

# FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT



# 1 Introduction

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This Plan of Development has been prepared in conjunction with the development application for “Forest Glen Village Centre” seeking Preliminary Approval under s49(2) of the *Planning Act 2016* to vary the levels of assessment for selected residential, business, industrial and community activity group uses located in the Emerging Community Zone & Local Centre Zone, in accordance with a Plan of Development and complying with the maximum prescribed gross floor area (GFA). This document overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and also any new or replacement planning scheme (collectively referred to hereafter as “the Planning Scheme”).

This Plan of Development applies to land described as Lot 7 SP246654, Lot 8 RP313590 & Lot 14 SP314161, as illustrated on the ‘Master Plan Existing’ plan in this Plan of Development (“the Plan of Development Area”).

This Plan of Development is intended to be read in conjunction with the *Sunshine Coast Planning Scheme 2014*. Where the *Sunshine Coast Planning Scheme 2014* and its codes are identified by this Plan of Development as being applicable to development within the Plan of Development Area, the relevant version of the *Sunshine Coast Planning Scheme 2014* is the 24 August 2020 version.

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development varies the levels of assessment for assessable development, the categories of assessment required for different types of assessable development and the benchmarks relevant for assessable development.

This Plan of Development includes the Forest Glen Village Centre Code to guide the assessment of future development, as well as specific Tables of Development Assessment that prescribe the level of assessment for future development applications relating to a Material Change of Use and Reconfiguring a Lot within the Plan of Development Area. This document does not vary the *Sunshine Coast Planning Scheme 2014* overlays. The level of assessment and assessment benchmarks for development as they relate to the overlays of the *Sunshine Coast Planning Scheme 2014* continue to apply.

If any clear inconsistency exists between the provisions of this Plan of Development and the Planning Scheme, the provisions of this Plan of Development prevail to the extent of the inconsistency.

This Plan of Development identifies a number of land use Precincts that comprise the Forest Glen Village Centre master planned area. The location of these land use Precincts is shown on the ‘Master Plan Land use’ within the Plan of Development.

## 2 Forest Glen Village Centre Code

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### 2.1 Preliminary

This code applies to assessable development within the Forest Glen Village Centre, as identified on the Master Plan Land use map contained in this Plan of Development.

The Performance outcomes and acceptable outcomes referenced herein are assessment benchmarks for the purpose of assessing future development applications pursuant to the *Planning Act 2016*.

#### 2.1.1 Purpose and Overall outcomes

1. The purpose of the Forest Glen Village Centre Code is to guide the progressive development of the Forest Glen Village Centre as an integrated, mixed-use precinct that serves the needs of the Forest Glen locality.
2. The purpose of the Forest Glen Village Centre Code will be achieved through the following overall outcomes:
  - (a) Development provides for a range of land use outcomes including lower-order and predominantly small format retail, commercial, health care, industrial and residential developments in an integrated manner that is considerate of existing and future adjoining uses and consistent with the desired scale and character of the Forest Glen Village Centre.
  - (b) Development exhibits a high standard of building and landscape design that makes a positive contribution to the image of the Sunshine Coast and that is commensurate with existing character of Forest Glen.
  - (c) Development incorporates predominantly low-rise building heights and structures, and is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate.
  - (d) Development incorporates a high level of amenity, environmental health and personal safety and protection and enhancement of environmental values.
  - (e) Development provides for the management of the site's character vegetation through the avoidance, preservation, enhancement and rehabilitation of the identified open space corridor.
  - (f) Development is designed and sited to sensitively respond to and minimise the impacts to the physical characteristics and constraints of land, including environmental values and flooding.
  - (g) Development incorporates appropriate arrangements for the provision of pedestrian movement, access and parking to meet the needs of the community.
  - (h) Development maintains the operational efficiency of Grammar School Way and provides an extension to the existing public road network to support the development of the site, including a continuous public road connection from Grammar School Way to Mons Road, while also facilitating future public road extensions through adjoining land.
  - (i) Development is provided with an appropriate level of infrastructure servicing to cater to the demands generated by the Forest Glen Village Centre.
  - (j) Development does not include a full-line supermarket and provides for no greater than 1 non-full-line supermarket within the Forest Glen Village Centre area.
  - (k) Development does not involve a high volume convenience restaurant and does not incorporate a drive-through facility.
  - (l) Development within the Forest Glen Village Centre area is of a type, scale and intensity that is:
    - a. consistent with a Local Activity Centre (Full Service);
    - b. does not compromise the Sunshine Coast Activity Centre Network; and
    - c. does not exceed an identifiable and demonstrated planning need for the development.

