments</i>; • Any locally derived traffic generation surveys of land uses completed by Council. • Where there is no comparable traffic generation rate for the land use, calculate the likely traffic generated through traffic and generation surveys of similar land 						

Element	Requirement
	use examples as the proposed development.
Seasonal variations	<ul style="list-style-type: none"> Based on traffic during the 80th highest hour in the year; (for off-peak periods and peak holiday periods).
Car parking demand	<ul style="list-style-type: none"> 50th highest hourly demand in the year based on sufficient data to reliably estimate (for new development).
Signalised intersections – degree of saturation	<ul style="list-style-type: none"> Average delay < 60 seconds on any approach.
Roundabouts	<ul style="list-style-type: none"> Comply with <i>Austroads Guide to Road Design</i>. Degree of saturation for any movement ≤ 0.85.
Priority junctions	<ul style="list-style-type: none"> Comply with <i>Austroads Guide to Road Design</i>. Degree of saturation for any movement ≤ 0.80.
Queue lengths	<ul style="list-style-type: none"> 95% confidence limit (95th percentile queue length). Where excessive queue length is likely to cause significant problems, a greater confidence limit may be appropriate.
Traffic facilities	<ul style="list-style-type: none"> Design to operate at Level of Service D/E.
Sight distance (at intersections)	<ul style="list-style-type: none"> <i>Austroads Guide to Road Design</i> or as modified by <i>DTMR Road Planning and Design Manual</i>.

Table SC6.17G Travel plans

Element	Matters to be addressed
When required	<ul style="list-style-type: none"> May be required for development proposals involving:- <ul style="list-style-type: none"> 20 or more residential units; 500m² or more GFA of commercial business uses; 1,000m² or more GFA for retail business uses; 1,000m² or more GFA for industrial uses; and any high trip generating land use.
Purpose	<ul style="list-style-type: none"> Identify measures to promote sustainable travel choices. Consider user needs. Encourage walking, cycling and use of public transport. Provide for high levels of convenience and accessibility to reduce reliance on private vehicles and contribute to a mode shift towards sustainable transport. Minimise potential adverse traffic and parking impacts on the surrounding street and road network and land uses.
Preparation	<ul style="list-style-type: none"> By a competent person.
Site context	<ul style="list-style-type: none"> Existing transport facilities on-site and nearby, including, but not limited to:- <ul style="list-style-type: none"> location, nature, quality of and access to:- <ul style="list-style-type: none"> on and off-site pedestrian facilities; on and off-road cycling facilities; public transport facilities, routes, hours of operation, frequency, available capacity and accessibility; and any other transport mode facilities; access for mobility impaired travellers; and any other relevant information.
Travel survey	<ul style="list-style-type: none"> Survey users where development provides for relocation from existing location:- <ul style="list-style-type: none"> purpose of the survey and method/s for data collection; users needs (staff, visitors, students, patients etc); how the survey results inform the actions, targets and measures; and attach surveys and complete results to the report.
Objectives and targets	<ul style="list-style-type: none"> Short and long-term objectives, with emphasis on reducing single-occupancy car journeys. Targets for the 3rd and 5th year of implementation.
Action plan	<ul style="list-style-type: none"> Actions to be implemented, including priorities, role and responsibilities, timeframes, resources and funding requirements for each action. Actions should consider, but are not be limited to:- <ul style="list-style-type: none"> provision of pedestrian, cycle and public transport infrastructure and services, with regard to:- <ul style="list-style-type: none"> safety, amenity and accessibility for all users; the catchment population for each mode; direct, convenient access, integrated with the surrounding area; integration with the local active transport network (pathways and both on and off-road cycling); minimising routes that traverse large areas of car parking or other

Element	Matters to be addressed
	<ul style="list-style-type: none"> areas that impede pedestrians or cyclists; ▪ high quality end of trip facilities including lockers, showers and change facilities and sufficient, clearly marked, accessible and secure bicycle parking; ▪ provisions for future increase in usage; and ▪ bus access where appropriate; ○ map/s identifying existing and proposed pedestrian, cycle and public transport infrastructure and services; ○ managing private car use, with regard to:- <ul style="list-style-type: none"> ▪ on and off site car parking, regulation and demand reduction; ▪ car pooling; and ▪ car park sharing; ○ a map identifying any existing and proposed car parking and management provisions; ○ education and marketing to promote sustainable transport; ○ work arrangements, including flexible practices e.g. working from home and teleworking; ○ organisational culture and operation, e.g. courier use and general service delivery; ○ likely business travel and mechanisms to reduce private vehicle use; and ○ use of energy efficient vehicles.
Monitoring and reporting	<ul style="list-style-type: none"> • Monitoring and reporting arrangements, including frequency, for the implementation of the Travel Plan over time.

- (g) Council may require a transport hierarchy plan, public transport network plan and active transport plan for development proposals involving:-
- (i) the establishment of master-planned communities; or
 - (ii) 100 or more lots or residential dwellings.

SC6.17.5 Advice for achieving pedestrian and cyclist network and facilities outcomes

The following is advice for achieving Acceptable Outcomes AO5.1 and AO6 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** of the **Transport and parking code** relating to pedestrian and cycle network and facilities:-

- (a) development should provide a pedestrian and cycle network and facilities that are consistent with:-
- (i) **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**;
 - (ii) **Figures 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))** of the **Transport and parking code**;
 - (iii) the other parts of this planning scheme policy and in particular, **Section SC6.17.4 (General advice about achieving transport and parking code outcomes)** and **Section 6.17.4 (Advice for achieving transport network outcomes)**;
 - (iv) **Appendix SC6.17A (Typical street and road cross sections)**;
 - (v) **Appendix SC6.17B (Active transport infrastructure guidelines standard treatments)**;
 - (vi) **Table SC6.17H (Pathways and cycleways)**;
 - (vii) **Table SC6.17I (On-road cycling)**;
 - (viii) the following documents for design matters not otherwise addressed by this planning scheme policy, with precedence given to documents in the order listed:-
 - (A) Austroads publications;
 - (B) DTMR publications;
 - (C) Australian Standards;
 - (D) Institute of Municipal/Public Works Engineering Australia Queensland Division (IPWEAQ) publications;
 - (E) MUTCD;
 - (F) TRUM Manual; and

Table SC6.17H Pathways and cycleways

Element	Requirement
General	<ul style="list-style-type: none"> • Provide for both pedestrians and cyclists, unless specifically signed otherwise. • Shorter travel distances and greater accessibility and connectivity than that for private vehicles. • Consider natural travel desire lines (shortcuts) and minimum longitudinal gradients, which may require provision of alternate routes in areas with steep slopes etc. to cater for all users. • Connect destinations and key walking and cycling attractors, including homes, schools, centres, employment areas, community and recreational facilities, open space and public transport. • Pedestrian and cyclist friendly precincts around high trip generating attractors. • Pedestrian priority in centres and other areas with high pedestrian activity. • Universal access, including kerb ramps, pedestrian crossings and tactile ground surface indicators (TGSIs), where appropriate, in accordance with:- <ul style="list-style-type: none"> ○ <i>Disability Discrimination Act 1992</i>; ○ Disability (Access to Premises-Buildings) Standards 2010; ○ AS1428 Design for Access and Mobility; ○ Councils Standard Drawing for installation of TGSIs. • Limit directional TGSIs to high pedestrian trafficked areas (e.g. major centres). • TGSIs proposals to be fully detailed and approved by Council prior to installation. • Verge treatments including the location of landscaping, pathways and street furniture are detailed in Appendix SC6.17B (Active transport infrastructure guidelines standard treatments) and Council Standard Drawings. • Design pathways and landscaping to avoid continuously damp pathways caused by seepage, constant shade and groundwater flow paths (installation of subsurface drainage may be required). • Accommodate motorised and non-motorised mobility aids. • Accommodate skateboards and scooters. • Continue across both sides of all bridges, culverts and structures along the transport corridor with required clearances to fencing and barriers. • Construct suitable structures, such as a bridges, boardwalks or culverts, to elevate pathways above localised water flows, where they:- <ul style="list-style-type: none"> ○ cross floodways; or ○ are located in open space or drainage reserves. • Structures are to be above the flow of a storm event with an annual exceedance probability (AEP) of:- <ul style="list-style-type: none"> ○ 18% AEP (Q5) if a regional or district level facility; ○ 39% AEP (Q2) if a local facility.
Width	<ul style="list-style-type: none"> • Comply with Table SC6.17B (Urban transport corridors), Table SC6.17C (Rural transport corridors), Table SC6.17D (Industrial transport corridors) and Appendix SC6.17A (Street and road cross sections). • Reserves at through block connections - 7 metres. • Widen at potential conflict points, junctions and areas likely to have high peak demand (e.g. commuting and recreational routes). • Increase the cross section/verge to accommodate pathways if necessary. • Match the width over a bridge or culvert to that of the pathway or cycleway on the approaches to the structure, plus any additional clearances required to railings etc.
Setbacks / clearances (minimum, metres)	<ul style="list-style-type: none"> • 0.5 metres from vertical obstructions including fences, guard rails, barriers etc. • 1.5 metres from the boundary line to path edge if adjacent to fences \geq 0.9 metres high or building faces or 1.0m (0.5m may be considered for short sections in constrained road reserves). • 2 metres from nominal kerb face to path edge to allow for poles, street trees and opening car doors if parking is permitted (lower widths based on design speed may be considered where street trees and/or landscaping are not required).
Surface	<ul style="list-style-type: none"> • Comply with Council's Standard Drawing (except using the widths nominated in this planning scheme policy). • Concrete pavement, unless adjacent to significant trees, where permeable pavement, segmental paving or timber boardwalks should be used. • Coloured pavement if 2.5 metres wide or more, to reduce glare and blend with the surrounding environment. • Maximum 2.5% crossfall.

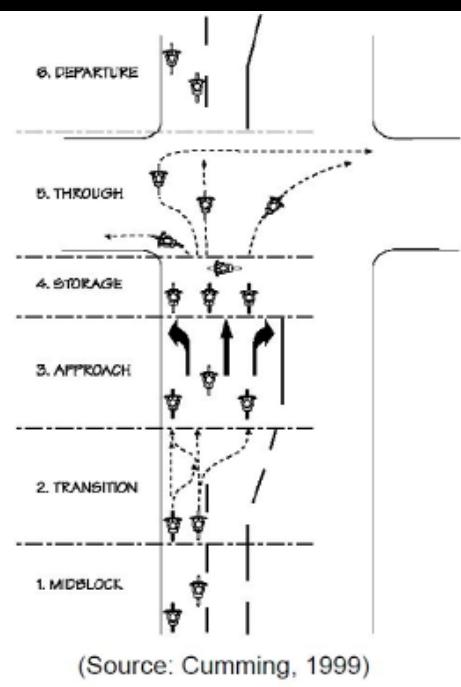
Element	Requirement
	<ul style="list-style-type: none"> Continue concrete pavements on both sides of a bridge or culvert. Pavers should not be used, unless required in mixed use or main street locations for streetscape outcomes where pavers are to be laid over reinforced concrete.
Holding rails	<ul style="list-style-type: none"> Class 1 reflective material where there is potential to be impacted by errant vehicles (i.e. installed on non-kerbed roads). Class 2 reflective tape elsewhere (i.e. behind kerbs or mounted on islands).
Crossing treatments e.g. refuges, slow points, thresholds, traffic signals	<ul style="list-style-type: none"> Comply with:- <ul style="list-style-type: none"> MUTCD; TRUM Manual; AS1158.4 for lighting. At logical locations, in a direct, straight line. Pedestrian Level of Service A, B or C (TRUM Manual). Where pedestrian Level of Service is D, E or F, without treatment (TRUM Manual). Through central and/or splitter islands:- <ul style="list-style-type: none"> at grade; minimum 2 metres wide (unless pedestrian volumes are high (e.g. active main streets and foreshores)); Design to enhance informal crossing opportunities.
Kerb ramps	<ul style="list-style-type: none"> Provide at all intersections and crossings, with attention to universal access. Use kerb ramps to join pathways to kerb and channel. Equally sized kerb ramps on both sides of the street or road and cut-through refuges (min width 2m). Comply with:- <ul style="list-style-type: none"> Council's Standard Drawing for kerb ramps, including:- <ul style="list-style-type: none"> construction with plain concrete; gradient of 1 in 10 to 1 in 15; minimum 1.5 metre pathway width beyond the top of the ramp; match pathway width to a maximum of 2 metres; located on the straight section of kerb (not kerb return); minimum angle of 166 degrees between roadway; minimum height change of 110mm; AS1428 otherwise.
Safety	<ul style="list-style-type: none"> Minimise potential conflict by:- <ul style="list-style-type: none"> considering the predicted demand and the likely speed differential between pedestrians and cyclists; widening at potential conflict points, junctions and areas likely to have high demand; separating users in high conflict areas; avoiding heavy vehicle routes and reversing areas; providing adequate sight distances for path users, motorists and people and vehicles exiting properties; providing intersection treatments, pathway/road crossings and refuges; managing speed without the use of restrictive devices such as Z chicane bars, banana bars and raised pavement markings; avoiding installation of bollards, fencing and holding rails near path entrances; where bollards are necessary to restrict vehicle entry, comply with IPWEA Drawing SEQ P-010 Type 1 Alternative Treatment. Provide for casual surveillance and avoid routes hidden from view.
Signage and lighting	<ul style="list-style-type: none"> Legible way-finding signage. Comply with:- <ul style="list-style-type: none"> TRUM Manual; Austrad publications; and DTMR publications. Pathway way-finding in accordance with Council's infrastructure standards way-finding signage suite. Light pathways, cycleways and crossings for visibility, safety and security, in accordance with AS1158.3.1. Lighting may be required:- <ul style="list-style-type: none"> to site entries, driveways, parking areas, building entrances and other areas outside road reserves; and on pathways and cycleways through parkland, including at road entrances.
Landscaping	<ul style="list-style-type: none"> Comply with the Landscaping Code and SC6.14 Planning scheme policy for development works. Pathways and street trees should not be installed until 95% of site/development

Element	Requirement
	stage is developed.

Note—cycleway/veloway is a pathway exclusively for cyclists. Cycleways can be bi-directional, are physically separated from vehicular traffic and usually located alongside major arterial roads. Veloways are dedicated high capacity, high quality facilities for high speed cycling trips.

Table SC6.171 On-road cycling

Element	Requirement
General	<ul style="list-style-type: none"> • Provide for cyclists:- <ul style="list-style-type: none"> ○ on all street and road corridors unless specifically prohibited (e.g. Motorways); ○ in shared 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 Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle links (On Road Cycleways)) of the Transport and parking code; ○ with on-road cycle lanes for all other urban streets and roads; ○ through all movement stages as shown; ○ with bicycle detection systems in cycle lane approaches to signalised intersections; and ○ with cyclist push button sensors at signalised crossings which include bicycle facilities. • Cater for recreation, commuting, utility and sport cycling trips. • Provide adequate sight distances.
Cycle lane width	<ul style="list-style-type: none"> • Measured from nominal face of kerb. • Comply with Table SC6.17B (Urban transport corridors), Table SC6.17C (Rural transport corridors), Table SC6.17D (Industrial transport corridors) and Appendix SC6.17A (Typical street and road cross sections).
Obstructions	<ul style="list-style-type: none"> • Ensure cycle lanes are free from obstructions (e.g. signage, speed management devices and reflectorised raised pavement markers, are to be installed on the motorists' side of the line). • Bypass slow points to allow safe continuation of cycle lanes. • Set splitter islands back 1.5 metres from edge line to allow space for cyclists (except where specific treatments are provided).
Roundabouts	<ul style="list-style-type: none"> • Provide for cyclists to queue at approaches to roundabouts via designated cycle lanes or advanced storage boxes across traffic lanes. Advanced storage boxes to be used where speed limit is <60km/h and primarily on single lane roundabouts where right turn cycle movement demand is high. • Terminate cycle lanes where the approach street or road meets the circulating carriageway of the roundabout (at holding line), so cyclists merge into the traffic stream and share the road space within the roundabout. • Ensure marked cycle lanes do not continue through the roundabout. • Provide cycle ramps between the carriageway and adjacent verge on all roundabout approaches, enabling cyclists to negotiate the intersection on pathways on district collector streets and roads, or where the speed limit is ≥ 60km/h. • Where traffic volumes in multilane roundabouts are problematic for cyclists, consider grade separation/ underpass facilities to allow safer road crossings, where practicable.
Line marking and signage	<ul style="list-style-type: none"> • Legible way-finding signage. • Comply with:- <ul style="list-style-type: none"> ○ MUTCD; ○ Council's adopted Standard Specification (Pavement Markings); and



Element	Requirement
	<ul style="list-style-type: none"> ○ Appendix SC6.17B (Active transport infrastructure guidelines standard treatments). ● Cycle lane symbols:- <ul style="list-style-type: none"> ○ white thermoplastic; ○ 1.1 x 1.8 metres; and ○ maximum 200 metres apart. ● Yellow “no stopping” lines if there is potential for conflict and parking within the cycle lane. ● Cycle lane coloured treatments at sections of cycle lanes which are frequently crossed by motor vehicles and where safety is a concern, particularly at left slip lanes and roundabouts, painted in accordance with:- <ul style="list-style-type: none"> ○ Appendix SC6.17B (Active transport infrastructure guidelines standard treatments); and ○ TRUM Manual. ● Green coloured cycle lane treatments are generally not to be used in areas identified as a Neighbourhood Character Area or State or Local Heritage Place under the Heritage and character areas overlay code. It is preferable to use edge lines and symbols or the like in its place.

(b) compliance with Acceptable Outcome AO5.2 and AO5.3 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** of the **Transport and parking code** may be demonstrated by providing cycle parking and end of trip facilities that complies with:-

- (i) **Table SC6.17J (Bicycle parking and end of trip facilities);**
- (ii) *AS2890.3 – Parking Facilities Part 3 – Bicycle Parking Facilities;*
- (iii) *Austrroads Guide to traffic management Part 11: Parking;* and
- (iv) *Manual of Uniform Traffic Control Devices (MUTCD).*

Table SC6.17J Bicycle parking and end of trip facilities

Element	Requirement
General	<ul style="list-style-type: none"> ● Accessible, convenient, secure, safe and sufficient. ● Attractive, designed to complement the streetscape. ● Capable of being shared by multiple uses, either because of variation in demand or efficiencies gained from sharing. ● Secure bicycle parking where identified, as required in Table 9.4.8.3.3 (Minimum on-site parking requirements) of the Transport and parking code. ● Appropriately signed. ● Well lit in accordance with <i>AS1158</i>.
Location	<ul style="list-style-type: none"> ● At trip attractors (e.g. centres, shops, public transport interchanges, work places, patrolled beaches, education facilities, hospitals, sports grounds etc.). ● At major transport interchanges, where provided by new development in accordance with Translink requirements. ● As close as possible to the cyclist’s ultimate destination. ● Allows a bicycle to be ridden to within 20 metres of the parking space. ● Easy access to cycle routes, building entrances and end of trip facilities. ● Highly visible, in areas with passive surveillance for security (when not in a compound). ● Occupant parking within the building, or on-site, within 70 metres of the destination and protected from the weather. ● Visitor parking adjacent to a major public entrance to the building. ● Does not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure. ● Does not impede the movement of pedestrians or other vehicles.
Parking spaces	<ul style="list-style-type: none"> ● Refer to Council’s Drawing R-070A. ● Minimum 1.7 metres long, 1.2 metres high and 0.7 metres wide at the handlebars.

Element	Requirement						
Rails	<ul style="list-style-type: none"> Designed and located to easily park, support the whole bicycle, lock both the frame and wheels and remove the bicycle. Securely fixed to a wall, floor or the ground. Minimum 1 metre spacing between rails. Vertical storage can use alternative systems (e.g. wall mounted rails and racks, pods) allowing for the differing heights and strengths of users. Provide stainless steel rails in coastal zone areas. 						
Compounds and lockers	<ul style="list-style-type: none"> Fully enclosed and lockable. Provide weather protection for the bicycle if outside. If a locker, provide space for one bicycle. If a compound, provide:- <ul style="list-style-type: none"> wall or floor rails for parking; and an internal access path at least 1.5 metres wide. Open plan storage layouts can use alternative storage systems (e.g. double parker/double storey parking, pods). 						
Personal lockers	<ul style="list-style-type: none"> Secure and available for use by bicycle parking facility users. Co-located with either the change room or bicycle parking facility. Minimum dimensions 900mm x 300mm x 500mm. 						
Change rooms	<ul style="list-style-type: none"> Cater for all active transport (cycling, scooters, walking, running etc.). Within the building, or if not within the building then on-site, co-located with bicycle parking facilities and within 70 metres of the destination. 5m² minimum floor area for 1 to 5 bicycle spaces, plus 1.5m² for each additional bicycle space. Fitted with a lockable door or otherwise screened from public view. Showers dispense both hot and cold water. Showers, sanitary compartments and wash basins located within change rooms as specified in this table. A mirror above each wash basin. A power outlet beside the mirror. Consider providing a wall mounted ironing board with power outlet in change rooms. 						
Lockers, change rooms, showers, sanitary compartments and washbasins	Employee bicycle parking spaces	Personal lockers	User group	Change rooms	Showers	Sanitary compartments	Wash basins
	1 - 5	1 / space	Female and male	1 of unisex design	1	1 closet pan	1
	6 – 19	1 / space	Female	1	1	1 closet pan	1
			Male	1	1	1 closet pan	1
	20 or more	1 / space	Female	1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter
Male			1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter	

SC6.17.6 Advice for achieving public transport facility outcomes

The following is advice for achieving Acceptable Outcome AO7.5 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** in the **Transport and parking code** relating to public transport facility outcomes:-

- (a) development should provide public transport facilities and infrastructure that are consistent with:-

- (i) **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**;
- (ii) **Figure 9.4.8C (2031 Strategic Network of Public Transport Links)**;
- (iii) the other parts of this planning scheme policy and in particular, **Section SC6.17.3 (General advice about achieving transport and parking code outcomes)** and **Section SC6.17.4 (Advice for achieving transport network outcomes)**;
- (iv) the requirements of DTMR on new roads or development sites;
- (v) **Table SC6.17K (Public transport)**; and
- (vi) *Translink Public Transport Infrastructure Manual*.

Table SC6.17K Public transport

Element	Requirement
General	<ul style="list-style-type: none"> • Plan concurrently with land use, acknowledging the symbiotic relationship and maximising the benefits of integrating development and public transport. • Priority over private vehicles, including dedicated lanes and green links. • Accessible, convenient, secure and safe. • Universal access in accordance with:- <ul style="list-style-type: none"> ○ <i>Disability Discrimination Act 1992</i>; ○ <i>Disability (Access to Premises-Buildings) Standards 2010</i>; ○ <i>Disability Standards for Accessible Public Transport 2002</i>; and ○ <i>AS1428 Design for Access and Mobility</i>; • Easy to understand and navigate.
Route location	<ul style="list-style-type: none"> • On streets and roads suitable for buses. • Centre to centre connection. • Connect to high frequency services. • Connect to intra and inter regional services for longer journeys. • Enable efficient, frequent and high capacity services. • Enable local feeder bus services in areas surrounding centres. • Serve significant trip generating land uses and zones. • Through the centre of neighbourhoods to maximise patronage and minimise walking distances. • Within a 400 metre walk of at least 90% of new development within the urban footprint. • Along retirement village frontages.
Intersections	<ul style="list-style-type: none"> • Minimum 12.5 metre wide swept turning path for a single unit truck/bus in accordance with Austroads Design Vehicles and Turning Path Templates. • Where routes link residential areas across roads carrying ≥ 6000 vehicles per day, roundabouts and/or traffic signals should enable a left turn from one area, then a right turn into the adjoining residential area. • Priority measures such as queue jumps and priority signals.
Bus movement	<ul style="list-style-type: none"> • Design to achieve comfortable bus movement. • Avoid traffic management devices such as speed humps, chicanes and other slow points with 25 kilometres per hour spot speeds.
Interchanges	<ul style="list-style-type: none"> • Well connected to other transport networks, particularly pedestrian networks and taxi facilities. • At locations determined in conjunction with Translink.
Stops	<ul style="list-style-type: none"> • At existing and future key destinations and public transport attractors, including homes, schools, centres, employment areas, community and recreational facilities and open space. • Near pedestrian crossing points to facilitate safe user movement. • 400 metre average spacing, balancing accessibility and running time. • Provide localised widening of street and road reserves to accommodate wider verges required for indented bus bays, stops, shelters and other bus stop infrastructure, clear of pathways.

SC6.17.7 Advice for achieving layout and design of access and on-site parking outcomes

The following is advice for achieving Acceptable Outcomes AO1.1 and AO2.1 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** in the **Transport and parking code** relating to location, layout and design of on-site parking and access:-

- (a) development should comply with the other parts of this planning scheme policy and in particular, **Section SC6.17.3 (General advice about achieving transport and parking outcomes)** and **Section 6.17.4 (Advice for achieving transport network outcomes)**;
- (i) access should comply with:-
- (A) **Table SC6.17L (Site access/driveways)**;
 - (B) IPWEA Standard Drawing (R51-53) Residential, commercial and rural driveways;
 - (C) Council's Standard Drawings; and
 - (D) *Austrroads Guide to Road Design*;
- (ii) vehicle queuing provisions should comply with **Table SC6.17M (Queue provisions)**, noting that greater provisions may be required in some circumstances;
- (iii) on-site circulation, manoeuvring and parking should be provided that:-
- (A) provides safe and functional access for pedestrians, cyclists and vehicles, that minimises potential for conflict between users;
 - (B) discourages high speeds;
 - (C) provides for trolleys, prams and wheelchairs (e.g. space and gradients);
 - (D) is designed in accordance with *AS2890.1 – Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles*;
 - (E) provides for the largest service vehicles expected to visit the site (except where these vehicles are only occasionally expected to visit the site); and
 - (F) complies with the design criteria identified in **Table SC6.17O (Service vehicles)** for the operational requirements of different types of service vehicles;

Table SC6.17L Site access/driveways

Element	Requirement
General	<ul style="list-style-type: none"> • Safe, legible and convenient. • Facilitate easy ingress and egress for all users. • Provide for vehicles to enter and leave in a forward motion. • Consider needs of pedestrians and cyclists first to minimise potential conflict between pedestrians, cyclists and vehicles. • Comply with (except where modified within this policy):- <ul style="list-style-type: none"> ○ Council's Standard Drawings for access construction across road verges; ○ <i>DTMR Road Planning and Design Manual</i>; ○ <i>Austrroads Guide to Road Design</i>; ○ MUTCD for direction, regulation, warning and information signage and line marking.
Location, width and design	<ul style="list-style-type: none"> • Appropriate for design traffic volumes and vehicle types that will use the site. • Only one access/driveway, unless a major development and additional are necessary to meet the purpose of the code. • Separate access for heavy vehicles, where appropriate and it will provide safer traffic operations or reduced impact on the external road network. • Limited to the normal frontage of the site (including splays at the kerb line), unless shared (i.e. do not splay across adjoining properties). • Where there is more than one frontage, from the lowest order transport corridor to which the site has frontage, except where traffic generated would adversely impact amenity or safety. • Located and sized to maximise on-street parking opportunities. • Adequate to accommodate the driveway, turn lanes and/or pavement widening on the intersecting road (where permitted) for safe movement of turning traffic, passing bays, pedestrian and vehicle movements and facilities, service corridors, stormwater drainage, earthworks, retaining walls, landscaping, verges and clearances. • If straight, ≥ 3 metres wide, with separate provision for pedestrians if necessary. • If curved, width determined by the turning paths of 99th percentile vehicles. • Configured as roadway approaches to traffic signal, roundabout or priority controlled intersections in special industrial circumstances.

Element	Requirement						
	<ul style="list-style-type: none"> Truncate adjoining lots if necessary for safe and convenient access. 						
Construction	<ul style="list-style-type: none"> Non-slip surface. Concrete if industrial. Construct accesses/driveways:- <ul style="list-style-type: none"> on lots with steep slopes to building sites; on lots with frontages with visibility constraints; in conjunction with subdivisional works if the development creates allotments where accesses/driveways will be restricted to specific locations; along the full length of the access strip or easement in conjunction with subdivisional works if the development creates an allotment which will access the public road network via an access strip or easement. Reinstate any damaged infrastructure to previous standard and make good the area for the safe passage of pedestrians. 						
Sight distances	<ul style="list-style-type: none"> Comply with the <i>DTMR Road Planning and Design Manual</i>. Tapered set-backs to buildings and/or landscaping from the property boundary. ≥ 2 metres from openings in buildings if there is no set back to the buildings. Reduced only if there is no practical alternative, and specific traffic design and/or control measures are used to minimise potential hazards (e.g. left-in / left-out). Increase if significant truck volumes, likely to require longer gaps in traffic to complete turning, crossing and merging manoeuvres. 						
District collector streets and all roads	<ul style="list-style-type: none"> Left turns to and from driveways only. Right or left turns may require turn lanes and medians or reserve widening to ameliorate increased traffic volumes. Council may close any median break at any time. 						
Separation - minor development	Type of frontage	Adjacent feature			Minimum separation along kerb (measured tangent point to tangent point of curve at intersection or other driveway closest to proposed minor driveway)		
	Street	Minor intersection			10 metres		
		Major intersection (traffic signals, roundabout, median break, or priority-controlled intersection)			20 metres		
		Other driveway (on same side only)			3 metres between extent of splays		
		Controlled intersection			Clear of 95 th percentile queue areas and turn lanes		
	Road (including district, district main and industrial collector streets)	Minor intersection			20 metres		
		Major intersection			30 metres		
		Median break			15 metres (or twice one-way carriageway width, whichever is greater)		
		Other driveway (on both sides of undivided carriageways)			15 metres (may be permitted to be reduced to 3 metres between driveways for dwellings)		
		Controlled intersection			Clear of 95 th percentile queue areas, turn lanes and approach tapers		
Major development	Zone / development	Min. access width (m)	Min. driveway width (m)	Passing bay	Max. grade (%)	Seal	Stormwater drainage
	Low density residential	6	3	Yes	20	bitumen	39% AEP (Q2) underground
	Low density residential (1 lot only)	5	2.5	5m No	20	concrete	39% AEP (Q2) underground
	Commercial and industry	8	6	N/A	8	concrete	10% AEP underground
	Rural residential	10	3 on a 5 formation	5.5 on a 7.5 formation	20	sealed as per Council's standard drawings	39% AEP (Q2) culverts and table drains

Table SC6.17M Queue provisions

Element	Requirement																		
Minimum for any driveway	<ul style="list-style-type: none"> • Provide for at least one vehicle at entry and exit, measured along the driveway, from the property boundary to the first parking space or internal intersection. • Comply with MUTCD for direction, regulatory, warning and information signage and line marking. 																		
Design length	<ul style="list-style-type: none"> • Minimum 6 metre long space for each vehicle. • Consider:- <ul style="list-style-type: none"> ○ form of control at the driveway/intersection; ○ the external road and traffic volumes carried; ○ size of the car park and turnover rate; and ○ design of the internal traffic and parking system. • Calculate using conventional intersection analysis techniques, for peak design period 95th percentile queue. • Where there is more than one access, calculate on the proportion of the site served by each access. • In the absence of appropriate calculations, the following applies: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Nominal Car Park Capacity</th> <th style="width: 40%;">Design Queue Length</th> </tr> </thead> <tbody> <tr> <td>5-20</td> <td>1</td> </tr> <tr> <td>21-50</td> <td>2</td> </tr> <tr> <td>51-100</td> <td>3</td> </tr> <tr> <td>101-150</td> <td>4</td> </tr> <tr> <td>151-200</td> <td>5</td> </tr> <tr> <td>201-250</td> <td>6</td> </tr> <tr> <td>251-300</td> <td>7</td> </tr> <tr> <td>Over 300</td> <td>2.25% of nominal capacity (rounded up)</td> </tr> </tbody> </table>	Nominal Car Park Capacity	Design Queue Length	5-20	1	21-50	2	51-100	3	101-150	4	151-200	5	201-250	6	251-300	7	Over 300	2.25% of nominal capacity (rounded up)
Nominal Car Park Capacity	Design Queue Length																		
5-20	1																		
21-50	2																		
51-100	3																		
101-150	4																		
151-200	5																		
201-250	6																		
251-300	7																		
Over 300	2.25% of nominal capacity (rounded up)																		
Controlled access (including gates)	<ul style="list-style-type: none"> • Accommodate queue between the property boundary and the gate. • Provide for a light vehicle to turn on the site if declined entry. 																		
Controlled car parks	<ul style="list-style-type: none"> • Calculate on the estimated peak entry and exit rates and control facility capacity. • Accommodate queue at all ticket spitters, card readers and pay booths. • Separate provisions at entrances and exits, both inside and outside the control facility. 																		
Drive-through facilities fast-food (10 vehicles) and bottle shops (12 vehicles)	<ul style="list-style-type: none"> • Separate internal queue provisions. • Calculate on the peak period 95th percentile queues. • If a fast food outlet, provide short term parking of one or two vehicles diverted from the queue while orders are prepared. 																		

SC6.17.8 Advice for achieving parking requirement outcomes

The following is advice for achieving Acceptable Outcome AO14.2 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development only)** in the **Transport and parking code** relating to on-site parking for motorcycle and scooter outcomes:-

- (a) motorcycle and scooter parking should comply with:-
- (i) **Table SC6.17N (Motorcycle and scooter parking)**; and
 - (ii) Council's Standard Drawing for scooter parking.

Table SC6.17N Motorcycle and scooter parking

Element	Requirement
General	<ul style="list-style-type: none"> • Accessible and located convenient to entrances to the premises. • Interact positively with the streetscape. • Capable of being shared by multiple uses, either because of variation in demand over time or efficiencies gained from the consolidation of shared facilities. • Relatively flat, non-slip surface. • Ramp or driveway to access any raised parking area.

Element	Requirement
	<ul style="list-style-type: none"> Measures to prevent cars hitting motorbikes (if necessary). Minimises potential conflict between motorcycles/scooters and pedestrians, cyclists and other vehicles.
Size	<ul style="list-style-type: none"> Generally 1.5 metres wide, dependant on the angle of the space. Comply with <i>AS2890 – Parking Facilities</i>.
Safety and security	<ul style="list-style-type: none"> Highly visible, in areas with passive surveillance for security.
Signage	<ul style="list-style-type: none"> Easily identifiable by riders. Signed in accordance with MUTCD (directional and at the space).
Lighting	<ul style="list-style-type: none"> Comply with <i>AS1158</i> for lighting.

SC6.17.9 Advice for achieving service vehicle requirements outcomes

The following is advice for achieving Acceptable Outcome AO6.2 and AO7.2 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** in the **Transport and parking code** relating to service vehicle requirements outcomes:-

- (a) service vehicle access, internal circulation and manoeuvring, loading and unloading, refuse collection facilities and parking areas should:-
- (i) be safe and functional;
 - (ii) minimise potential conflict between pedestrians/cyclists and vehicles;
 - (iii) discourage high speeds;
 - (iv) provide for the largest service vehicles expected to visit the site (except where these vehicles are only occasionally expected to visit the site);
- (b) comply with:-
- (i) **Table SC6.17O (Service vehicles)**;
 - (ii) *AS2890.2 - Off-street commercial vehicle facilities*;
 - (iii) Austroads design guides;
 - (iv) vehicle-specific turning templates or computer generated templates consistent with the parameters set in *AS2890.2*; and
 - (v) **Figure SC6.17B (Standard turning path templates for Vans and WCVs)**;

Table SC6.17O Service vehicles

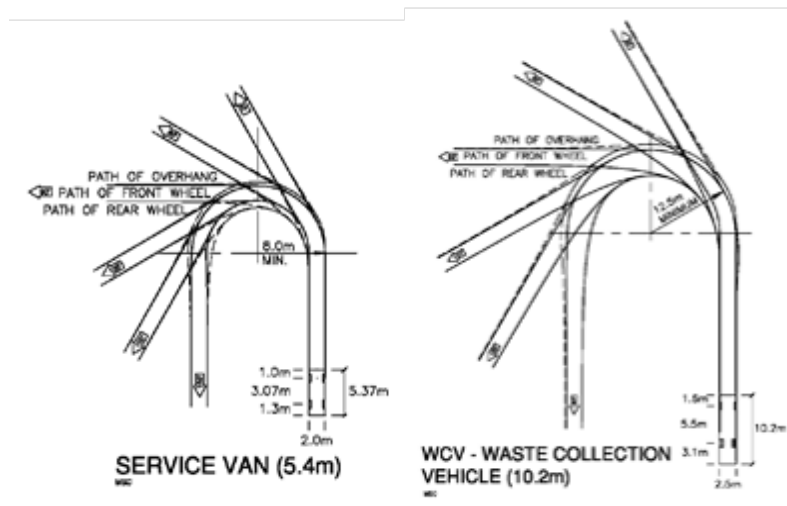
Element	Requirement
General	<ul style="list-style-type: none"> Locate service areas:- <ul style="list-style-type: none"> where they will not dominate the streetscape; conveniently close to service entrances (or other building entrances); where they will not unduly intrude upon pedestrian use of pathways, e.g. at rear lanes, below ground level or through shared driveways; separate from parking areas; and clear of queue areas and where safety could be compromised. Provide for:- <ul style="list-style-type: none"> sufficient area for manoeuvres in and out of service vehicle parking spaces, including when adjacent service vehicle spaces are occupied; a maximum of one reversing manoeuvre to enter or leave the space; AV's to reverse anti-clockwise into docks to maximise driver vision; and wider bays if vehicles (other than AV's) must reverse clockwise.
Waste collection	<ul style="list-style-type: none"> Maintain access by vehicles to refuse bins or compactors at all times. Provide evidence (e.g. a complete copy of any waste collection contract) for:- <ul style="list-style-type: none"> specific waste collection hours if access is to be obtained through other service vehicle spaces; and specific vehicle sizes and heights if proposing dimensions less than a standard WCV.

Element	Requirement								
	<ul style="list-style-type: none"> Provide for a road tanker collecting industrial or commercial liquid waste to stand fully on the site and comply with other access design requirements. 								
Service vehicle specifications	Element	Van	SRV	MRV	HRV	WCV	Coach	AV	
	Size (m)	5.4x2	6.4x2.3	8.3x2.5	12.5x2.5	10.2x2.5	12.5x2.5	19x2.5	
	Service bay (m) *does not include bin or compactor area	5.4x3	7x3.5	9x3.5	13x3.5	10.5x2.5*	13x3.5	19.5x4.5	
	Clear height (m) to be maintained throughout changes in grade	2.3	3.5	4.5	4.5	4.5	4.5	4.5	
	Loading dock height (m) indicative only		0.7-0.9	0.9-1.1	1.1-1.4			1.1-1.4	
	Max gradient manoeuvre areas (%) measured along the inside of a curve	12	12	8	8	5	5	4	
	Min access road width (m)	one way	refer to AS2890.2 (Table 3.1)				5		refer to AS2890.2 (Table 3.1)
		two way					7		
	Max gradient access route (%) measured along the inside of a curve	16.7	16.7	15.4	15.4	15.4	15.4	15.4	
	Max gradient queue area (%)	10	10	8	8	5	5	4	
Fuel deliveries	<ul style="list-style-type: none"> Comply with:- <ul style="list-style-type: none"> AS1940; and Council's Local Laws; Fuel is assumed to be delivered in a HRV, with appropriate access design. The vehicle may stand in a suitable circulation road, aisle or forecourt area subject to the frequency and out of hours occurrence of deliveries. 								

Notes—

- Operating clear heights for WCV – front load 6.1m, side load 6.7m, rear (roll-off) 7.1m.
- 6.5m clearance where access to the top of a tall vehicle e.g. pantechnicon, or load is required.

Figure SC6.17B Standard turning path templates for Vans and WCVs



- (c) compliance with Acceptable Outcome AO15.2 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** of the **Transport and parking code** may be demonstrated by providing bus parking that complies with:-
- allow buses to manoeuvre in a forward direction only;
 - comply with AS2890 – *Parking facilities*; and
 - comply with any state government requirements.

SC6.17.10 Advice for achieving transport corridor widths, pavement, servicing and verges outcomes

The following is advice for achieving Acceptable Outcomes AO20, AO21, AO22.1, AO22.2, AO23 and AO24 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** in the **Transport and parking code** relating to transport corridor widths, pavement, surfacing and verges outcomes:-

- (a) the design and construction of external street and road works, transport corridors, street and road pavements, pavement edging, street and road drainage and verges should comply with:-
 - (i) current and future transport corridors shown on **Figure 9.4.8A (2031 Functional Transport Hierarchy)** of the **Transport and parking code**;
 - (ii) current and future pedestrian and cyclists network shown on **Figures 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))** of the **Transport and parking code**;
 - (iii) current and future public transport corridors shown on **Figures 9.4.8C (2031 Strategic Network of Public Transport Links)** of the **Transport and parking code**;
 - (iv) other parts of this planning scheme policy and in particular, **Section SC6.17.3 (General advice about achieving transport and parking code outcomes)** and **Section 6.17.4 (Advice for achieving transport network outcomes)**;
 - (v) **Table SC6.17B (Urban transport corridors)**;
 - (vi) **Table SC6.17C (Rural transport corridors)**;
 - (vii) **Table SC6.17D (Industrial transport corridors)**;
 - (viii) **Appendix SC6.17A (Typical street and road cross sections)**;
 - (ix) **Appendix SC6.17B (Active transport infrastructure guidelines standard treatments)**;
 - (x) **Table SC6.17H (Pathways and cycleways)**;
 - (xi) **Table SC6.17P (Street and road works)**; and
 - (xii) requirements of DTMR, where access is proposed onto a State Controlled Road, or where the proposed development is likely to have significant impact on a State Controlled Road.

Table SC6.17P Street and road works

Element	Requirements
General	<ul style="list-style-type: none"> • If an existing street or road:- <ul style="list-style-type: none"> ○ circumstances are not created or exacerbated where the function differs from that intended, due to the staged nature of transport network and urban development; ○ works are required on it, or to extend it, the existing reserve width is matched if it is greater than specified within this policy; and ○ the speed environment is higher than the design speed identified in this policy, the design speed is determined by a higher order street or road type with a similar design speed. • Roads and streets are not to be constructed of pavers or pebbles due to noise and instability and slip hazard.
Sight distances	<ul style="list-style-type: none"> • Comply with: <ul style="list-style-type: none"> ○ DTMR design guides; ○ Austroads design guides; and ○ on access places, access streets and neighbourhood collector streets achieve the minimum sight distance required for the drivers of two opposing vehicles to see each other and stop in sufficient time to avoid a collision, equivalent to twice the stopping distance, as these streets operate on a "single moving lane" concept.
Frontage works on roads	<ul style="list-style-type: none"> • Where an existing sealed frontage is to be widened to meet ultimate design width and profile, re-construct the existing pavement at least to the carriageway centreline.

Element	Requirements
Access places	<ul style="list-style-type: none"> • Use circular heads unless Y or T heads are approved by Council. • End point visible from the access place entrance. • Provide a 'parking island' in or adjacent to the head if kerbside parking is unavailable. • Downhill access places are only acceptable if adjoining a park, pathway or drainage reserve and piped drainage is provided at the access place head for the minor system drainage in accordance with Council standards. • Comply with:- <ul style="list-style-type: none"> ○ Austroads design guides for turning areas at heads; ○ turning requirements of waste collection vehicles. • In residential areas:- <ul style="list-style-type: none"> ○ 20 metre minimum approach curve radius; ○ 9 metre turning circle radius. • In industrial and commercial areas:- <ul style="list-style-type: none"> ○ 30 metre minimum approach curve radius; ○ 12.5 metre turning circle radius.
On-street car parking	<ul style="list-style-type: none"> • On streets and roads with pedestrian and vehicular access to properties. • In addition to off-street parking in the Transport and parking code:- <ul style="list-style-type: none"> ○ 2 spaces per 3 dwelling houses plus one space per 3 or 4 bedroom attached dwellings, plus one space per four 1 or 2 bedroom attached dwellings; ○ 1 space per 2 dwelling houses on small lots (i.e. $\leq 300m^2$). • On residential streets:- <ul style="list-style-type: none"> ○ at least 75% within 25 metres of the closest lot boundary they are to serve; ○ 100% within 40 metres of the closest lot boundary they are to serve. • Use "T"s and "L"s only to mark parallel parking where allowed. • "Pair" spaces in mixed use/main streets, to allow vehicles to park in a forward motion. • May be consolidated (e.g. on one side of the street). • Provide passing opportunities at least every 50 metres on streets without formal parking provisions (i.e. access laneways, places and streets). • Parks, community facilities, medium and high density residential streets, access places and small lot locations may require additional parking, indented bays or other special provisions.
Water Sensitive Urban Design	<ul style="list-style-type: none"> • Provide appropriate verge width to accommodate the required design size devices. • Asymmetrical verge widths may be considered.
Kerb and channel	<ul style="list-style-type: none"> • Use barrier type kerb and channel for Arterial Roads, Sub-arterial Roads, District Streets and Industrial Streets. • Use mountable type kerb and channel for Neighbourhood Collector Streets and Local Streets. • Use semi-mountable kerb for medians.
Footpath dining	<ul style="list-style-type: none"> • Provide a clear width of 2 metres adjacent to the property boundary to allow passage of pedestrians and bicycles.
Indented bus stops	<ul style="list-style-type: none"> • Provide on bus routes, as required by the <i>Road Planning and Design Manual</i>, chapter 20, or the <i>Austroads Guide to Road Design</i>, parts 3 and 4. • Comply with clearances in <i>TransLink Public Transport Infrastructure Manual</i> (where not in conflict with the <i>Road Planning and Design Manual</i>, or the <i>Austroads Guide to Road Design</i>). • Can be accommodated by local widening of the road reserve, or a combination of cycle lane width and parking lane width. • The verge width adjacent to a bus stop is to also be widened to accommodate shelters and other bus stop infrastructure clear of pathways.
Street signage	<ul style="list-style-type: none"> • Estate and street signage should comply with MUTCD.

SC6.17.11 Advice for achieving intersections and traffic controls outcomes

The following is advice for achieving Acceptable Outcomes AO25.1 and AO25.2 of **Table 9.4.8.3.2 (Additional performance outcomes and acceptable outcomes for assessable development)** in the **Transport and parking code** relating to intersections and traffic controls:-

- (a) intersections are designed and constructed to comply with:-
- (i) **Table SC6.17B (Urban transport corridors);**
(A) **Table SC6.17C (Rural transport corridors);**
(B) **Table SC6.17D (Industrial transport corridors);**
(C) **Table SC6.17Q (Intersections);**

- (D) *DTMR Road Planning and Design Manual*;
- (E) Austroads design guides if district collector street, sub-arterial, arterial or industrial road;
- (F) *Complete Streets and Queensland Streets* if access place or street or neighbourhood collector street; and
- (G) *Austroads Guide to Road Design* for the design turning vehicle and check turning vehicle.

Table SC6.17Q Intersections

Element	Requirements
General	<ul style="list-style-type: none"> • Facilitate safe and efficient traffic flows. • Provide for all movements by cyclists through intersections. • Threshold treatments constructed in stamped asphalt (or reinforced concrete if approved by Council), using a colour and texture to achieve high visibility for motorists (segmental paving will not be accepted). • Consistent approach to traffic priority at intersections. • Priority measures for public transport where required.
Grades	<ul style="list-style-type: none"> • Approach grades $\leq 3\%$ over the required stopping sight distance. • Consider longitudinal grade in relation to potential instability of high vehicles turning through the intersection.
Channelisation	<ul style="list-style-type: none"> • Channelisation is required for all roads and may be required for some streets. • At major intersections, design channelisation to accommodate turning by a design semi-trailer with a clearance of not less than 0.6 metres between the wheel track and the kerb at all points. • Give particular attention to sight distance when commencing channelisation at horizontal and vertical curves.
Turning provisions	<ul style="list-style-type: none"> • Treatments necessary for intersection safety. • The check turning vehicle should not encroach on verges or landscaped medians. • Upgrade intersections (e.g. roundabouts or u-turn facilities at traffic signals) to accommodate increased u-turns where right turn movements are eliminated by central medians. • A turning area for service vehicles at the end of each road carriageway:- <ul style="list-style-type: none"> ○ to a standard consistent with the general road carriageway design; ○ to accommodate turning of vehicles reasonably expected to use the road; ○ to accommodate as a minimum, a 12.5 metre single unit truck; ○ is free draining.
Specific streets and roads	<ul style="list-style-type: none"> • If an access or neighbourhood collector street intersects with a district collector street or higher-order road, widen the side street carriageway and associated reserve on the intersection approach to allow a heavy rigid vehicle to enter the side street while a car is waiting to exit.
Priority T	<ul style="list-style-type: none"> • Access places, access streets and neighbourhood collector streets $\leq 50\text{km/h}$ and ≤ 3000 vehicles per day - no specific turn treatments. • District collector streets and roads - minimum separate right-turn lane. • All other roads - minimum turning treatments in accordance with the <i>DTMR Road Planning and Design Manual</i>. • A widened area (minimum 6 metres including the adjacent through lane and cycle lane) on the major road prior to the intersection to assist left-turn movement where a basic left-turn treatment (BAL) is used on urban streets and roads and there is no parking lane.
Signalised	<ul style="list-style-type: none"> • Layout, lane configuration and phasing for the most efficient operation for pedestrians, cyclists and vehicles during the entire day (including coordination with adjacent signals). • Only achieving a degree of saturation, delay or queue length during the design traffic peak hour at or below the maximum permissible is not acceptable. • Separate right turn lanes on approaches, regardless of traffic volumes or hierarchy. • Operation of signals is to be integrated into the traffic management system e.g. STREAMS.
Roundabout	<ul style="list-style-type: none"> • Outside diameter on urban streets:- <ul style="list-style-type: none"> ○ $\geq 26\text{m}$, where the speed limit is $\leq 50\text{km/h}$; ○ $\geq 30\text{m}$ where the speed limit is 60 km/h, or a bus route; and ○ a greater diameter may be required where adjacent legs are considerably more or less than 90 degrees, there are medians on some or all of the carriageways, or to accommodate larger vehicles. • The clear zone of a roundabout and its approaches should be free of roadside hazards such as retaining walls, rocks and boulders, trees and shrubs with an ultimate trunk diameter $<80\text{mm}$, and other non-frangible items.

Element	Requirements
	<ul style="list-style-type: none"> • Central island kerb SM3 type with decorative concrete backing strip compliant with Council's standard requirements for semi-mountable and mountable kerb (where practicable). • Kerbed splitter islands on all approaches:- <ul style="list-style-type: none"> ○ incorporating a "cut through" pedestrian refuge at least 1 car length (6 metres) from the holding line, with the opening at least 2 metres wide on urban neighbourhood collector and on all approaches to roundabouts on higher-order streets and roads; ○ minimum 2 metres wide at the refuge; ○ minimum 5m² on access streets and places. • Adjacent lane width minimum 4.2 metres on access places, access streets and neighbourhood collector streets, unless specific on-road cycle treatments required. • Where the centre island will contain landscaping, provide:- <ul style="list-style-type: none"> ○ a water source; ○ perimeter sub-soil drainage; ○ reinforced concrete backing strip, minimum 1 metre wide, around the perimeter of the island.

(b) speed management should comply with:-

- (i) **Table SC6.17B (Urban transport corridors);**
- (ii) **Table SC6.17C (Rural transport corridors);**
- (iii) **Table SC6.17D (Industrial transport corridors);** and
- (iv) **Table SC6.17R (Speed management);**

Table SC6.17R Speed management

Element	Requirement
General	<ul style="list-style-type: none"> • Vertical alignment of streets and roads with a design speed of < 50 km/hr, must achieve the stopping sight distance for a speed of 50 km/hr. • Manage speed with street alignment, with devices as a last resort. • Achieve the desired pedestrian and cyclist friendly, low speed environment (as defined in Tables SC6.17B to SC6.17D). • Techniques may include building setbacks, fence construction, street alignment, cross section elements, provision for cycles and on-street parking, sight distances to and from driveways and reducing reversing from driveways. • Design with tight bends (>60 degrees) and roundabouts at intersections. • Widen carriageways to allow two-way bus movement on bus routes and mixed use streets and around all bends to allow safe passing and operation of the occasional heavy vehicle. • Widen carriageways at tight bends and provide median islands to control vehicle paths. • Comply with:- <ul style="list-style-type: none"> ○ <i>DTMR Road Planning and Design Manual</i>; and ○ <i>Austrroads Guide to Traffic Management</i> and the <i>MUTCD for Local Area Traffic Management (LATM)</i>.
District collector streets	<ul style="list-style-type: none"> • Frontage management techniques to reduce potential amenity and safety impacts due to the higher speed environment. • Roundabouts or tight bends with angles >60 degrees;
Neighbourhood collector streets	<ul style="list-style-type: none"> • On bus routes, provide kerb build outs at regular intervals to narrow the effective width of the street and enhance landscaping opportunities.
Speed management devices	<ul style="list-style-type: none"> • Generally comply with MUTCD. • Not on bus routes unless designed to enable safe and comfortable bus movement, i.e. without mounting kerbs or swerving, or devices such as speed humps or chicanes that create spot speeds ≤25km/h. • Speed management techniques may include landscaping treatments such as street trees, landscape treatments and the like, where in compliance with the Landscape Code and Planning scheme policy for development works.
Traffic islands for LATM	<ul style="list-style-type: none"> • Consider location in respect to sight distance and vertical geometry. • Formed (not kerb mix) to an approved profile. • Constructed with reinforced N32 concrete or formed with full depth structural stamped/coloured concrete.

Element	Requirement
	<ul style="list-style-type: none"> • Colour treatment with a high level of contrast to the carriageway surface; • Appropriately delineated and linemarked.

SC6.17.12 Guidelines for achieving transport and parking code outcomes

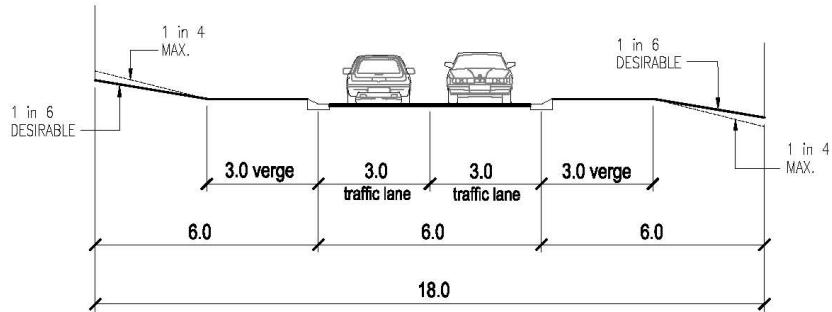
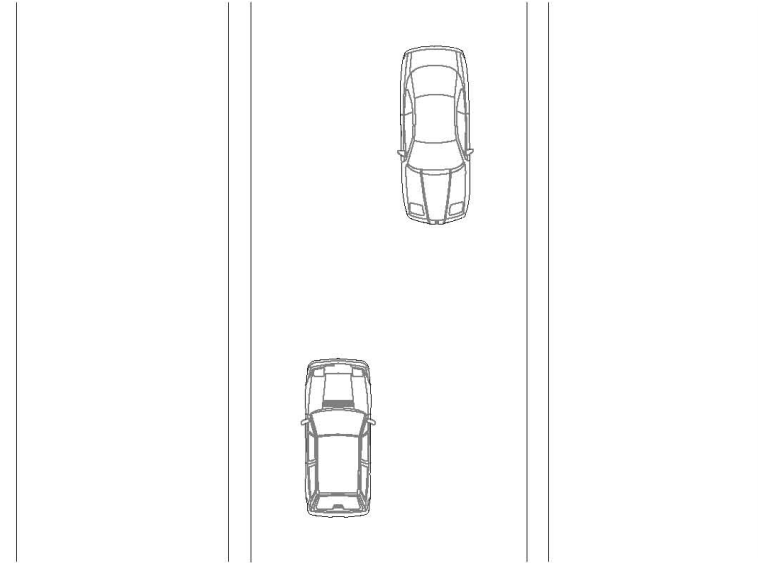
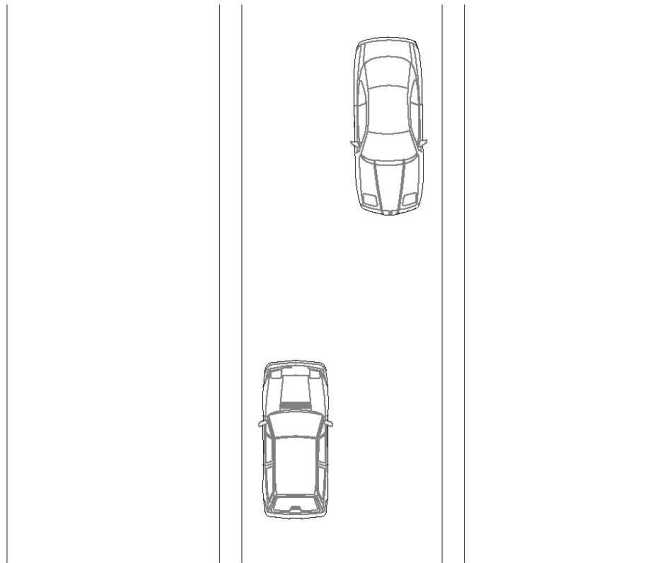
- (1) For the purposes of the performance outcomes and acceptable outcomes in the **Transport and parking code** the following are relevant guidelines:-
- (a) Austroads publications, including:-
- (i) *Cycling Aspects of Austroads Guides*;
 - (ii) *Design Vehicles and Turning Path Templates*;
 - (iii) *Guide to Pavement Technology*;
 - (iv) *Guide to Road Design*;
 - (v) *Guide to Road Safety*; and
 - (vi) *Guide to Traffic Management*;
- (b) Queensland Department of Transport and Main Roads (DTMR) publications, including:-
- (i) *A Guide to Signing Cycle Networks*;
 - (ii) *Cycle Notes*;
 - (iii) *Guidelines for Assessment of Road Impacts of Development Proposals*;
 - (iv) *Pavement Design Manual*;
 - (v) *Queensland Manual of Uniform Traffic Control Devices (MUTCD)*;
 - (vi) *Road Drainage Manual*;
 - (vii) *Road Planning and Design Manual*; and
 - (viii) *Traffic and Road Use Management (TRUM) Manual*;
- (c) *TransLink Transit Authority Public Transport Infrastructure Manual (2012)*;
- (d) *Queensland Urban Drainage Manual (QUDM)*;
- (e) South East Queensland (SEQ) Healthy Waterways Partnership Publications, including:-
- (i) *Water Sensitive Urban Design (WUSD) Technical Design Guidelines for South East Queensland Construction*; and
 - (ii) *WSUD Deemed To Comply Solutions for SEQ*;
- (f) Institute of Municipal/Public Works Engineering Australia Queensland Division (IPWEAQ) publications, including:-
- (i) *Complete Streets: Guidelines for Urban Street Design*;
 - (ii) IPWEA SEQ Standard Drawings; and
 - (iii) *Queensland Streets: Design Guidelines for Subdivisional Streetworks*;
- (g) New South Wales Roads and Traffic Authority (RTA) publications, including:-
- (i) *Guide to Traffic Generating Developments*; and
 - (ii) *NSW Bicycle Guidelines*;
- (h) *Highway Capacity Manual* (Transport Research Board);
- (i) Australian Standards, including:-
- (i) *AS2890 – Parking facilities*;
 - (ii) *AS1158 – Lighting for roads and public spaces*;
 - (iii) *AS1428 – Design for access and mobility*; and
 - (iv) *AS1100 – Technical drawing – general principles*;
- (j) Council's Standard Specifications and Standard Drawings (available on Council's website);
- (k) *Sunshine Coast Sustainable Transport Strategy 2011-2031*;
- (l) *Energex Design Guide – Design of Rate 2 Public Lighting Installations*;
- (m) *Next Generation Planning: A handbook for planners, designers and developers in South East Queensland* (Council of Mayors (SEQ));

- (n) *Beyond the Pavement: Urban design policy, procedures and design principles* (Transport for NSW, 2009).

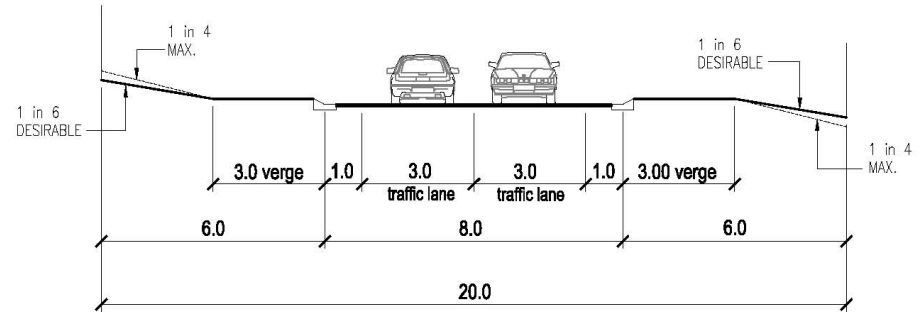
Note—the above list is not exhaustive and other available publications may be applicable to the design and construction of some infrastructure.

- (2) Except where explicitly stated otherwise in this planning scheme policy, the following is the order of precedence in which the above guidelines are to be applied:-
 - (a) requirements contained in this planning scheme policy are to take precedence over all other guidelines;
 - (b) Council's Standard Specifications and Standard Drawings;
 - (c) the *DTMR Road Planning and Design Manual* is to take precedence over Austroads publications, except where advised otherwise by DTMR;
 - (d) the DTMR MUTCD is to take precedence over Austroads publications and Australian Standards;
 - (e) Austroads publications are to take precedence over the Australian Standards with respect to the design of the street and road networks; and
 - (f) all other guidelines.

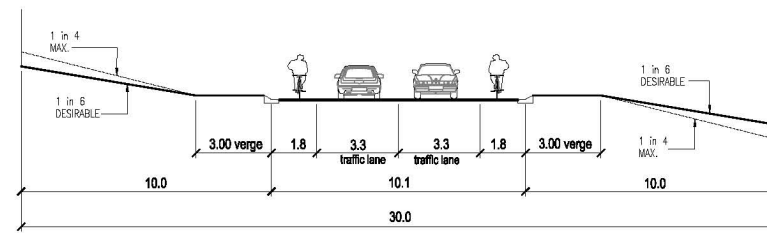
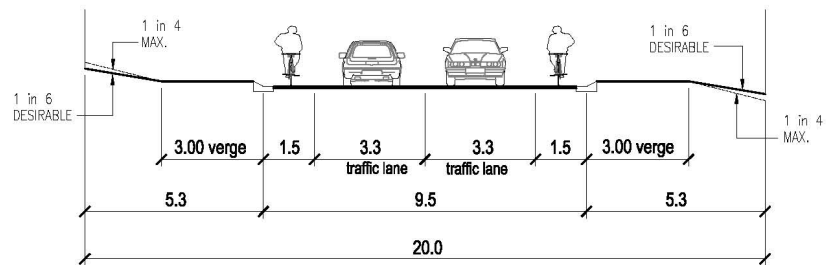
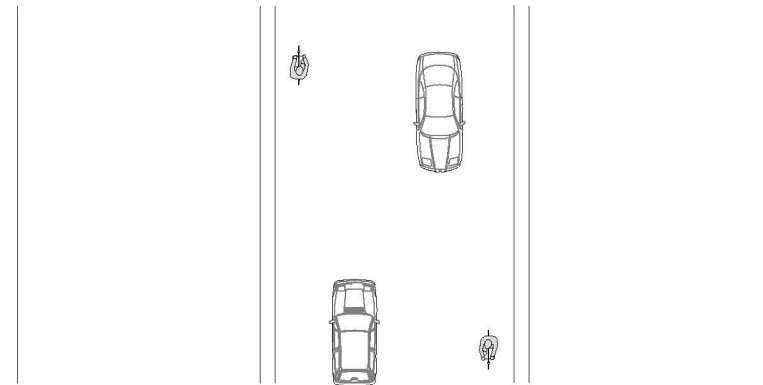
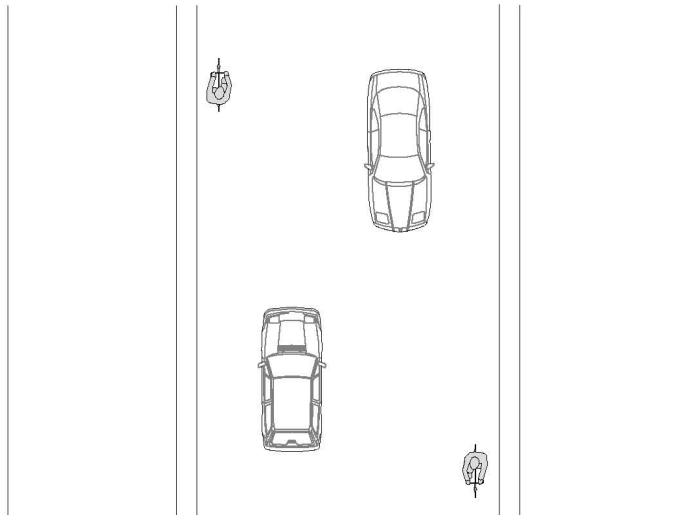
Appendix SC6.17A Typical street and road cross sections



RURAL RESIDENTIAL ACCESS PLACE

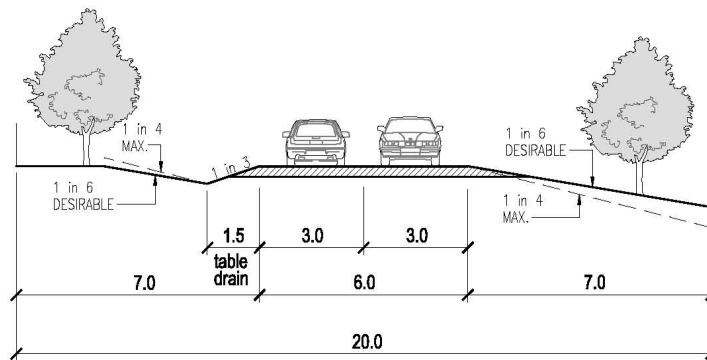
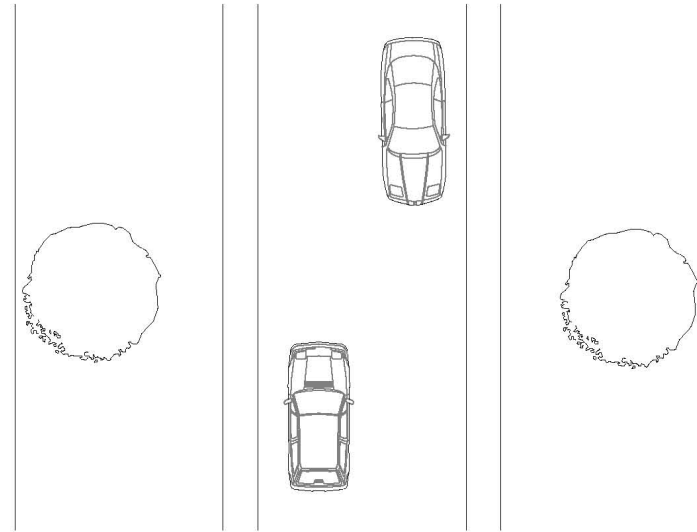
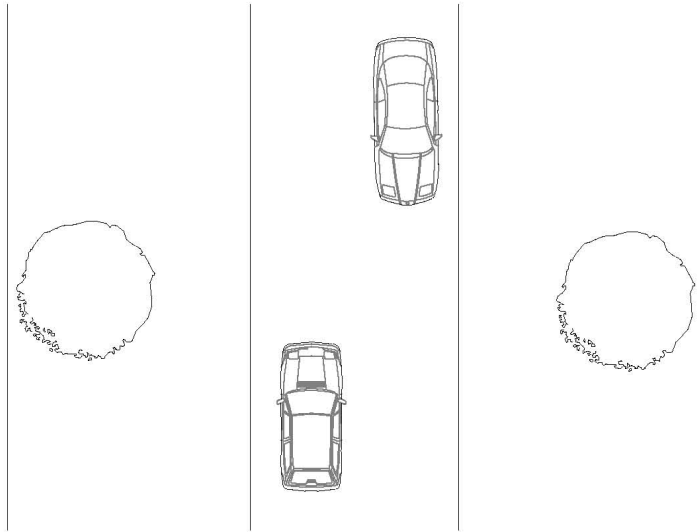


RURAL RESIDENTIAL ACCESS STREET



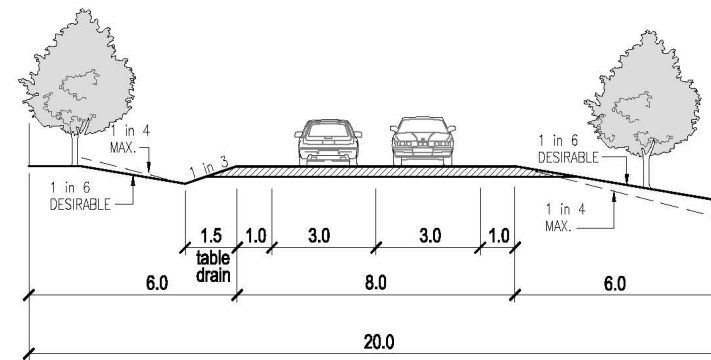
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NEIGHBOURHOOD COLLECTOR STREET**

**RURAL RESIDENTIAL
DISTRICT COLLECTOR STREET**



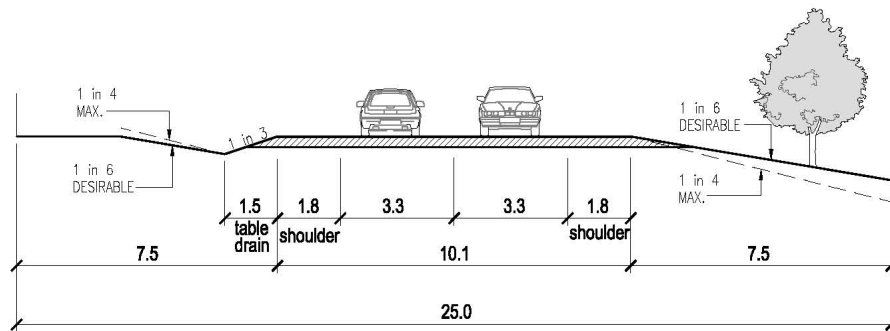
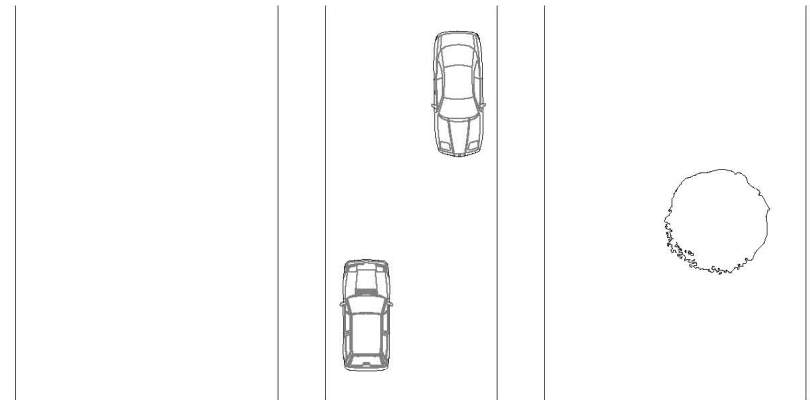
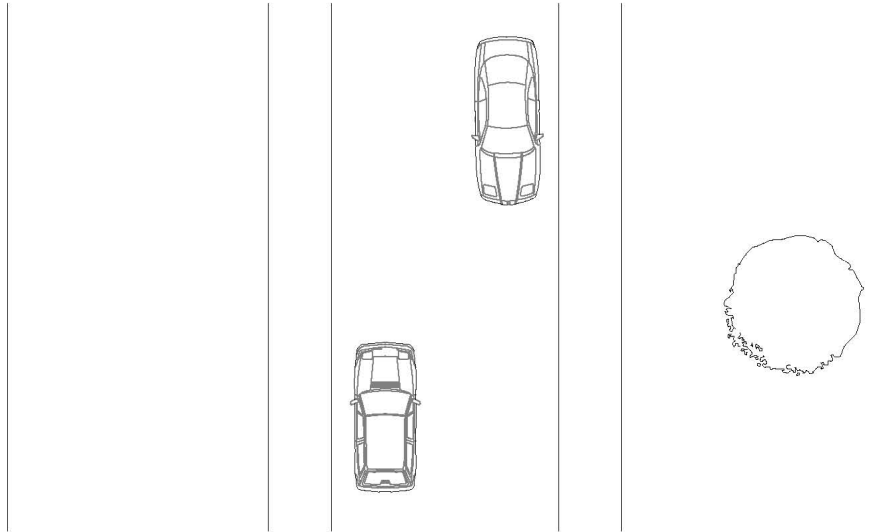
RURAL ACCESS PLACE

Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



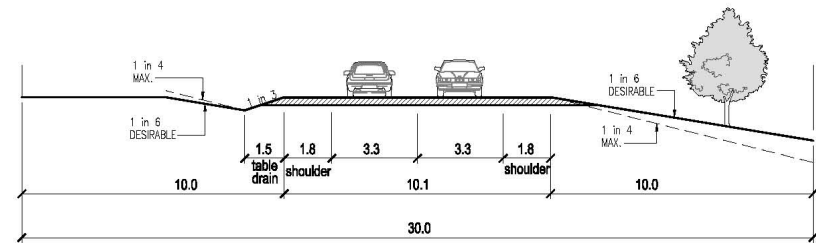
RURAL ACCESS STREET

Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



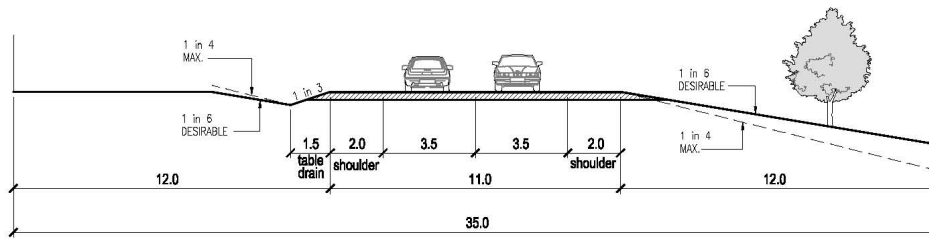
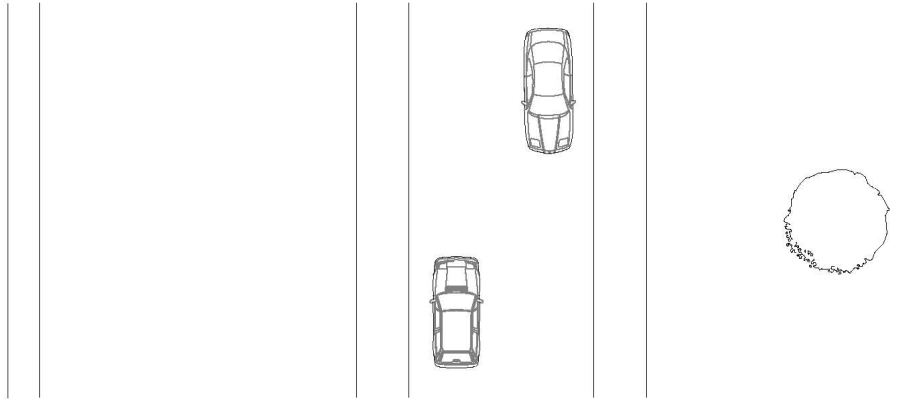
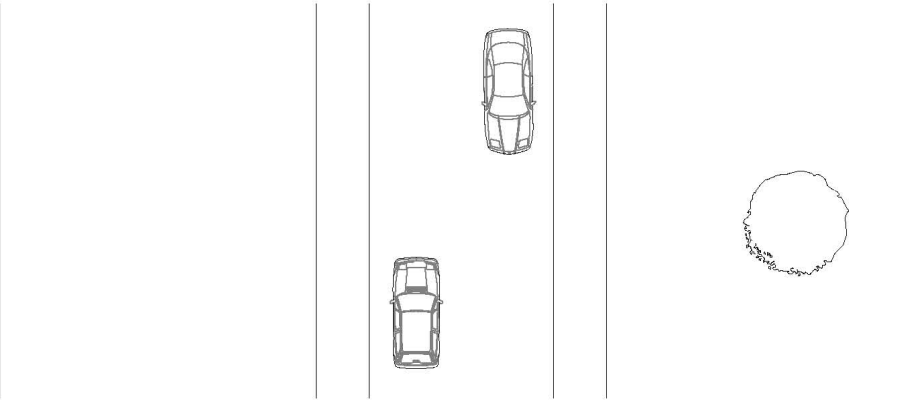
RURAL NEIGHBOURHOOD COLLECTOR STREET

Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



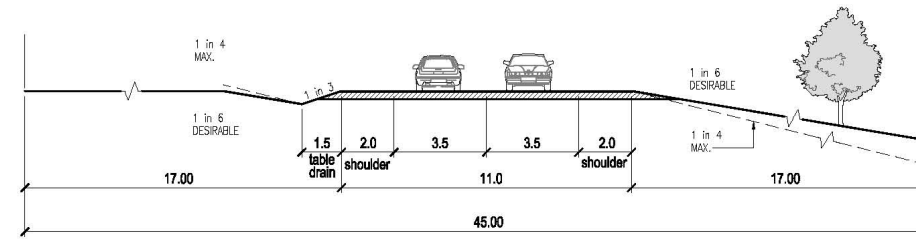
RURAL DISTRICT COLLECTOR STREET

Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



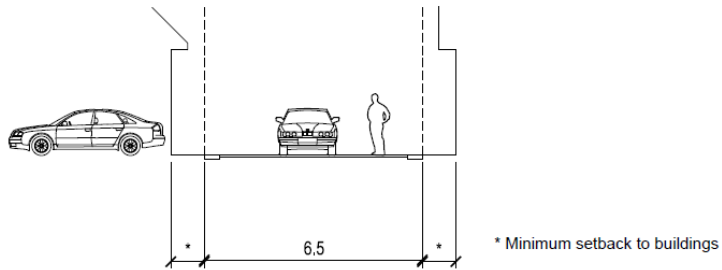
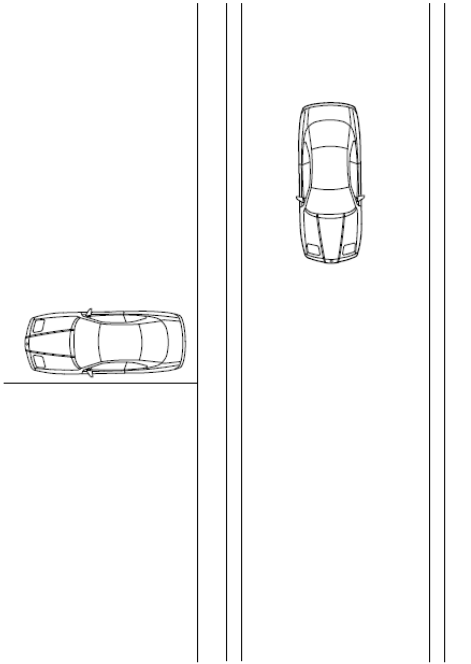
RURAL CONTROLLED DISTRIBUTOR

Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



RURAL TRAFFIC DISTRIBUTOR

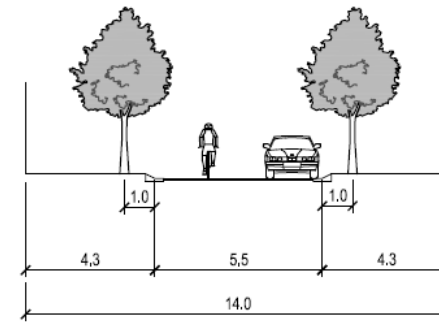
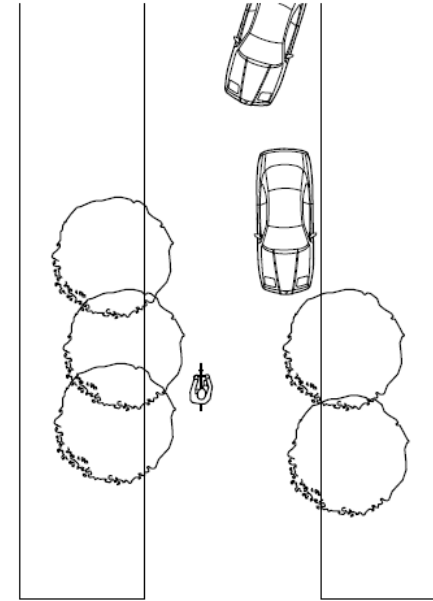
Note—
Table drain to have a depth of 0.50m or be 0.30m below bottom of pavement.



ACCESS LANEWAY

Notes—

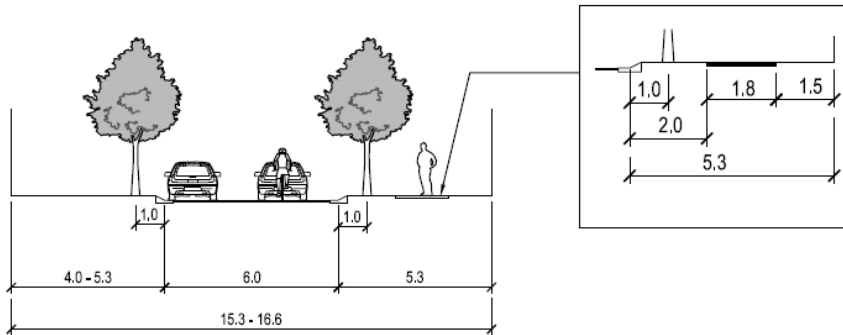
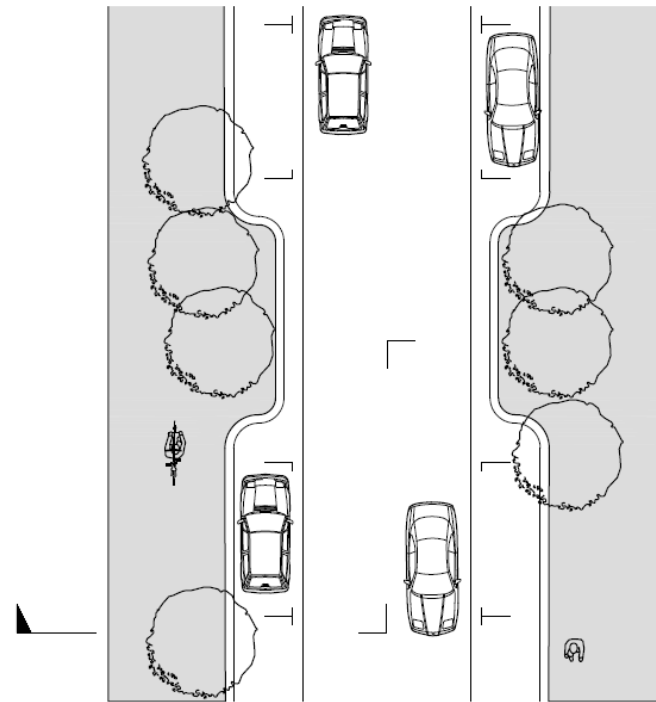
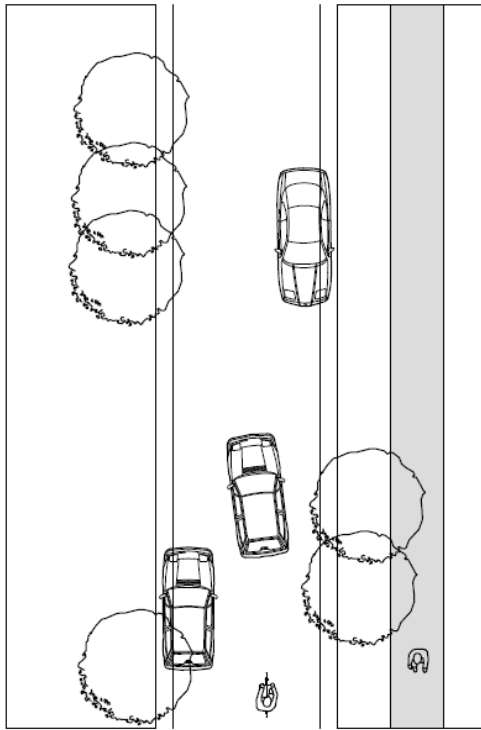
1. Access laneways provide access to properties; refuse collection and servicing with no parking within the laneway.
2. Pavements may be narrowed to 4 – 5m at lane entrances to improve sightlines to paths in adjacent streets.
3. Minimum rear setback of 1.0m to ground storey and 0.5m to first upper storey.



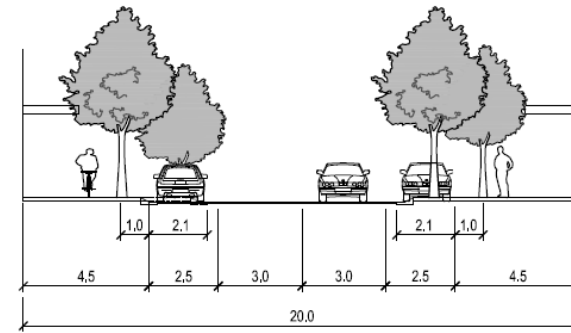
ACCESS PLACE

Notes—

1. Pathway not required if speed environment is 30km/h or below unless part of a designated active transport route as shown on **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** where local hierarchy pathway widths shall be a minimum of 2.5m and district or regional hierarchy pathways widths shall be a minimum 3.0m. These pathway widths will require adjustments to the cross section and widening of the verge.
2. On street parking one side only.



ACCESS STREET



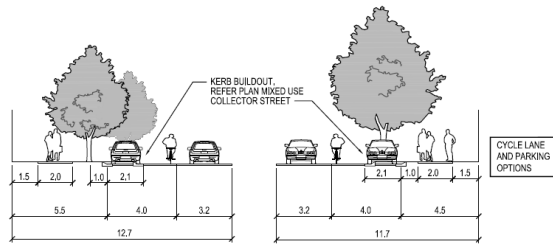
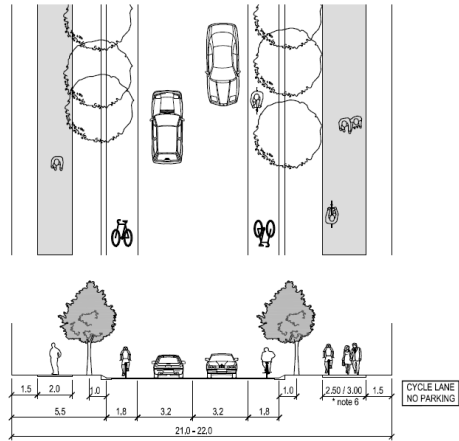
MIXED USE ACCESS STREET

Notes—

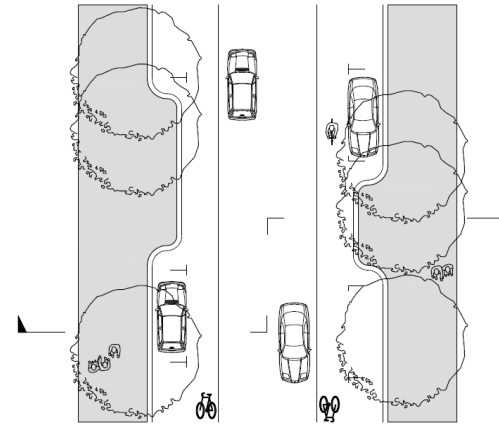
1. Pathway shall be a minimum width of 1.8m unless part of a designated route as shown on **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** where local hierarchy pathway width shall be a minimum 2.5m and district or regional hierarchy pathway width shall be a minimum 3.0m. The verge and overall cross section may require widening to suit. Asymmetric verge widths may be used.

Note—

1. Verges to be paved full width on both sides of the street to allow for all weather use and concentrations of pedestrians and cyclists.



NEIGHBOURHOOD COLLECTOR STREET



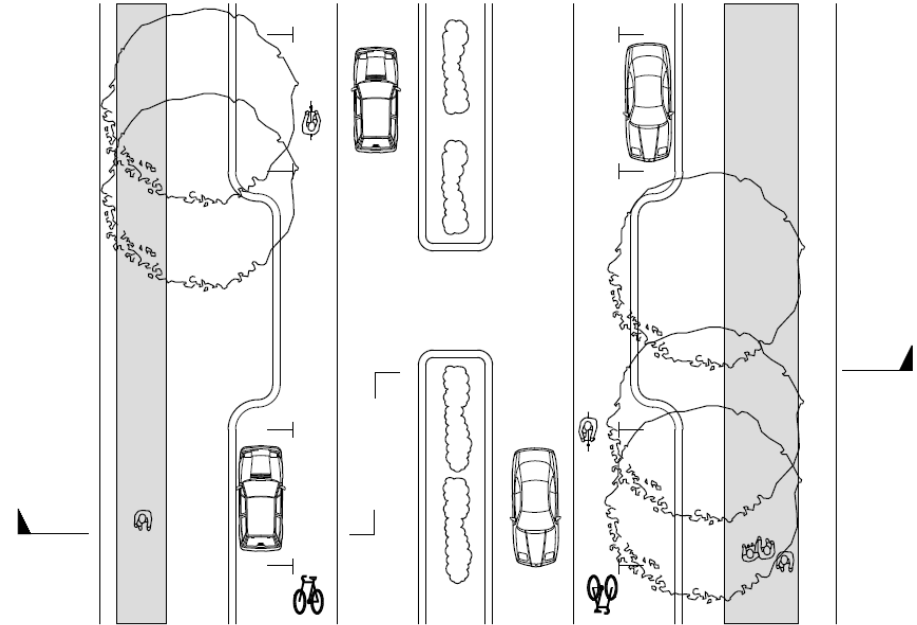
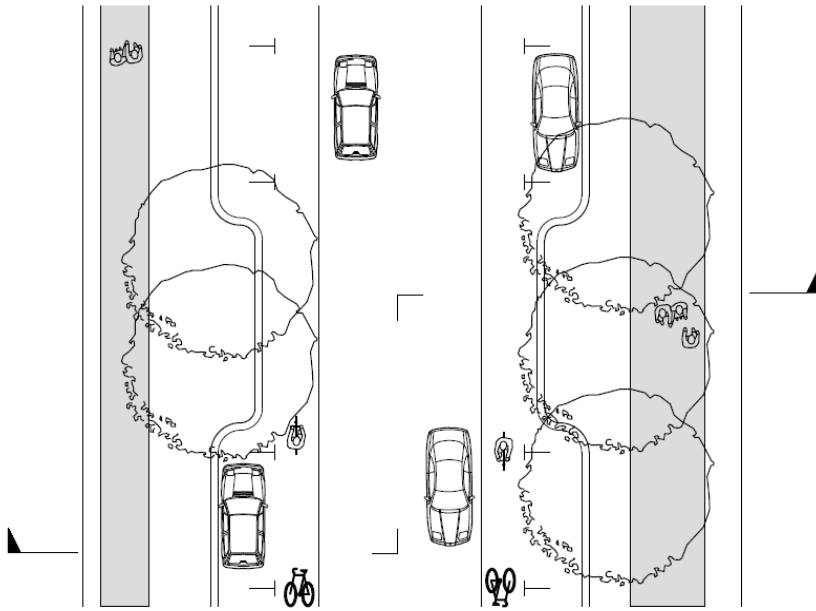
MIXED USE COLLECTOR STREET

Notes—

- Multiple cross sections are available depending on the combination of features in the street including on-street parking, cycle lanes, street trees, a designated cycle route and indented bus stops as explained in the following notes.
- Cycle lanes may not be required if the street is not part of a designated cycle route as shown on **Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))**.
- Where parking is required, additional width is to be added to one or both sides of the cross section depending on parking demand determined by frontage activity.
- Where Council and TransLink agree that there is no likelihood that a street will become a future bus route and the street is not part of a designated cycle route, the carriageway width can be reduced to a minimum 8.0m to cater for on-street parking on one side.
- Indented bus stops, associated infrastructure and required pathways can be accommodated by using a combination of local street reserve widening, cycle lane width and parking lane width where provided and shall comply with, *Road Planning and Design Manual* or *Austrroads Guide to Road Design*.
- Indented bus stop tapers may contain driveways. However consider sight lines in the location of any streetscaping.
- Pathways to be a minimum width of 2.0m unless part of a designated cycle route as shown on **Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))** where local hierarchy shared pathway width shall be a minimum of 2.5m and district or regional hierarchy shared pathway width shall be a minimum of 3.0m. Asymmetric verge widths may be used.
- The wider shared pathway shall be located on the side that best serves the expected demand and network connections.

Note—

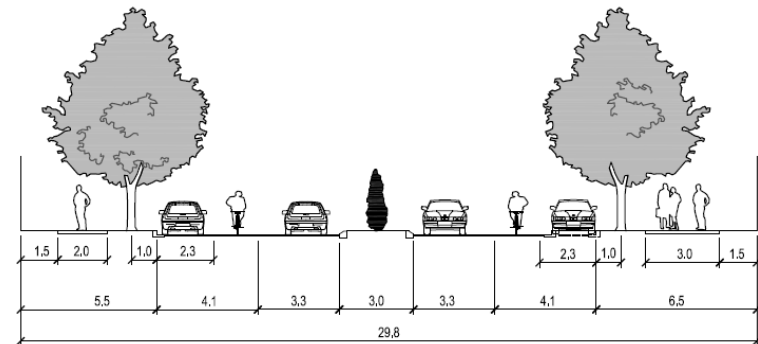
Verges to be paved full width on both sides of the street to allow for all weather use and concentrations of pedestrians and cyclists.



DISTRICT COLLECTOR STREET

Notes—

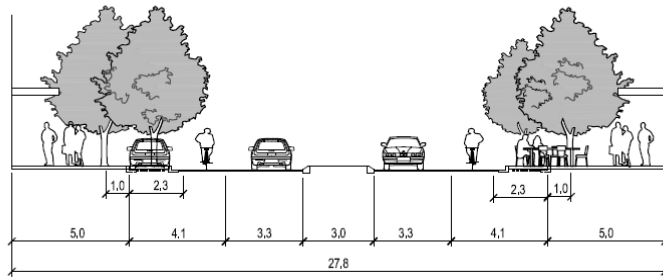
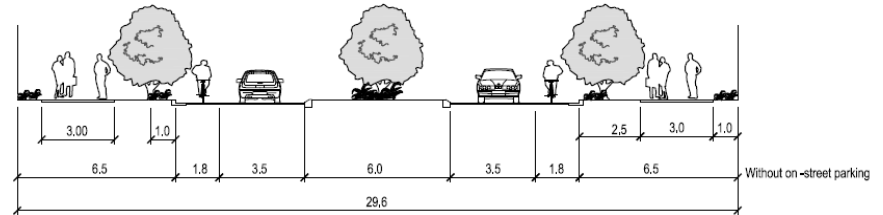
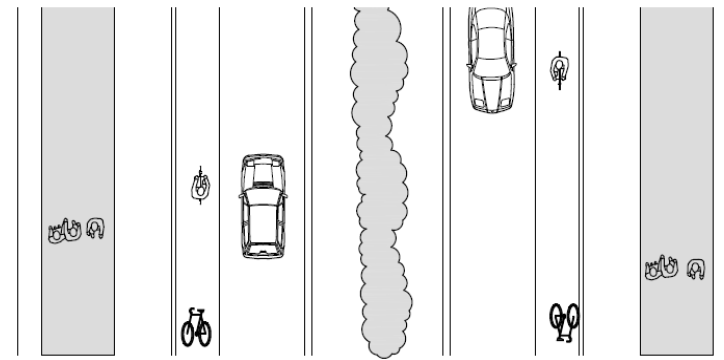
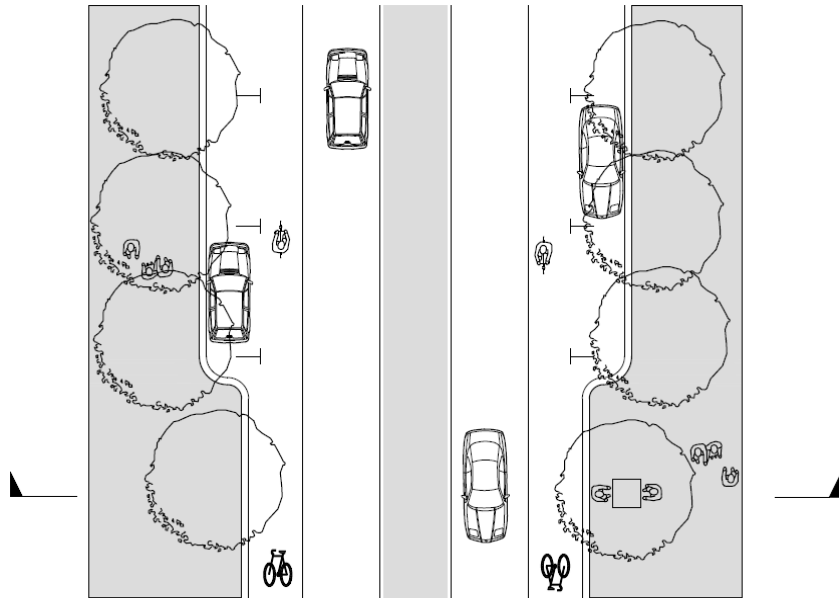
1. Pathways to be provided on both sides of the street with a minimum width 2.0m shared pathway on one verge and 3.0m on the opposite.
2. The wider shared pathway shall be located on the side that best serves the expected demand and network connections.
3. On bus routes, indented bus stops to be provided as required by the *Road Planning and Design Manual* or *Austrroads Guide to Road Design*, Indented bus stops may require local widening of the reserve to provide clearances to required pathways. Asymmetric verge widths may be used.



DISTRICT COLLECTOR STREET (Median)

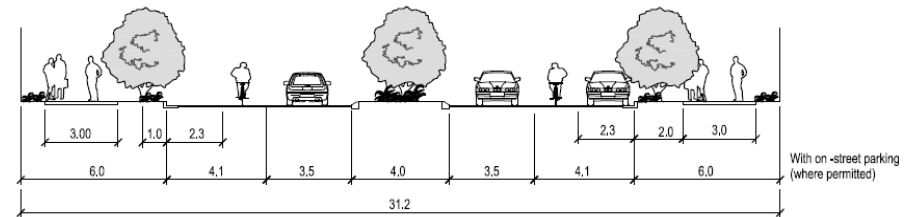
Notes—

1. Pathways to be provided on both sides of the street with a minimum width 2.0m shared pathway on one verge and 3.0m on the opposite.
2. The wider shared pathway shall be located on the side that best serves the expected demand and network connections.
3. On bus routes, indented bus stops to be provided as required by the *Road Planning and Design Manual* or *Austrroads Guide to Road Design*, Indented bus stops may require local widening of the reserve to provide clearances to required pathways. Asymmetric verge widths may be used.



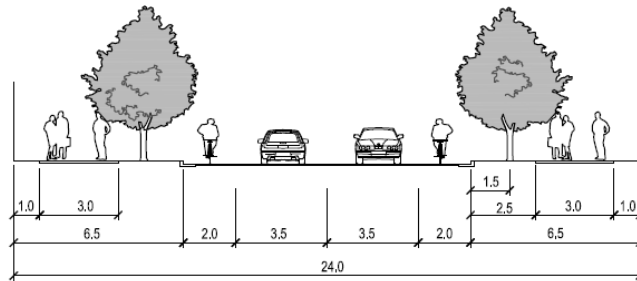
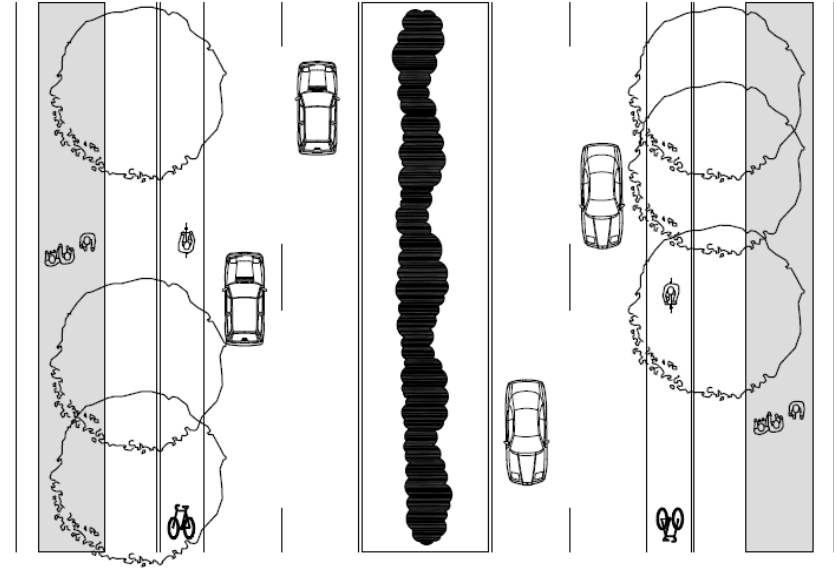
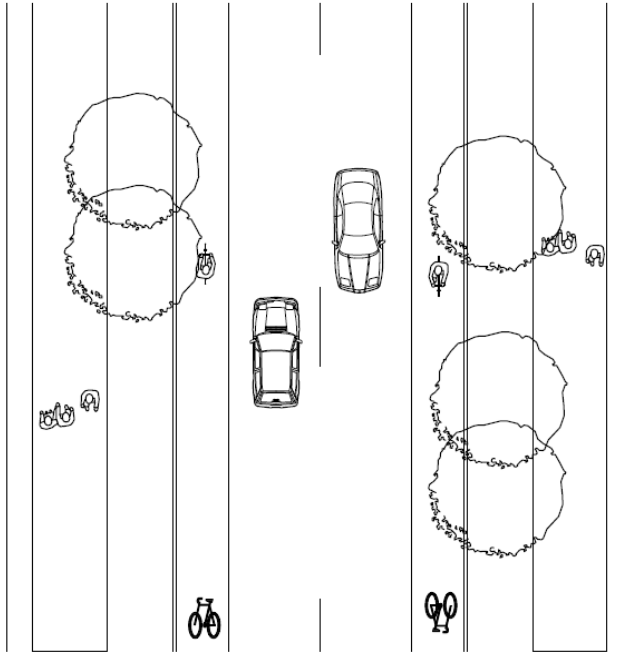
DISTRICT MAIN STREET (Median)

Note—
Verges to be paved full width on both sides of the street to allow for all weather use and concentrations of pedestrians and cyclists.



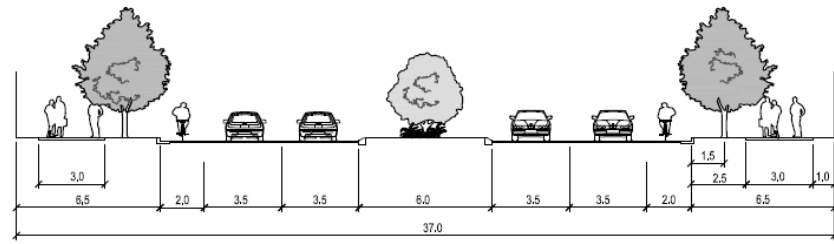
CONTROLLED DISTRIBUTOR ROAD (Preferred)

- Notes—
1. Distributor Road is the desired Sub-Arterial Road cross section. Controlled Distributor Roads are generally existing sub-arterial roads through urban areas with possibly some parking and direct access existing for historical reasons. The Controlled Distributor Road cross section illustrates preferred combinations of the minimum elements each of which should be achieved wherever possible.
 2. Shared pathway to be 3.0m minimum each side of road.
 3. Median kerb to be semi-mountable with plantings 1.2m minimum clearance from rear of kerb.



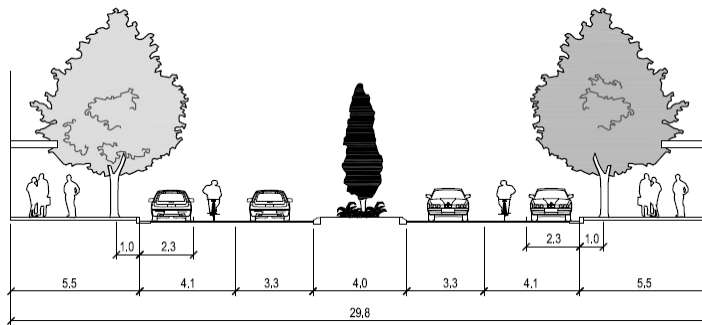
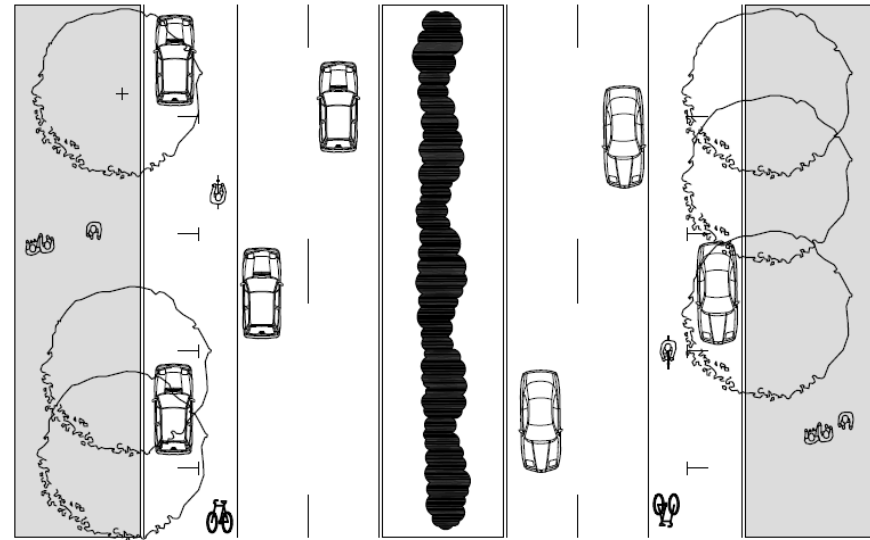
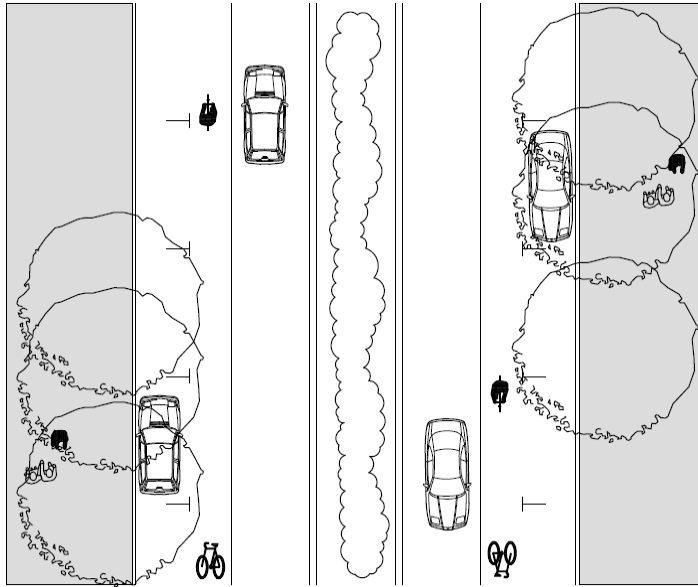
CONTROLLED DISTRIBUTOR ROAD (2 lane)

Note—
Shared pathway to be 3.0m minimum each side of road.



DISTRIBUTOR ROAD (4 lane)

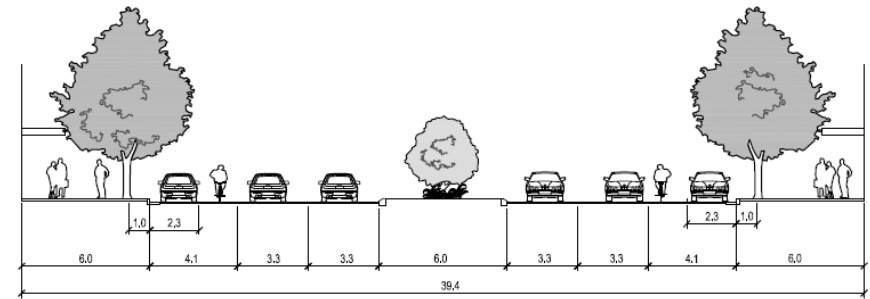
Note—
Shared pathway to be 3.0m minimum each side of road.



SUB-ARTERIAL MAIN STREET (Preferred)

Notes—

1. The Sub-Arterial Main Street cross section generally exists where sub-arterial roads pass through town and village centres. The Sub-Arterial cross section illustrates preferred combinations of the minimum elements each of which should be achieved wherever possible.
2. Verges to be paved full width on both sides of the street to allow for all weather use and concentrations of pedestrians and cyclists.

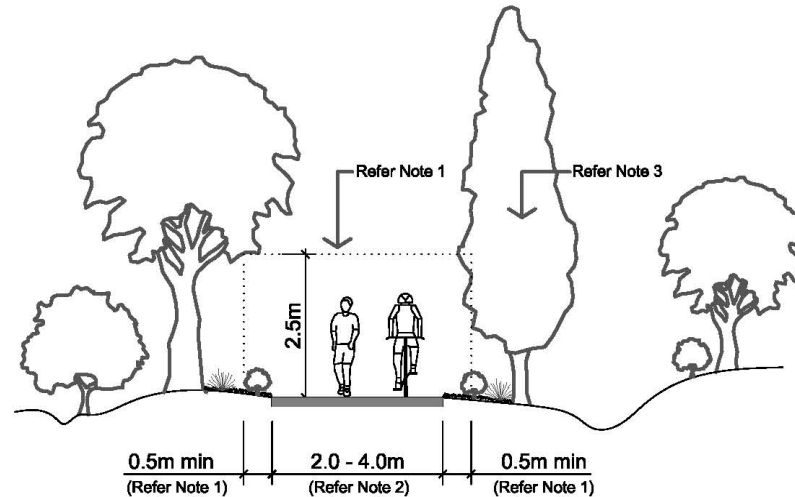


ARTERIAL MAIN STREET

Notes—

1. The Arterial Main Street cross section generally applies where a 4 lane divided Arterial Road passes through commercial precincts. Many established Arterial Main Streets will have cross sections which vary from that shown.
2. Verges to be paved full width on both sides of the street to allow for all weather use and concentrations of pedestrians and cyclists.
3. On-road parking bays may be indented and must be “paired” to allow vehicles to park with a forward motion.

Appendix SC6.17B Active transport infrastructure guidelines standard treatments



Notes:

- Clear operating space extends 0.5m beyond the edge both sides of the pathway and at least 2.5m above the pathway (although if catering for horse riders the clear operating space shall be at least 3.0m high).

Existing small shrubs and groundcover less than 0.5m high and of a non-irritative form (eg. non-prickly stemmed) can remain within 0.5m of the pathway provided they do not protrude over the pathway edge.

Before removing trees or limbs greater than 0.1m diameter Council's Parks Superintendent shall be consulted. All tree and root pruning shall be carried out in accordance with Council's tree clearing requirements.
- Refer Table below for Minimum Pathway Widths.

Concrete pathways 2.5m wide and greater in width should be given a colour treatment to reduce glare and to blend with the surrounding environment.

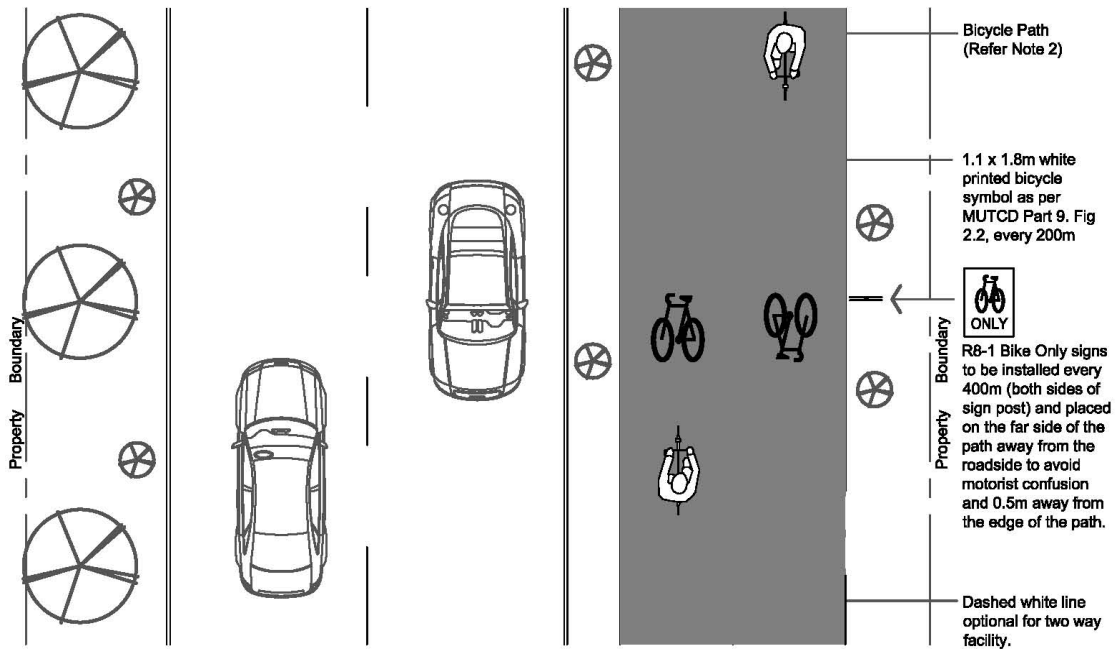
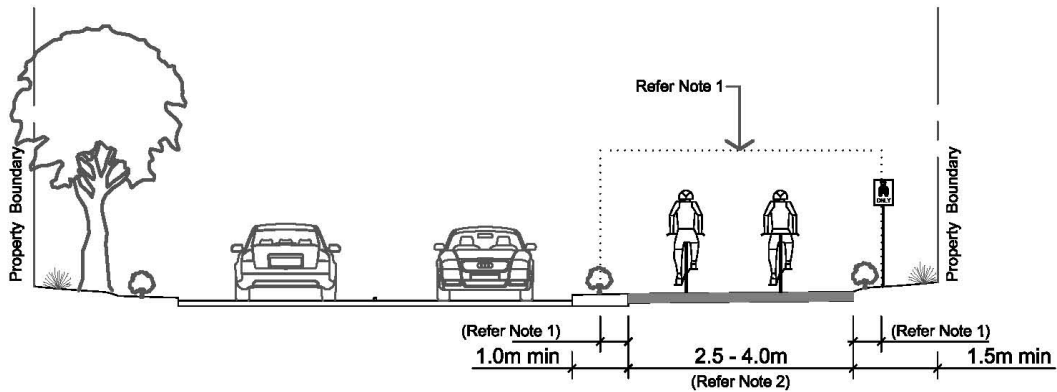
Pathways shall be elevated above localised water flows with field inlet pits and drainage pipes installed as required to prevent pathways being submerged during and after rainfall.
- Shade trees shall be provided along the pathway corridor to provide shade to pathway users. Where possible trees should be planted in a staggered fashion either side of the pathway.

Minimum Pathway Widths			
Application:	Local Access	Commuter	Recreational
Constrained Width	2.0m	2.5m	2.0m
Nominal Width	2.5m	3.0m	2.5m
Preferred Width	3.0m	3.5m	3.0m

Pathway widths outside of those listed above will be considered under special circumstances on a case by case basis depending on the merits, as agreed by Council

A4	Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT Off Road Pathway Outside Road Reserves	26/07/12
				Scale: NTS
				Drawing Sheet No. ST001

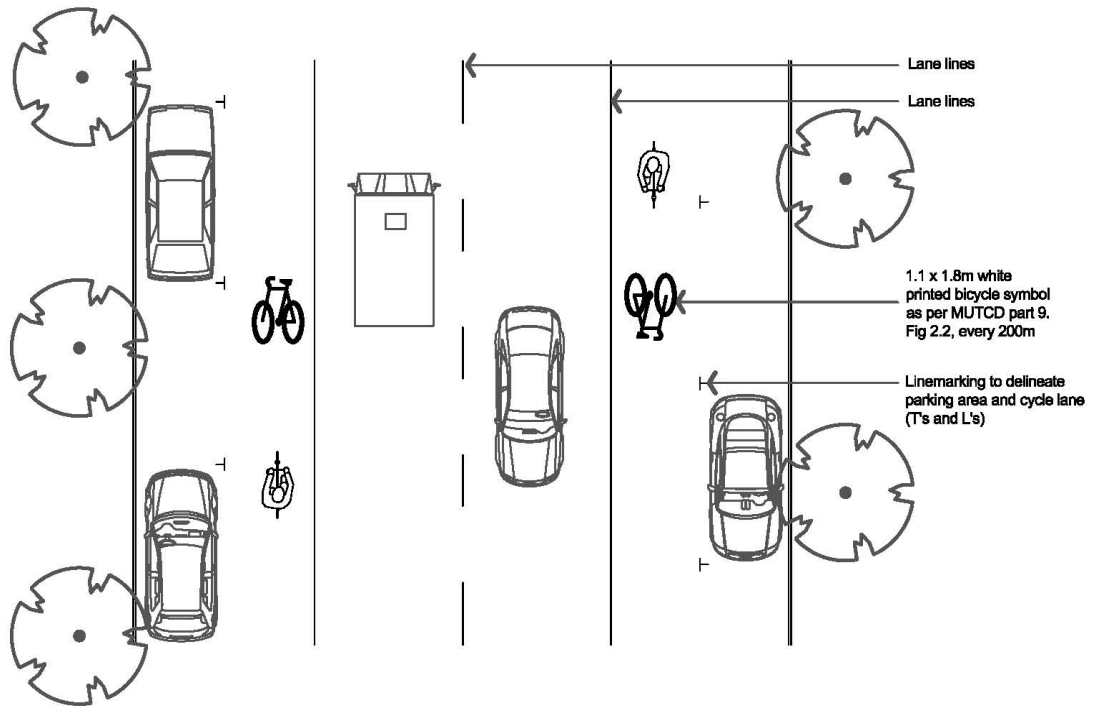
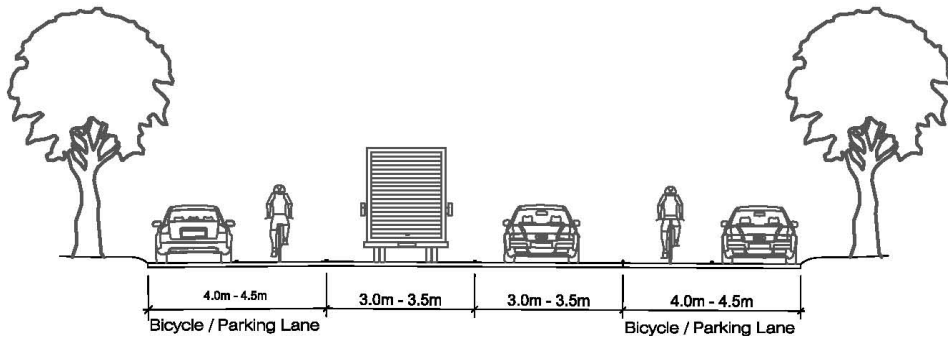
Schedule 6



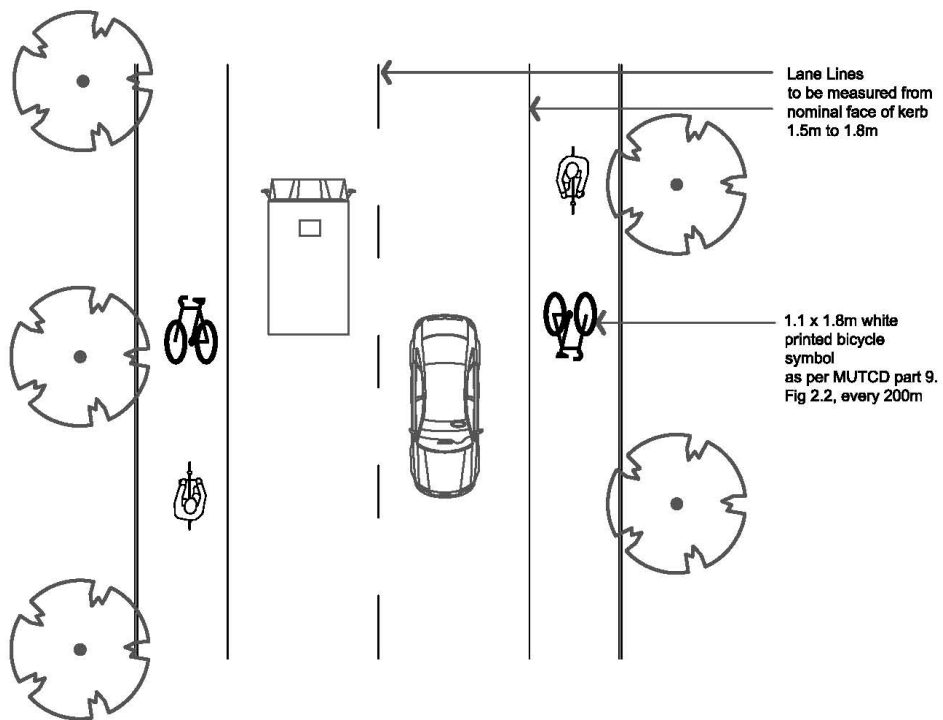
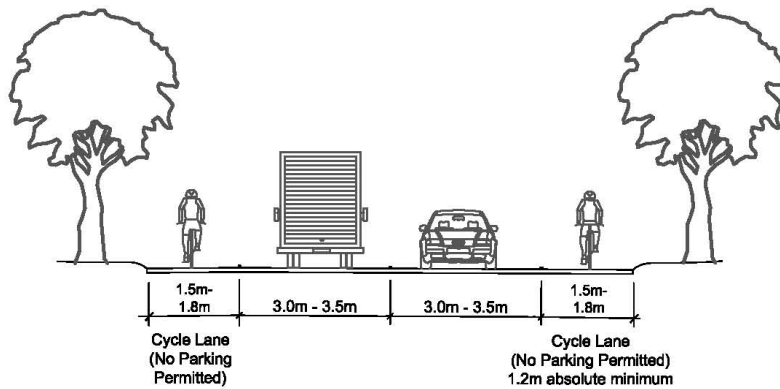
Notes:

1. Clear operating space extends 0.5m beyond the edge both sides of the cycleway and at least 2.5m above the cycleway.
 Small shrubs and groundcover less than 0.5m high and of a non-irritative form (eg. non-prickly stemmed) can be placed within 0.5m of the cycleway provided they do not protrude over the cycleway edge.
 Before removing trees or limbs greater than 0.1m diameter Council's Parks Superintendent shall be consulted. All tree and root pruning shall be carried out in accordance with Council's tree clearing requirements.
2. If cycle traffic is high, a greater width path of 3.0m to 4.0m is desirable.
 Concrete cycleways should be given a colour treatment to reduce glare and to blend with the surrounding environment.
3. Shade trees shall be provided along the cycleway corridor to provide shade to users. Where possible in wide verges, trees should be planted in a staggered fashion either side of the cycleway while maintaining clearances.

A4	Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT Off Road Exclusive Cycleway	26/07/12 Scale: NTS
				Drawing Sheet No. ST002

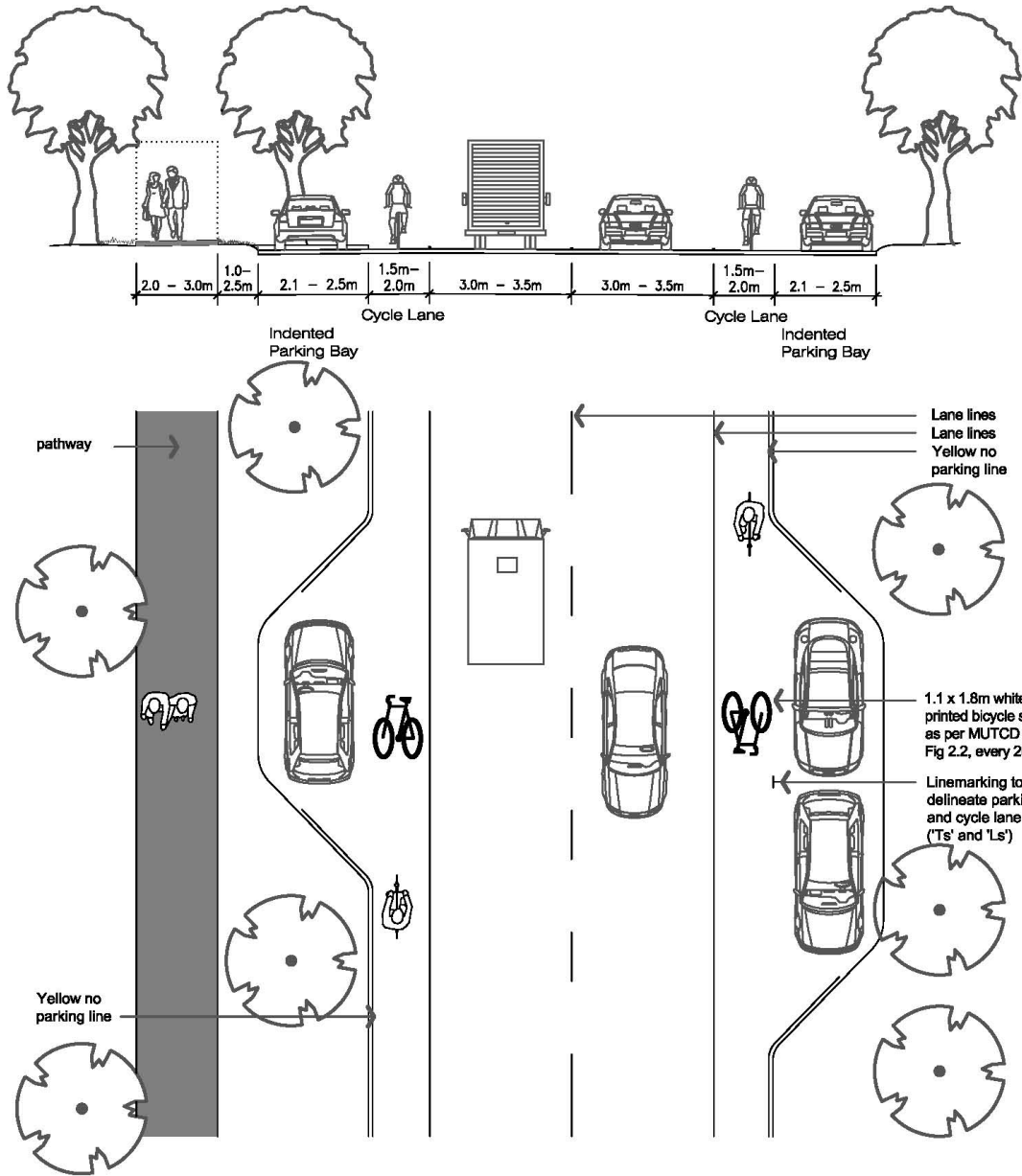


A4 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT On Road Bicycle / Parallel Car Parking Lane (Full Linemarking)	26/07/12
			Scale: NTS
			Drawing Sheet No. ST004

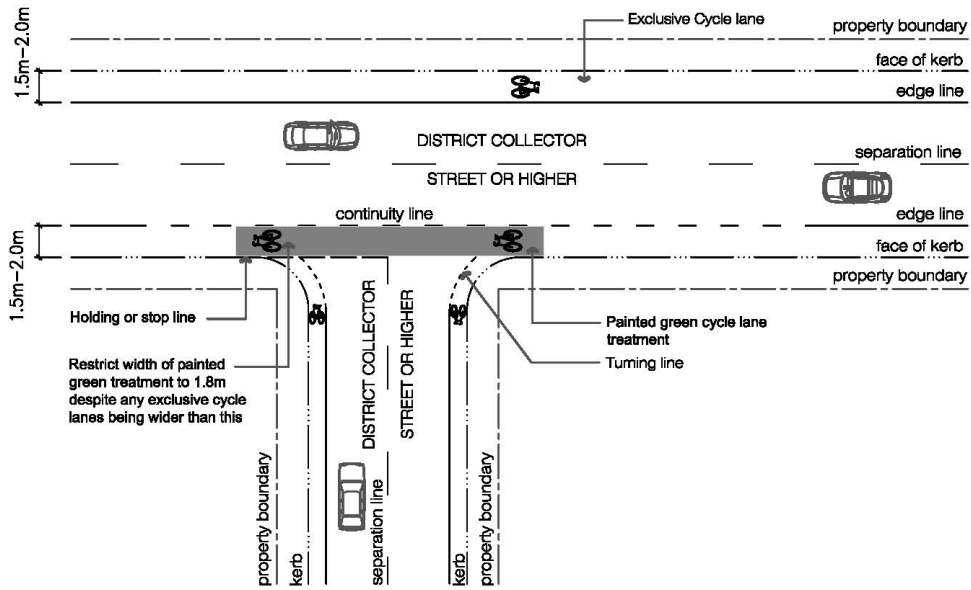


NOTE 1. Yellow 'no stopping' line to be used if there is potential for conflict and parking within cycle lane

A4	Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT On Road Dedicated Cycle Lane (Parking Not Permitted)	26/07/12
				Scale: NTS
				Drawing Sheet No. ST005

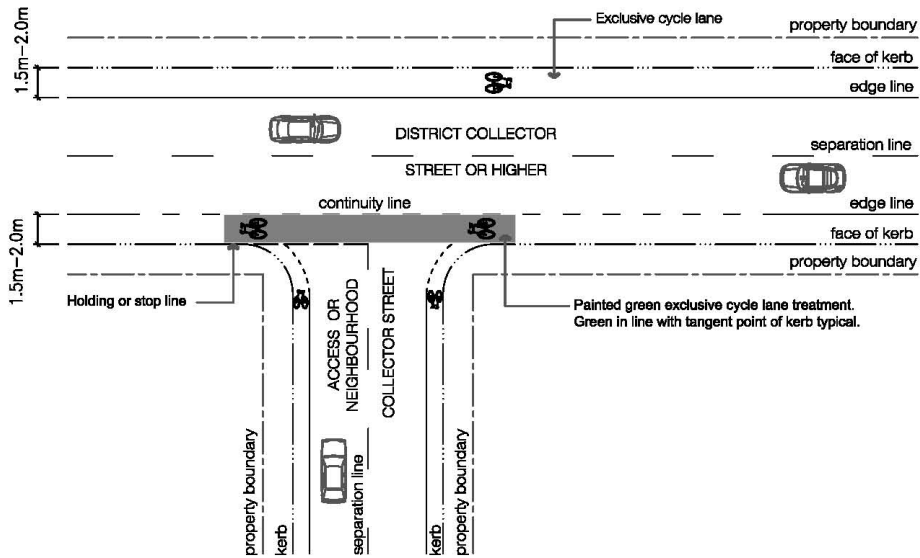


A4 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT On Road Cycle Lane / Indented Parking Bays	26/07/12
			Scale: NTS
			Drawing Sheet No.
			ST007



'T' Intersection with dedicated cycle lanes on the major and minor road

On Road Bicycle Lane treatments

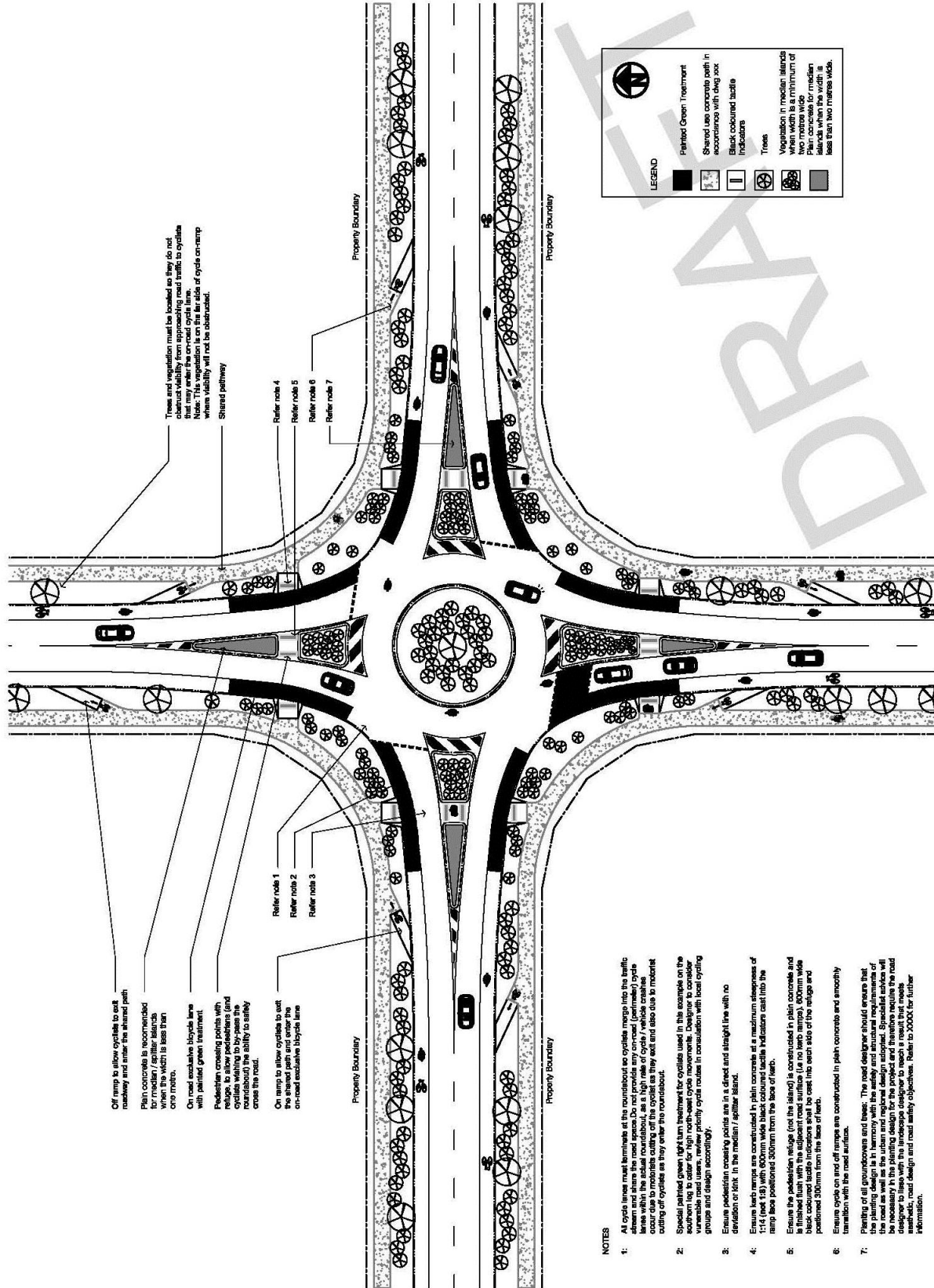


'T' Intersection with dedicated cycle lanes on the major road only

NOTES:

1. Holding line/stop line to be set back a minimum of 1.5m towards property boundary for dedicated cycle lanes. (ie. cycle lanes with no parking)
2. All bicycle symbols on roadway to be white, 1.1m x 1.8m this per MUTCD part 9, fig 2.2 symbols to be spaced at a max of 200m.

A4	Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT On Road Dedicated Cycle Lane Treatment at a "T" Intersection	26/07/12
				Scale: NTS
				Drawing Sheet No. ST013



Off ramp to allow cyclists to exit roadway and enter the shared path

Pain concrete is recommended for median / splitter islands when the width is less than one metre.

On road exclusive bicycle lane with painted green treatment.

Pedestrian crossing points with refuge, to allow pedestrians (and cyclists wishing to by-pass the refuge) the ability to safely cross the road.

On ramp to allow cyclists to exit the shared path and enter the on-road exclusive bicycle lane

Refer note 1

Refer note 2

Refer note 3

Refer note 4

Refer note 5

Refer note 6

Refer note 7

Property Boundary

Property Boundary

Property Boundary

Property Boundary

Trees and vegetation must be located so they do not obstruct visibility from approaching road traffic to cyclists that may enter the on-road cycle lane.

Note: This vegetation is on the far side of cycle on-ramp where visibility will not be affected.

Shared pathway

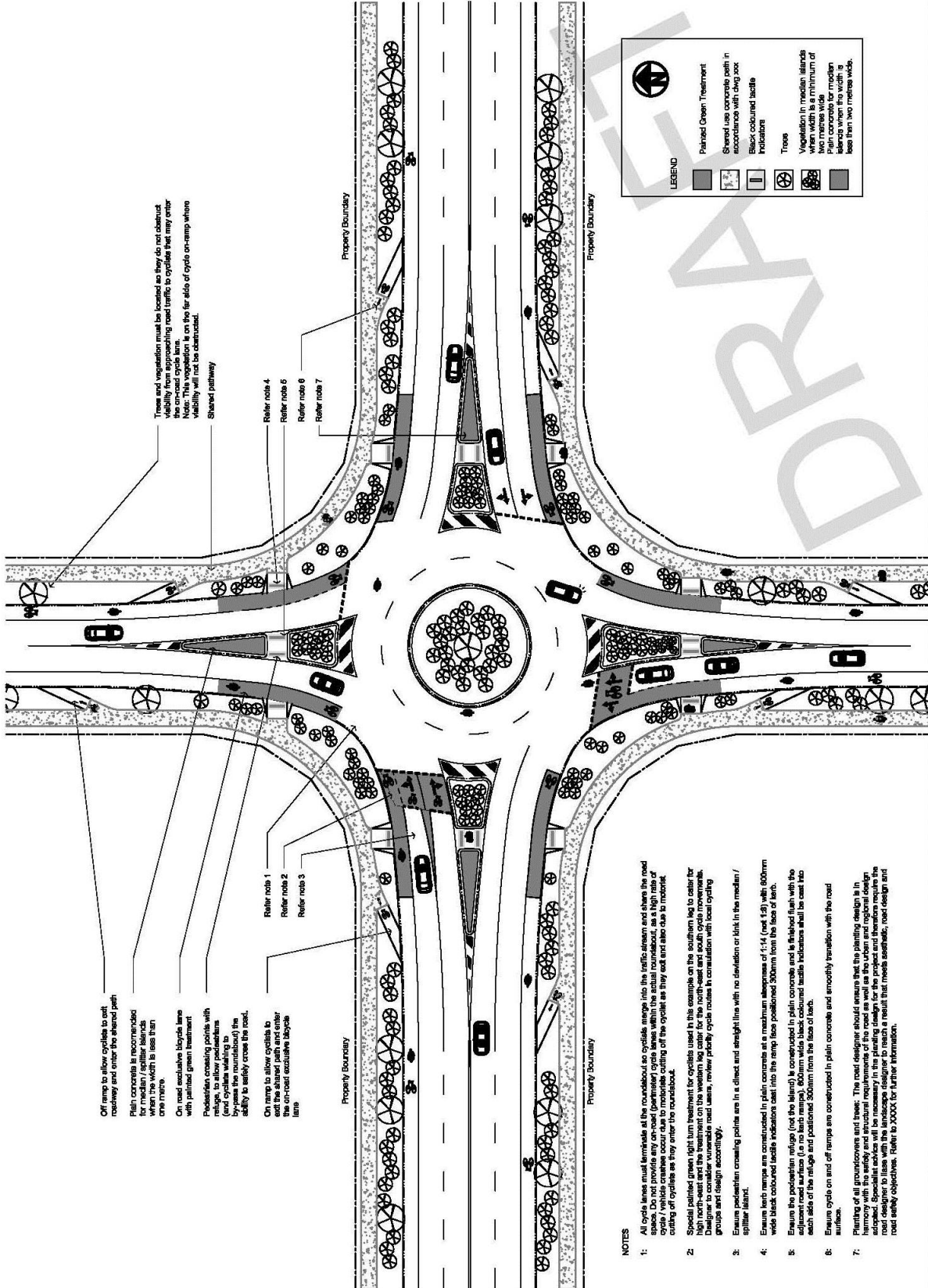
LEGEND

- North
- Painted Green Treatment
- Shared use concrete path in accordance with AS/NZS 4586:2002
- Black coloured tactile
- Trees
- Vegetation in median islands
- Plain concrete for median islands when the width is less than one metre wide.

- NOTES**
- 1: All cycle lanes must terminate at the roundabout so cyclists merge into the traffic stream and share the road space. Do not provide any on-road (painted) cycle lanes. Cycle lanes should be provided on the approaches to the roundabout to facilitate cutting off of cyclists as they enter the roundabout.
 - 2: Special painted green right turn treatment for cyclists used in this example on the southern leg to cater for high north-south cycle movements. Designer to consider vulnerable road users, review priority cycle routes in consultation with local cycling groups and design accordingly.
 - 3: Ensure pedestrian crossing points are in a direct and straight line with no deviation or link in the median / splitter island.
 - 4: Ensure kerb ramps are constructed in plain concrete at a maximum steepness of 1:14 (not 1:8) with 600mm wide black coloured tactile indicators cast into the ramp base positioned 300mm from the base of kerb.
 - 5: Ensure the pedestrian refuge (not the island) is constructed in plain concrete and is finished flush with the adjacent road surface (i.e. no kerb ramps). 600mm wide black coloured tactile indicators shall be cast into each side of the refuge and positioned 300mm from the base of kerb.
 - 6: Ensure cycle on and off ramps are constructed in plain concrete and smoothly transition with the road surface.
 - 7: Planting of all groundcovers and trees: The road designer should ensure that the planting design is in harmony with the safety and structural requirements of the road as well as the urban and regional design objectives. Specialist arborists will be consulted to ensure the planting design meets the requirements of the road designer to liaise with the landscape designer to reach a result that meets aesthetic, road design and road safety objectives. Refer to XXXX for further information.

A3 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT Roundabout - Single Lane	18/06/14 Scale: NTS Drawing Sheet No. ST015

Schedule 6



Off ramp to allow cyclists to exit roadway and enter the shared path

Plain concrete is recommended for median / splitter islands when the width is less than one metre

On road exclusive bicycle lane with painted green treatment

Pedestrian crossing points with refuge, to allow pedestrians (and cyclists wishing to by-pass the roundabout) the ability to safely cross the road.

On ramp to allow cyclists to exit the shared path and enter the on-road exclusive bicycle lane

Refer note 1
Refer note 2
Refer note 3

Refer note 4
Refer note 5
Refer note 6
Refer note 7

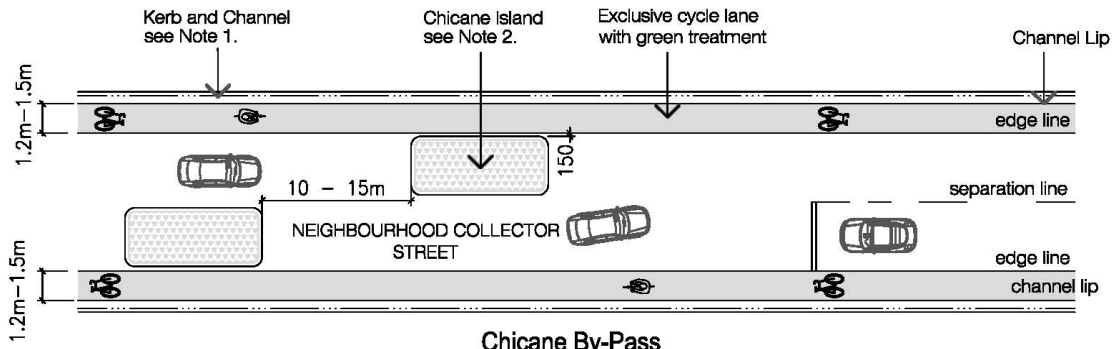
- NOTES**
- 1: All cycle lanes must terminate at the roundabout as cyclists merge into the left-hand lane and when the road narrows. Do not make one road a cycle lane with the dual road shoulder. High speed cycle / vehicles create a risk to motorists cutting of the cyclist as they exit and also due to motorist cutting of cyclists as they enter the roundabout.
 - 2: Special painted green left turn treatment for cyclists used in this example on the southern leg to cater for high north-east and the treatment on the western leg cater for the north-east and south cycle movements. Designer to consider vulnerable road users, review priority cycle routes in consultation with local cycling groups and design accordingly.
 - 3: Ensure pedestrian crossing points are in a direct and straight line with no deviation or link in the median / splitter island.
 - 4: Ensure kerb ramps are constructed in plain concrete at a maximum slope of 1:14 (not 1:5) with 600mm wide black coloured tactile indicator cast into the ramp face positioned 300mm from the face of kerb.
 - 5: Ensure the pedestrian refuge (on the island) is constructed in plain concrete, set to finished finish with the adjacent road surface (i.e. no kerb ramps). 600mm wide black coloured tactile indicators shall be cast into each side of the refuge and positioned 300mm from the face of kerb.
 - 6: Ensure cycle on and off ramps are constructed in plain concrete and smoothly transition with the road surface.
 - 7: Planting of all groundcovers and trees: The road designer should ensure that the planting design is in accordance with the landscape design guidelines. Specialist advice will be necessary in the planting design for the project and therefore require the road designer to liaise with the landscape designer to reach a result that meets aesthetic, road design and road safety objectives. Refer to 2000 for further information.

LEGEND

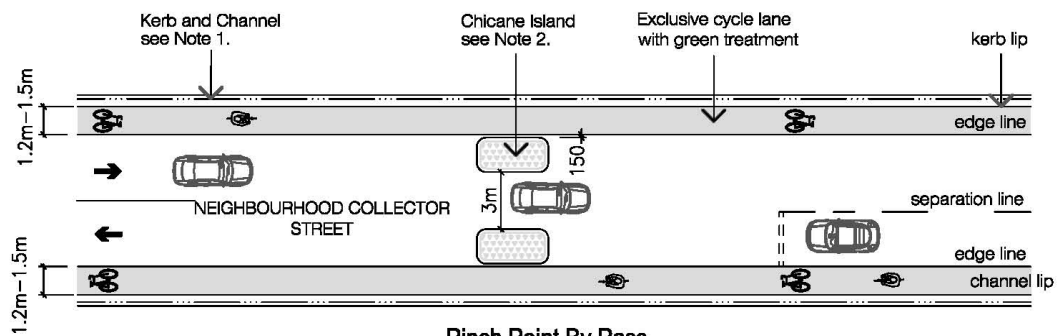
- North Arrow
- Painted Green Treatment
- Shared use concrete path in accordance with chg doc
- Black coloured tactile indicators
- Trees
- Vegetation in median islands when width is a minimum of two metres wide
- Plain concrete for median island
- Less than two metres wide

A3 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT	18/04/11
		Roundabout - Multi Lane	Book: NTB
		DS016	Drawing Sheet No.

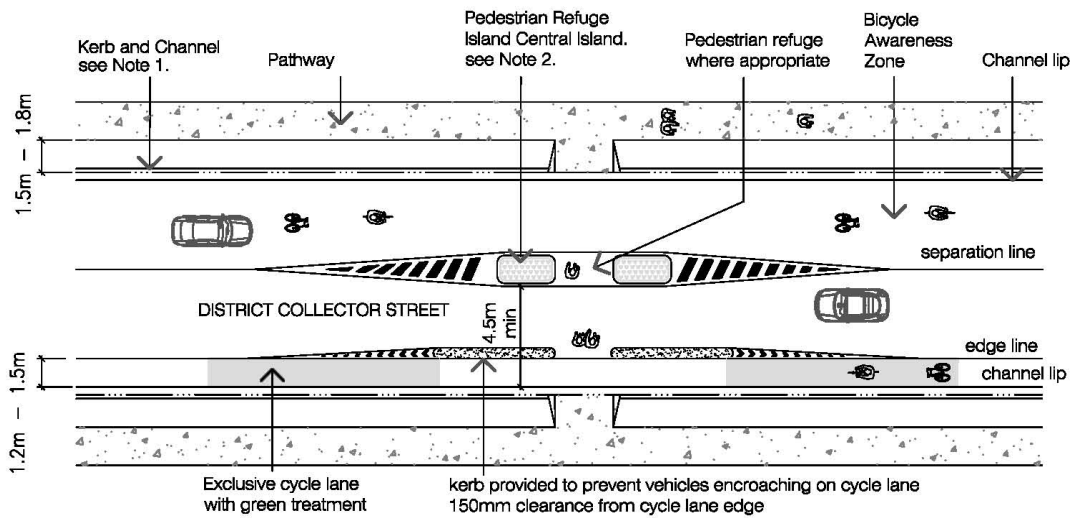
Schedule 6



Chicane By-Pass



Pinch Point By Pass

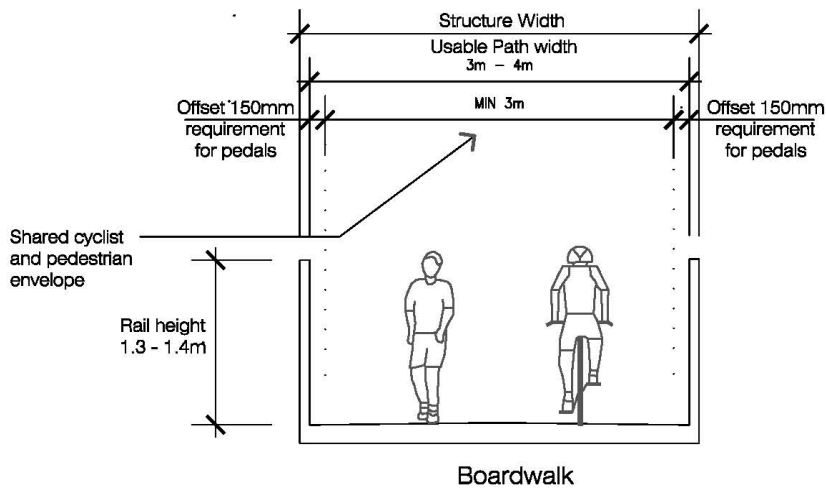
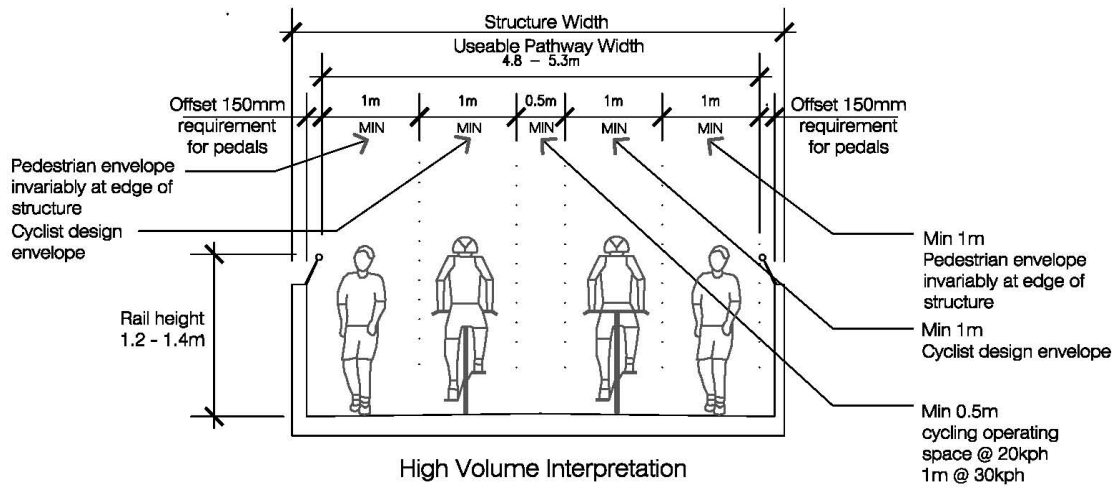
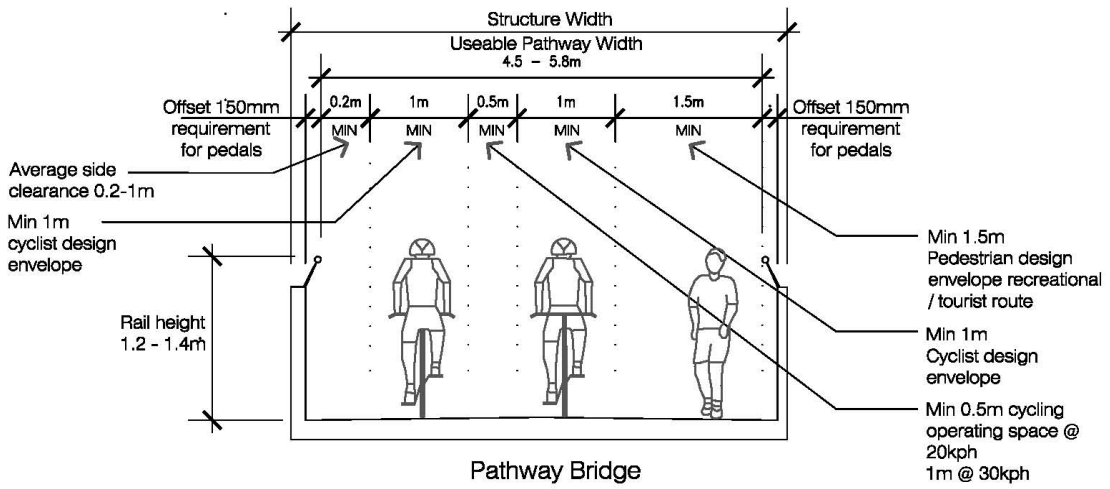


Pedestrian Refuge and Cyclist Separation Island through Pinch Point

NOTES

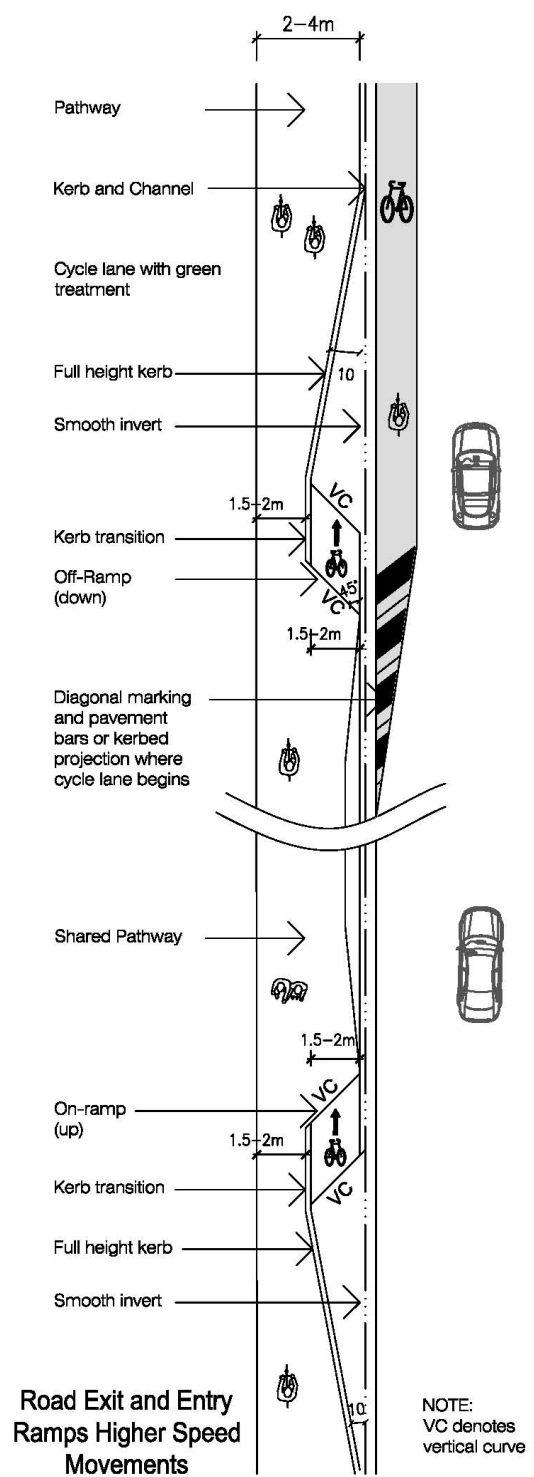
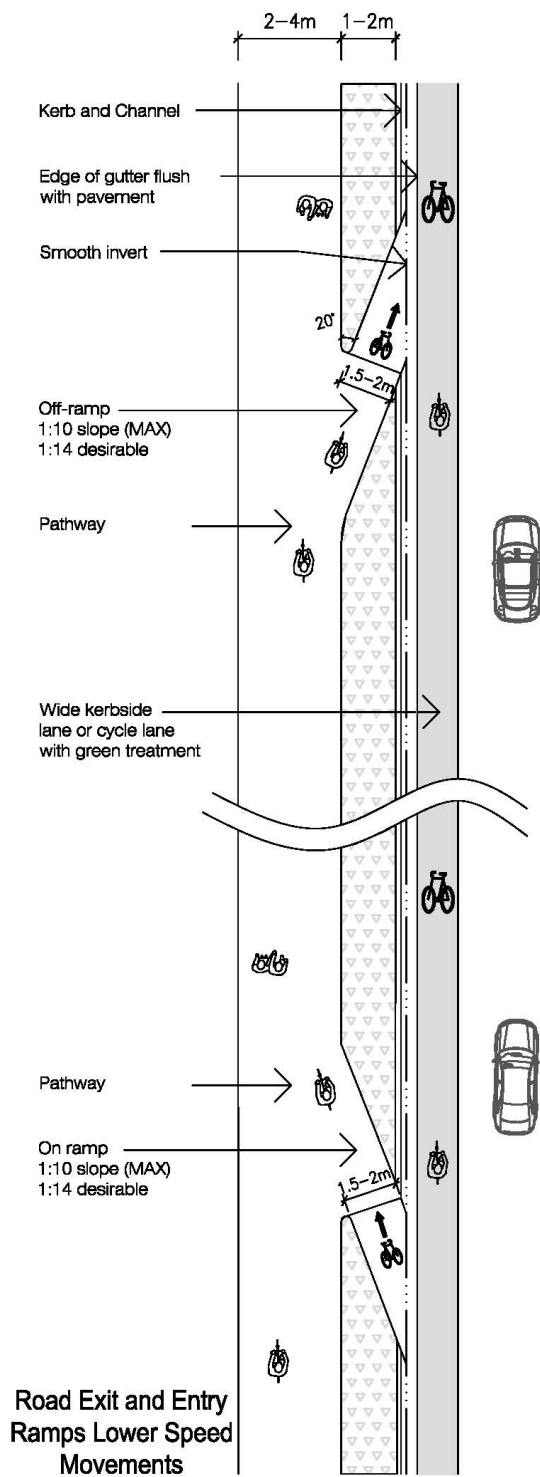
- 1: Kerb and Channel is unusable for cyclists. Cycle lane width therefore measured from lip of channel.
- 2: Chicane island - Max height of any visual object 600mm measured from pavement surface. 150mm clearance from cycle lane edge
- 3: Green pavement treatments to be determined on a case by case basis in consultation with council.

A4	Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT Integrated Bicycle Friendly/LATM Options	26/07/12
				Scale: NTS
				Drawing Sheet No.
				ST017



A4 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT For Bridge and Boardwalks Shared with Pedestrian / Cycle Use	26/07/12
			Scale: NTS
			Drawing Sheet No. ST018

Schedule 6



A4 Sunshine Coast Council	ACTIVE TRANSPORT INFRASTRUCTURE GUIDELINES STANDARD TREATMENTS	STANDARD TREATMENT Road Exit and Entry Ramps for Cyclists	26/07/12
			Scale: NTS
			Drawing Sheet No. ST019

Schedule 6

SC6.18 Planning scheme policy for waste management code

SC6.18.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide general advice about achieving outcomes in the **Waste management code**;
- (b) state standards identified in the **Waste management code** for waste storage and servicing; and
- (c) provide guidelines about the preparation of a waste management plan.

SC6.18.2 Application

This planning scheme policy applies to development which requires assessment against the **Waste management code**.

SC6.18.3 General advice for waste management code outcomes

The following is general advice about the achievement of outcomes stated in the **Waste management code**:-

- (a) in determining compliance with the **Waste management code** in terms of waste minimisation, waste storage and waste servicing, Council may require submission of a waste management plan for certain types of development;
- (b) in particular, Council may require submission of a waste management plan for development involving the following:-
 - (i) a residential use with more than 10 dwellings;
 - (ii) a business use with a total use area greater than 500m²;
 - (iii) an environmentally relevant activity (as defined by Schedule 1 of the *Environmental Protection Regulation 2008*);
 - (iv) construction or demolition of a building, other than construction of a dwelling house, or Class 10 building; and
 - (v) another use or activity where identified as having significant waste management requirements;
- (c) Council may also consider the following matters in assessing the appropriateness of waste minimisation, waste storage and waste servicing arrangements:-
 - (i) the type of waste generated by the development;
 - (ii) the amount of waste likely to be generated by the development having regard to **Table SC6.18A (Indicative waste and recycling generation rates for particular uses)**;
 - (iii) the minimum waste storage area requirements required to accommodate the waste management needs of the development having regard to **Table SC6.18B (Minimum waste receptacle storage requirements)**;
 - (iv) the types of waste storage bins best suited to the needs of the development;
 - (v) the preferred location of waste storage areas and bin wash down areas;
 - (vi) the distance waste needs to be moved to a waste storage area and/or collection area;
 - (vii) whether the collection service will be kerbside or on private property;
 - (viii) whether a central waste storage area will be provided prior to relocation of the bin to the collection point;
 - (ix) the presence or absence of service staff or on site management;
 - (x) the mechanism or pathway used to move bins to the waste storage area; and

- (xi) safe vehicle and pedestrian access to bins; and
- (d) a waste management plan is a document prepared by a competent person in accordance with **Section SC6.18.6 (Guidelines for the preparation of waste management plans)**.

Table SC6.18A Indicative waste and recycling generation rates for particular uses

Use	Waste generation rate	Recycling generation rate
Short-term accommodation where for a backpackers	40L / occupant / week	20 litres / occupant / week
Rooming accommodation where for a boarding house	40L / occupant / week	20 litres / occupant / week
Short-term accommodation where for a motel and not including a public restaurant	5L / bed / day 10L / 1.5m ² / of dining area / day	1L / bed / day
Entertainment/catering use and retail business use where for:-		
(a) a butcher	80L / 100m ² floor area / day	40L
(b) a delicatessen	80L / 100m ² floor area / day	40L
(c) a fish shop	80L / 100m ² floor area / day	40L
(d) a greengrocer	240L / 100m ² floor area / day	120L / 100m ² / day
(e) a hairdresser	80L / 100m ² floor area / day	40L
(f) a restaurant	10L / 1.5m ² floor area / day	2L / 1.5m ² floor area / day
(g) a supermarket	240L / 100m ² floor area / day	240L / 100m ² / day
(h) a takeaway	80L / 100m ² floor area / day	40L
Entertainment/catering use where for a hotel	5L / bed / day 50L / 100m ² / bar area / day 10L / 1.5m ² of dining area / day	50L / 100m ² / of bar and dining areas / day
Entertainment/catering use where for a licensed club	50L / 100m ² / bar area / day 10L / 1.5m ² / of dining area / day	50L / 100m ² / of bar and dining areas / day
A retail business use where for:-		
(a) a shop or shops having a gross leasable floor area not exceeding 100m ² ;	50L / 100m ² / floor area / day	25L / 100m ² / floor area / day
(b) a shop of shops having a gross leasable floor area 100m ² or greater.	50L / 100m ² / floor area / day	50L / 100m ² / floor area / day
A retail business use where for a showroom	40L / 100m ² / floor area / day	10L / 100m ² / floor area / day
A commercial business use where for an office	10L / 100m ² / day	10L / 100m ² / day

Table SC6.18B Minimum waste receptacle storage requirements

Use	Minimum requirement
Dual occupancy	An area or areas capable of accommodating 3 x 240 litre waste storage bins per dwelling.
Short-term accommodation, Multiple dwelling, Relocatable home park, Residential care facility and Retirement facility.	An area or areas capable of accommodating 2 x 240 litre waste storage bins per 2 dwellings; or An area or areas capable of accommodating bulk storage bins with an equivalent volume of 120 litres per site for waste and 120 litres per site for recycling.
Tourist park	An area or areas capable of accommodating 2 x 240 litre waste storage bins per 4 cabins or caravan sites; or An area or areas capable of accommodating bulk storage bins with an equivalent volume of 60 litres per site for waste and 60 litres per site for recycling.
Food and drink outlet	An area or areas capable of accommodating 2 x 240 litre waste storage bins.
All other uses	Determined as part of assessment of proposal.

SC6.18.4 Standards for waste storage outcomes

For the purposes of Acceptable Outcome AO2 in **Table 9.4.10.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Waste management code** the following are the standards identified in the code for waste storage areas:-

Waste container storage areas generally

- (a) waste container storage areas are to be attractively designed to minimise their visual impact on the streetscape and surrounding areas;
- (b) waste and waste storage bins are not to be placed where they may impede safe use of any exit, exit corridor, doorway or stairway, under stairways or near any existing or potential heat source;
- (c) waste storage bins are to be made of non-combustible materials;
- (d) waste oil containers are to be stored within bunded areas and bins must be washed within the bunded area;
- (e) a waste wash down area is to be provided for the regular cleaning of waste storage containers, which:-
 - (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property;
 - (ii) has a floor graded to fall to a drainage point located within the wash down area;
 - (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water can not flow into the wash down; and
 - (iv) has a hose cock is located in the vicinity of the wash down area.

Note—**Figure SC6.18A (Examples of waste container storage areas and facilities for mobile storage bins)** provides examples of well designed waste container storage areas and facilities.

Figure SC6.18A Examples of waste container storage areas and facilities for mobile storage bins



Roofed waste storage container area for 240 litre bin type.



Screened waste storage container area with bunded bin wash down area.



Bunded bin wash down area in further detail.



Streetscape screening to waste container storage area serviced via street.

- (f) waste chutes may be provided for both general waste and recyclables;
- (g) any waste chute and associated accessories are to:-
 - (i) be cylindrical with a diameter not less than 450mm;
 - (ii) have a bottom edge which finishes at least 25mm below the level of the ceiling in the waste room with a maximum of 300mm between the bottom edge (and any extension thereof) and the top of the waste container;
 - (iii) as far as practicable, be vertical throughout the chute length up to the level of the highest hopper;
 - (iv) discharge centrally above the waste container or compactor in the waste storage room;
 - (v) be continued in full bore above the roof of the building, but not less than 600mm above the level of the highest hopper;
 - (vi) be fully supported at each floor level and contained in fire rated shafts in compliance with the appropriate standards;
 - (vii) provide for access at appropriate levels to assist in clearing obstructions and cleaning with a nylon brush or similar appliance on a pulley system;
 - (viii) be ventilated in a manner that ensures air does not flow from the chute through service openings, and the flow of air in the chute does not impede the downward movement of waste;
 - (ix) where the chute is not continued to the full height of the building, incorporate a vent formed of non-combustible material having a minimum diameter of 150mm carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres;
 - (x) incorporate a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn that is:-
 - (A) self-closing and constructed of galvanised steel sheet or other approved metal;
 - (B) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismantled and re-assembled instantly if necessary;
 - (C) be fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed;
 - (D) be constructed of materials which are non-combustible and non-corrosive or otherwise coated / treated with a non-corrosive compound and of adequate strength for their purpose;
 - (E) have a chute interior and chute branch and joints with smooth, impervious, and non-corrosive surfaces that provide uninterrupted flow for the passage of waste and are insect and vermin proof; and
 - (F) be part of a whole of waste disposal system, including all chutes, rooms, compartments and equipment that is designed and constructed so that the use and operation of the system does not at any time give rise to transmission of vibration to the structure of the premises, or odour in excess of 1 odour unit beyond the disposal and storage points.

Waste disposal points

- (h) hoppers for disposal of waste into waste chutes are to:-
 - (i) be provided on each residential floor and be located in a freely ventilated position in the open air (e.g. a sheltered balcony or in a dedicated waste disposal room);
 - (ii) be easily accessed by the occupants of each unit;
 - (iii) be separate from any habitable room or place used in connection with food preparation or living areas;
 - (iv) be designed and installed so as to:-
 - (A) close off the service opening in the chute when the device is open for loading;
 - (B) be between 1.0 metre and 1.5 metres above floor level;
 - (C) automatically return to the closed position after use;
 - (D) permit free flow into the chute;

- (E) not project into the chute; and
 - (F) allow easy cleaning of the device and the connection between the service opening and the chute.
- (v) have the largest dimension of the service opening (the diagonal of a rectangular opening) not exceeding 0.75 diameter of the chute with which the hopper is connected;
 - (vi) have a surround on the wall around that hopper that is at least 300mm wide and made of glazed tiling or other impervious material with can be easily cleaned;
 - (vii) have a floor adjacent to the hopper that is paved with hard impervious materials with a smooth finished surface; and
 - (viii) if located within a waste disposal room be ventilated and finished with an impervious material covered at all angles.

Waste container storage rooms

- (i) waste container storage rooms are to be provided for the storage of waste in standard containers at the bottom of each waste chute;
- (j) a waste container storage room are to:-
 - (i) be located at vehicle access level, preferably away from the main entrance to the building;
 - (ii) not be located adjacent to or within any habitable room or place used in connection with food preparation or living areas;
 - (iii) be of sufficient size to fully contain the number of waste containers required to service the development;
 - (iv) provide for waste containers to be easily accessed for direct disposal of bulky items to the waste container;
 - (v) provide for unobstructed access for removal of waste containers to the service point and for the positioning of the containers correctly in relation to the waste chute;
 - (vi) be the service point or be located within 40 metres of the service point;
 - (vii) be designed and constructed so that:-
 - (A) the doors are close fitting, selfclosing and not less than 820mm wide;
 - (B) walls, doors and roof of each waste room are lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour;
 - (C) the junctions of the walls with the floors are covered with the covering formed to prevent damage to walls by containers;
 - (D) door frames are metal, hardwood or metal clad softwood, situated in an external wall;
 - (E) door frames are rebated with a lock capable of being activated from within the room without a key at all times;
 - (F) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12mm are provided immediately outside the room;
 - (G) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area with one half of such openings situated at or near the floor level and one half at or near the ceiling level;
 - (H) automatic or other system for control of fire in the waste room meets Australian Standards on sprinkler installation;
 - (I) the waste room is fly and vermin proof;
 - (J) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway and drainage is by means of a trapped gully connected to the sewer with gullies positioned to avoid the track of waste container wheels;
 - (K) rainfall and other surface water cannot flow into the waste room;
 - (L) artificial lighting is provided;
 - (M) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room with all conduits concealed in the floor, walls or ceiling;

- (N) all equipment in a fixed position is located clear of walls and floors and is supported on suitable plinths or impervious legs; and
 - (O) any container storage and drainage racks are made of galvanised metal or other durable, impervious materials; and
- (viii) be well ventilated and have “hazardous waste” and “no smoking” signs installed; and
- (k) a waste wash down area is to be provided for the regular cleaning of waste containers, which:-
- (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property;
 - (ii) has a floor graded to fall to a drainage point located within the wash down area;
 - (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down; and
 - (iv) has a hose cock is located in the vicinity of the wash down area.

Note—**Figure SC6.18B (Example of waste container storage room)** provides an example of a well-designed waste container storage room.

Figure SC6.18B Example of waste container storage room



Waste container storage room with wash down area.

Note—Council may require or accept specialised equipment in some circumstances, such as compaction equipment to minimise storage areas. Compaction equipment may be accepted for the following wastes:-

- (a) mixed waste (other than glass);
- (b) cardboard or paper;
- (c) plastic or aluminium containers;
- (d) putrescible waste - provided a specialised refrigerated compactor is used.

Plans for the installation of compactors must be submitted for the approval of Council’s Manager Waste and Resources Management.

SC6.18.5 Standards for waste servicing outcomes

For the purposes of Acceptable Outcomes AO4.1, AO4.2, AO4.3 in **Table 9.4.10.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Waste management code** the following are the standards identified in the code for waste servicing:-



- (a) within the development site, vehicle servicing areas are to:-
 - (i) be capable of carrying the wheel load of 7 tonnes per axle;
 - (ii) provide turning circles designed in accordance with AUSTROADS: design single unit truck/bus (12.5m) template; and
 - (iii) allow vehicles to move in a forward direction at all times or be able to enter and exit the development in a forward direction or include a turning bowl or a “T” or “Y” shaped manoeuvring area which allows the service vehicle to make a turn within 3 manoeuvres; and

- (b) for bin collection from within a building or structure:-
- (i) height clearance is to be sufficient to allow for safe travel and lifting for vehicles and bins in accordance with **Table SC6.18C (Bulk or skip bin dimensions)** and **Table SC6.18D (Waste vehicle specifications)**; and
 - (ii) the grade of access/egress ramps are not to exceed 1:8.

Table SC6.18C Bulk or skip bin dimensions

	Skip	Skip	Skip	Skip	Skip
Capacity	1. 1m ³	1.5m ³	2.0m ³	3.0m ³	4.5m ³
Height	1465mm	910mm	865mm	1225mm	1570mm
Depth	1070mm	905mm	1400mm	1505mm	1605mm
Width	1360mm	1810mm	1830mm	1805mm	1805mm

Table SC6.18D Waste vehicle specifications

	Side loading collection vehicle		Front loading collection vehicle
			
	Garbage truck	Recycling truck	Front loading collection vehicle
Length overall	8.70m	9.90m	9.90m
Front overhang	1.42m	0.85m	1.42m
Wheelbase	5.00m	5.30m	5.84m
Rear overhang	2.30m	2.65m	2.64m
Turning circle (curb to curb)	16.40m	18.70m	22.10m
Turning circle (wall to wall)	N/A	N/A	23.66m
Front of vehicle to collection arm	18.14m	19.20m	N/A
Maximum reach of side arm	2.70m	3.30m	N/A
Travel height	2.00m	1.70M	3.64
Clearance height for loading	4.00M	3.80M	6.10m

SC6.18.6 Guidelines for the preparation of waste management plans

A waste management plan should be based on the template provided in **Appendix SC6.18A (Waste management plan template)** and should properly address, describe or include the following:-

- (a) estimated volumes of waste to be generated;
- (b) estimated volumes of recyclables;
- (c) estimated volumes of garden/organic waste;
- (d) the method to be used for disposal of garden/organic waste;
- (e) initiatives to minimise waste by waste reduction, reuse or recycling;
- (f) the description of the procedures involved in the storage of waste and recycling bins and the collection of bins by the contractor and who is responsible for each transfer of waste both within the complex and external to the complex;
- (g) a description of the design details of waste storage and recycling areas, including the method of preventing stormwater pollution – to be highlighted on plan drawings;
- (h) plans showing the location and details of the waste storage areas; design to incorporate sufficient space for storage for waste, recyclables, garden waste and any special wastes as determined e.g. bulk cardboard;
- (i) a description of the type of containers proposed to store the waste; and
- (j) a detailed description of the proposed access arrangement for waste collection vehicles is to be highlighted on plan drawings ensuring that waste vehicles can access and depart from the waste collection area in a forward direction.

Appendix SC6.18A Waste management plan template

Project:	
Site address:	
Name of applicant:	
Address of applicant:	
Phone:	Fax:
Email:	
Describe buildings and other structures currently on the site:	
Describe proposed use/development:	
I confirm that the details provided on this form are the intentions for managing waste relating to this use/development.	
Signature of applicant:	Date:
SPACE	
Number of units:	
Estimated waste generation:	
Estimated recycling generation:	
Describe equipment and system to be used for managing waste:	
Describe equipment and system to be used for managing recyclables:	

Describe equipment and system to be used for managing garden organics (if applicable):

Space allocated (highlight on plan drawings):

ACCESS

Describe arrangements for access by residents to waste facilities (highlight on plan drawings):

Describe arrangements for access by collection contractors to waste facilities (highlight on plan drawings):

Is minimum height met for service vehicles to access waste area (3.8m for residential use)?

AMENITY

Describe how noise generated from residents using bins, collection contractors emptying bins and waste falling through and out of the bottom of refuse chute has been minimised:

Describe the ventilation of waste storage areas (highlight on plan drawings):

Describe facilities for washing bins and waste storage areas (highlight on plan drawings):

Describe features for preventing ingress of vermin into waste storage areas:

Describe measures taken to ensure waste storage areas are aesthetically consistent with the rest of the development:

MANAGEMENT

Identify each stage of waste transfer between resident's units and loading into the collection vehicle and who is responsible for each transfer:

Describe arrangements for clearing of waste storage areas and equipment:

Describe arrangements for ensuring bins are stickered and residents are aware of how to use the waste management system correctly:

Details of waste management – demolition phase

Materials on-site			Destination		
Type of materials	Est. Vol. (m ³)	Est. Wt. (t)	Reuse and recycling	Destination	Disposal
			ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings					

Details of waste management –construction phase

Materials on-site			Destination		
Type of materials	Est. Vol. (m ³)	Est. Wt. (t)	Reuse and recycling	Destination	Disposal
			ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings					

Details of waste management – use of premises phase

Materials	Volume	Proposed on-site storage or treatment	Destination
Type of waste expected to be generated	Expected quantities per week	(e.g. waste storage, compaction & recycling, composting)	(Compost, recycle or landfill) Specify contractor
Recyclables			
Paper			
Cardboard			
Glass			
Aluminium cans			
Plastic bottles			
Other;			
Non-Recyclables			
Foodscraps			
Plastic			
Garden organics			
Other			

Details of waste management – ongoing management

This section will enable you to describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, care-taker/manager on-site). You must prepare and submit with this Waste Management Plan a summary of relevant and appropriate waste management issues. The summary is to inform residents and tenants of the onsite waste management arrangements and must be no longer than one page.

Describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, caretaker/on-site manager):

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.
Create a high quality of visual and physical amenity to the main street	Provide shaded pedestrian friendly street environment	<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.
	Create a lively community street and memorable town centre that is fully inclusive of all and safe to play, socialise and travel in	<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

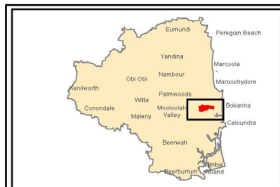
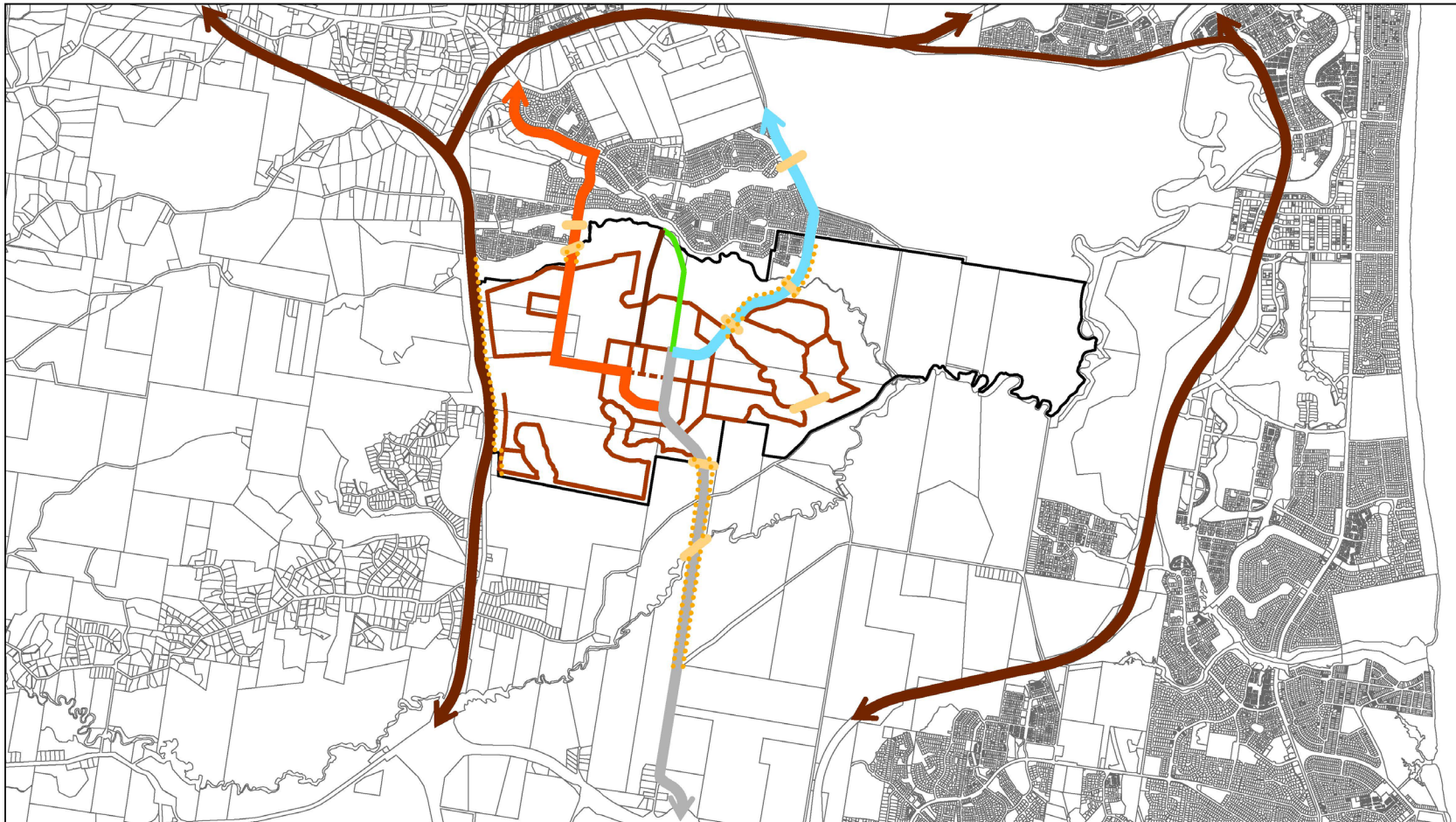
Road type	Minimum road reserve width	Typical features and treatments	Cross-section reference
Sub-arterial Road "Type A"	29.6 metres	<ul style="list-style-type: none"> Two general movement lanes (one in each direction). On-road dedicated cycle lane each side. Landscaped median (where required by the applicable 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



- | | |
|--|--|
| Boundaries | Other Transport Infrastructure Elements |
| Structure Plan Area Boundary | Fauna Crossing Treatment |
| Cadastral Boundary | Fauna Fencing |
| Major Road Transport Infrastructure | Specification of Major Road Transport Infrastructure |
| Major Arterial Road | Sub-arterial Road Type A (29.6m reserve) |
| Arterial Road | Sub-arterial Road Type B (37m reserve) |
| Neighbourhood / Local Street | District Collector Street (29.6m reserve) |
| Main Street | Specification of Major Public and Active Transport Infrastructure |
| | Local Public Transport Corridor (PT) (15m reserve) |
| | Dedicated Bicycle and Pedestrian Corridor (AT) (10m reserve unless co-located in a road reserve) |

Specification of Transport Infrastructure

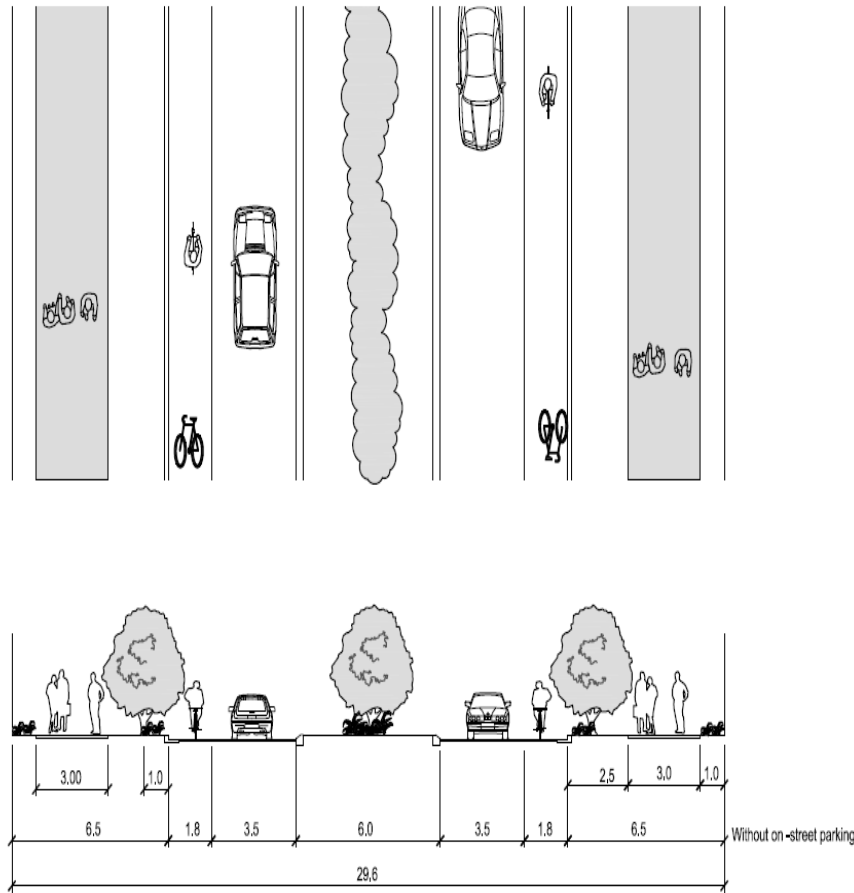


Figure SC6.20B

Amended 1 April 2016 Sunshine Coast Planning Scheme 2014

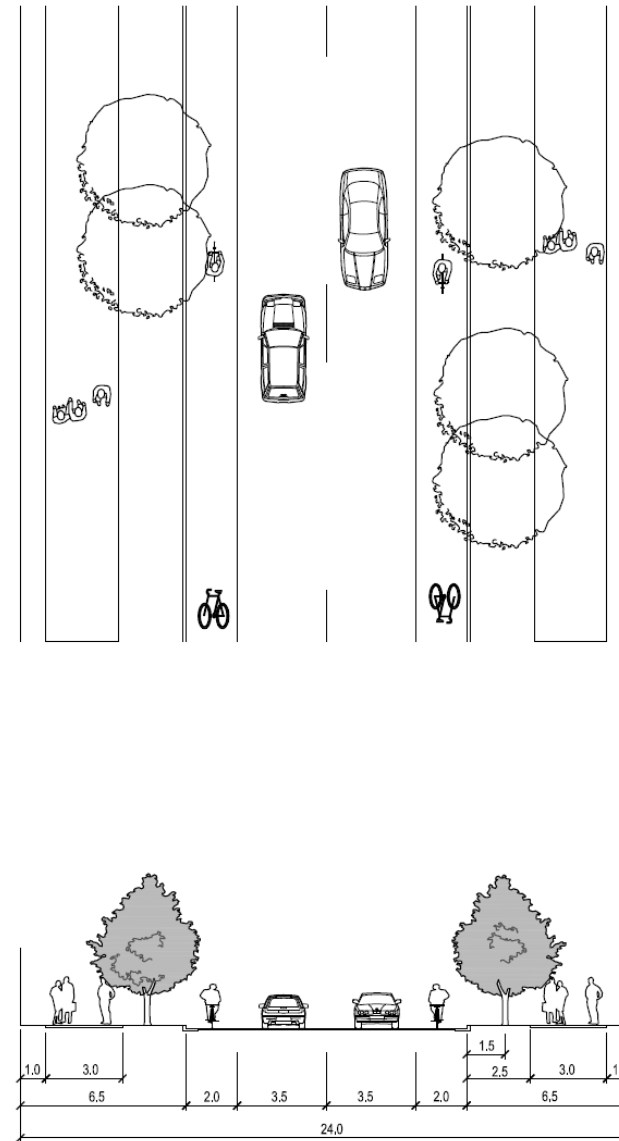
This map must not be reproduced in any form whole or part without the express written consent of Sunshine Coast Regional Council. Base data supplied by the DERM and reproduced by arrangement with the Queensland Government.

Figure SC6.19C Sub-arterial Road Type A with centre median



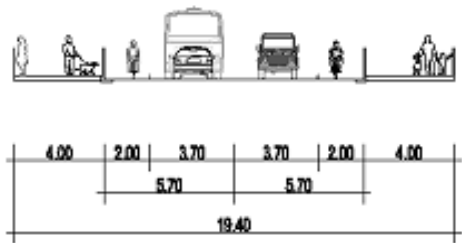
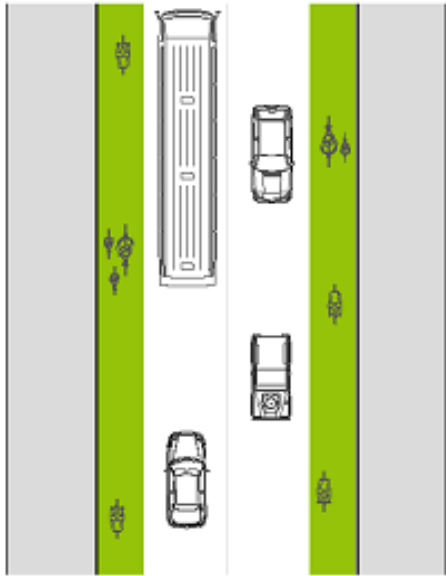
Claymore Road Link

Figure SC6.19D Sub-arterial Road Type A with no centre median



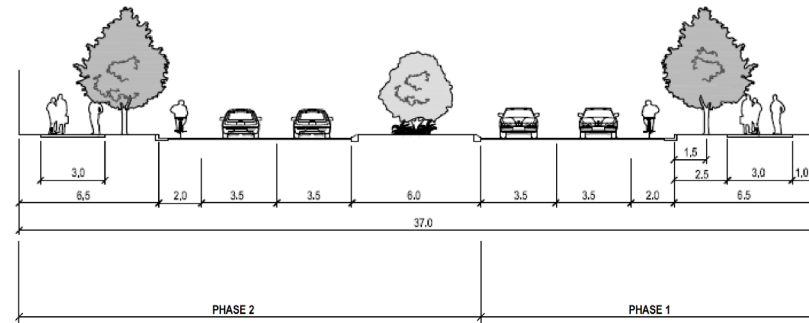
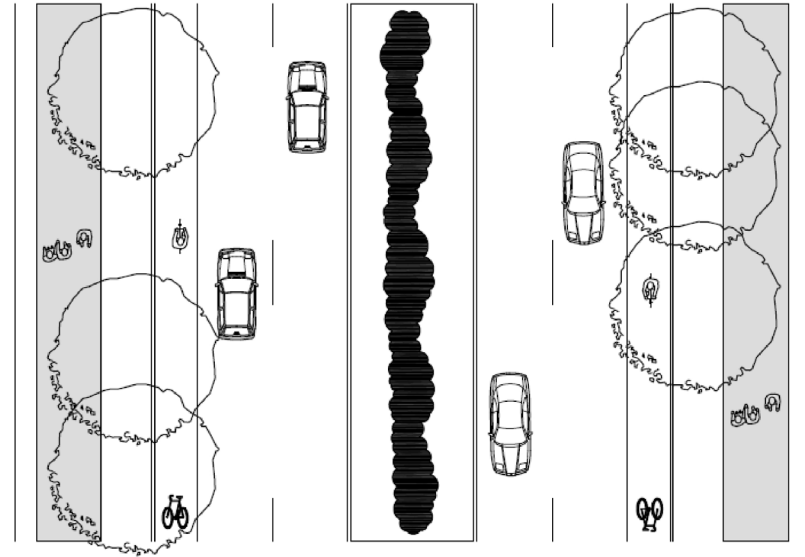
Claymore Road Link

Figure SC6.19E Sub-arterial Road Type A bridge



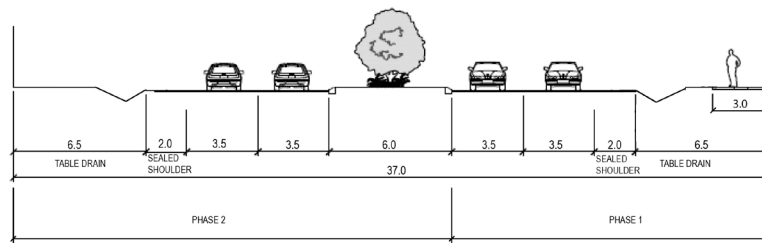
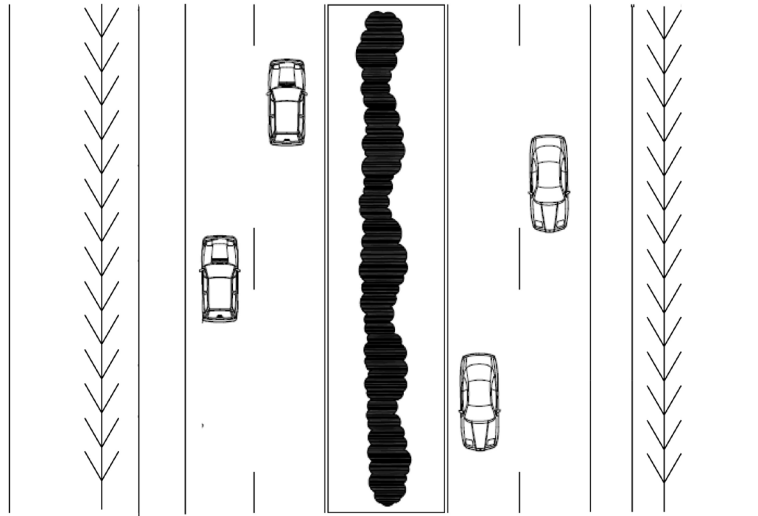
Claymore Road Bridge

Figure SC6.19F Sub-arterial Road Type B with kerb and channel



Southern Road Link

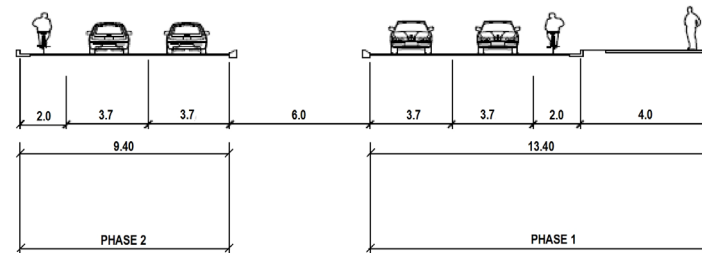
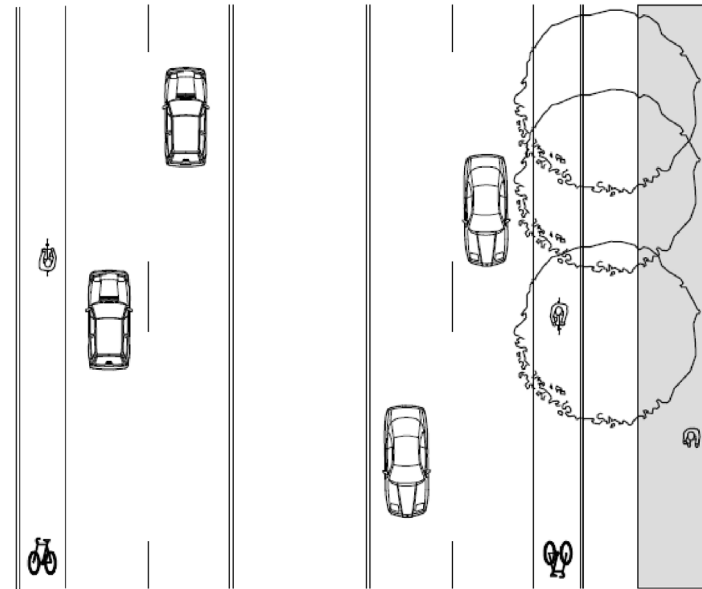
Figure SC6.19G Sub-arterial Road Type B with table drains



SUBARTERIAL TYPE B WITH TABLE DRAINS

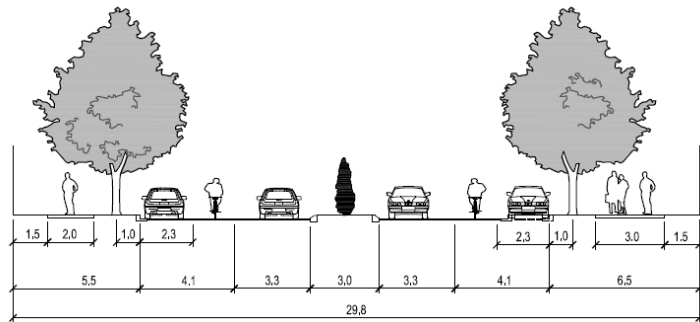
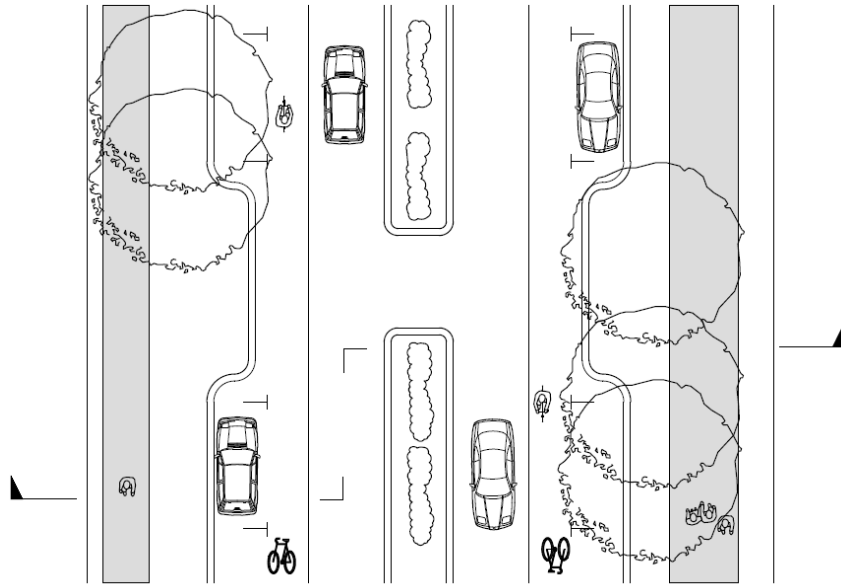
Southern Road Link

Figure SC6.19H Sub-arterial Road Type B bridge



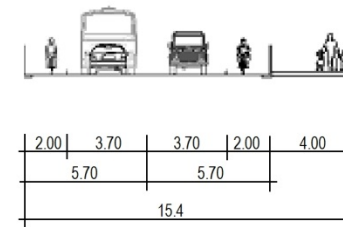
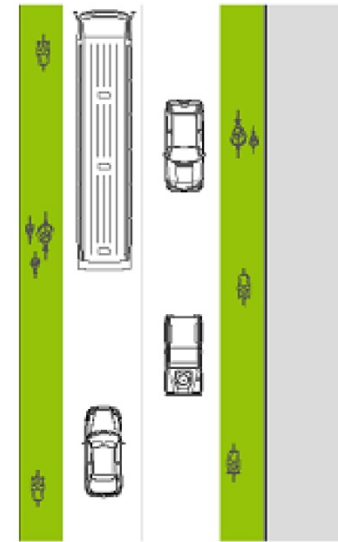
Southern Road Link Bridge

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

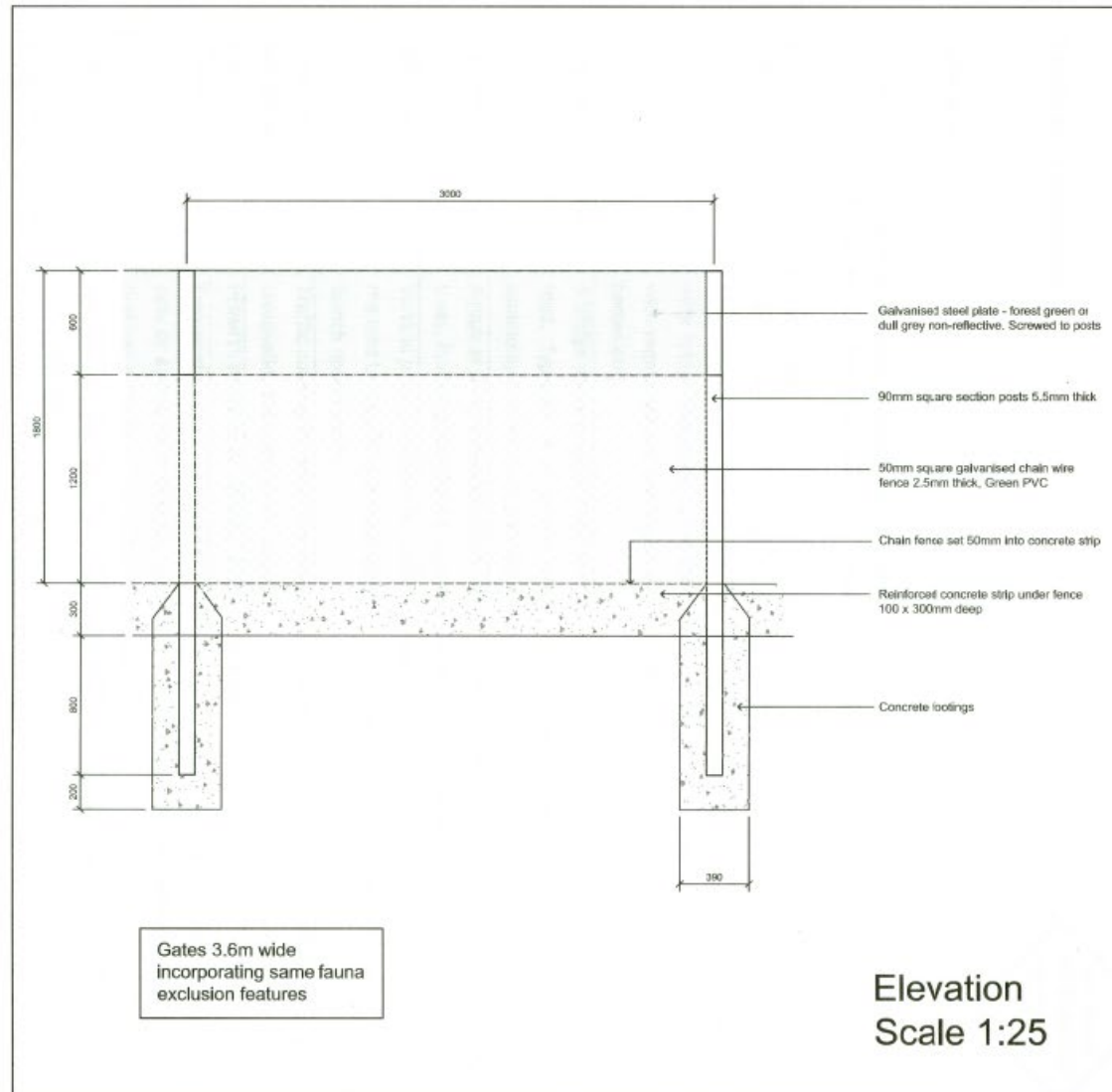
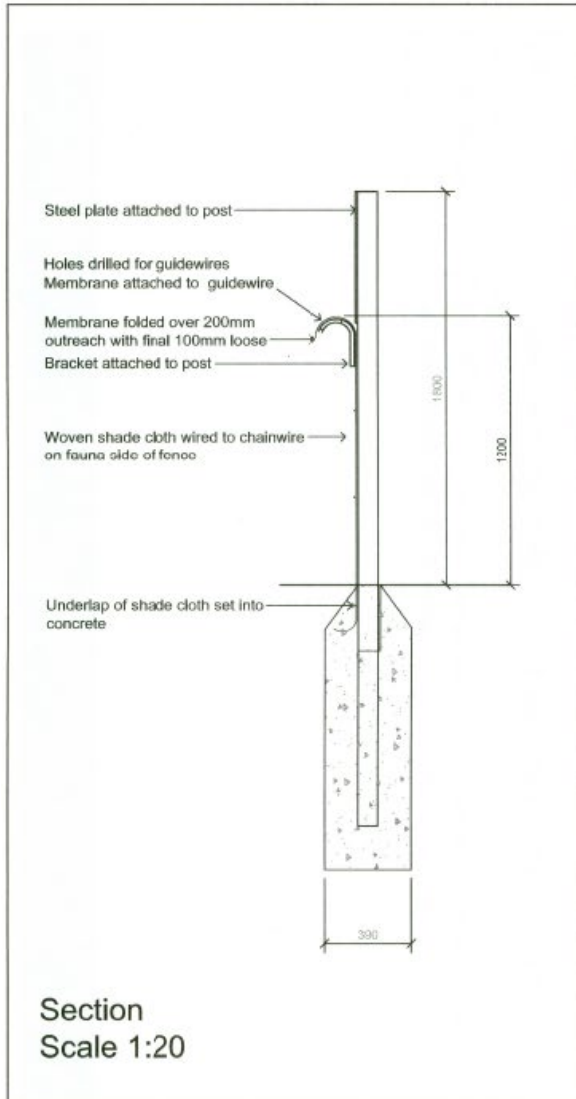


Table SC6.19H Other fauna movement measures

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 Protection 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, sedgeland, 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 prendre, 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 – 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 and effective date	Planning scheme version number	Amendment type	Summary of amendment
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 – 8 May 2018 Effective date – 14 May 2018	Version 13 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 13	Major Amendment and Alignment Amendment	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> .

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 5 June 2018 Effective date – 11 June 2018	Version 14 incorporating Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 14	Major Amendment	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> .
Date of adoption – 14 June 2018 Effective date – 29 June 2018	Version 15 incorporating Sunshine Coast Planning Scheme 2014 (Local Government Infrastructure Plan Amendment) No. 15	Local Government Infrastructure Amendment	The amendment replaces the existing Priority Infrastructure Plan with a Local Government Infrastructure Plan that complies with the <i>Sustainable Planning Act 2009</i> (repealed) and <i>Statutory Guideline 03/14 Local government infrastructure plan</i> .
Date of adoption – 27 September 2018 Effective date – 19 October 2018	Version 16 applying or adopting Development Control Plan 1 Kawana Waters (Qualified State Interest Amendment) No. 16	Qualified State Interest Amendment	The amendment reflects and provides for the continued effect of the provisions of <i>Temporary Local Planning Instrument (Kawana Waters Town Centre) No. 3 2017</i> , which revises the planning and development framework for the Kawana Waters Town Centre.
Date of adoption - 27 November 2018 Effective date - 10 December 2018	Version 17 incorporating Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 17	Qualified State Interest Amendment	The amendment provides for additional building height for certain publicly accessible rooftop uses in major tourism location on the Sunshine Coast.
Date of adoption – 15 March 2019 Effective date -1 April 2019	Version 18 incorporating Sunshine Coast Planning Scheme 2014 Amendment No. 18	Tailored Amendment	The amendment responds to changes to the Urban Footprint under the <i>South East Queensland Regional Plan 2017</i> (ShapingSEQ). The amendment also includes a small number of operational amendments which seek to improve the clarity and efficiency of the planning scheme, particularly with respect to local parks, telecommunication facilities and parking rates.
Date of adoption – 9 September 2019 Effective date – 23 September 2019	Version 19 incorporating Sunshine Coast Planning Scheme (Major Amendment) No. 19	Major Amendment	The amendment reflects the adopted <i>Caloundra Centre Master Plan</i> and responds to a small number of other matters related to development in the Caloundra Centre.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
<p>Date of adoption – 1 November 2019</p> <p>Effective date – 11 November 2019</p>	<p>Version 20 incorporating Sunshine Coast Planning Scheme (Major Amendment) No. 20</p>	<p>Major Amendment</p>	<p>The amendment changes zoning, overlays, precincts and/or planning provisions for a number of specific sites. The amendment also changes the zoning and the Height of buildings and structures overlay for a number of specific sites relating to Educational establishments, Residential care facilities and retirement facilities. The amendment also reduces the number of building height increments in the Height of buildings and structures overlay and addresses other operational matters to improve the clarity and efficiency of the planning scheme.</p>
<p>Date of adoption – 15 January 2020</p> <p>Effective date – 28 January 2020</p>	<p>Version 21 incorporating Sunshine Coast Planning Scheme (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) No. 21</p>	<p>Qualified State Interest Amendment</p>	<p>The amendment makes changes to support/facilitate the live music industry on the Sunshine Coast. The amendment designates part of Nambour’s activity centre as a special entertainment precinct under the <i>Local Government Act 2009</i>.</p> <p>The amendment also includes a small number of changes to zone codes, local plan codes and the Nuisance Code.</p>