## 2.1.2 Performance outcomes and acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen locality.	<b>AO1.1</b>	Development for a residential use, shop, business use 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 appropriate variation provided in texture and detailing; (b) pitched, skillion or otherwise articulated roof forms; and (c) landscaping integrated into the building design.
		<b>AO1.2</b>	Development uses understated colour schemes and low-reflective roofing and cladding materials.
<b>PO2</b>	Development contributes to the establishment of an attractive and coherent streetscape character for the Forest Glen Village Centre.	<b>AO2</b>	Development adjacent to the new east-west public road:- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen Village Centre, and emphasise corner locations; and (b) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.
<b>PO3</b>	Development in the Forest Glen Village Centre provides an active and pedestrian-friendly interface with the adjoining streetscape, while strengthening the existing streetscape character evident within the Forest Glen locality.	<b>AO3.1</b>	Development over Precincts A, B, H and E in the Forest Glen Village Centre:- (a) ensures new buildings are built predominantly to the front property boundary at street level; (b) provides building openings overlooking the street; (c) provides an interesting front façade to new buildings, exhibiting substantial design interest including wall articulation, pitched roof form, roof overhangs and prominent entrance treatments; (d) ensures that signage is integrated with the building; (e) includes the provision of landscaping and consistent paving materials on footpaths; and (f) provides for on-site car parking at the rear, or to one side, of the development.

		<b>AO3.2</b>	Development over Precincts B and H in the Forest Glen Village Centre and where fronting Mons Road, 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 site frontage adjacent to the kerbside.
<b>PO4</b>	<p>Development provides for:</p> <p>(a) a use listed as a consistent use in Section 3 Table 1 of this Plan of Development; and</p> <p>(b) a use listed as a potentially consistent use in Section 3 Table 1 of this Plan of Development 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.</p> <p>Note—a use not listed in Section 3 Table 1 of this Plan of Development is an inconsistent use and is not intended to occur in the Plan of Development Area.</p>	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	<p>Development in the Forest Glen Village Centre provides for the following maximum gross floor areas and density in each precinct:-</p> <p>(a) Precinct A – 2,500m<sup>2</sup></p> <p>(b) Precinct B – 1,400m<sup>2</sup></p> <p>(c) Precinct C – 3,840m<sup>2</sup></p> <p>(d) Precinct D – 2,250m<sup>2</sup></p> <p>(e) Precinct E – 2,400m<sup>2</sup></p> <p>(f) Precinct F – 6,000m<sup>2</sup> OR 80 <i>equivalent dwellings</i> per hectare for residential development</p> <p>(g) Precinct H – 200m<sup>2</sup> if for a shop (900m<sup>2</sup> otherwise)</p> <p>(h) Precinct J – 1,000m<sup>2</sup></p>	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Development in the Forest Glen Village Centre provides for no more than one non full-line supermarket having a maximum gross floor area of 1,500m <sup>2</sup> .	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development for a Shop, Shopping Centre and Showroom does not exceed a cumulative total of 4,600m <sup>2</sup> gross floor area within the Plan of Development Area.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	<p>Development of industrial land uses over Precincts C &amp; D in the Forest Glen Village Centre:-</p> <p>(a) protects the amenity of existing and future residential forms of</p>	<b>AO8</b>	Development for new or refurbished industrial uses over Precincts C & D incorporates a high standard of design with:-

	<p>development intended over Precinct F;</p> <p>(b) ensures that the design, colours and finishes of buildings and structures are commensurate with the broader Forest Glen locality; and</p> <p>(c) provides efficient and safe access.</p>		<p>(a) ancillary office and display components of development located towards the front of sites;</p> <p>(b) car parking areas located between or behind buildings with linkages provided to adjacent sites;</p> <p>(c) the front facade of new buildings exhibiting greater design interest, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and</p> <p>(d) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of any adjoining residential uses over Precinct F.</p>
<b>PO9</b>	<p>A public road connection is provided through the Plan of Development Area connecting Mons Road (west) to Grammar School Way, as follows:</p> <p>(a) as part of the first development within the Plan of Development Area, a public road is constructed from Grammar School Way to the eastern boundary of Lot 7 SP246654 and including intersections and connections to adjoining lots;</p> <p>(b) as part of any redevelopment in Precinct C, the road length described in (a) is constructed together with an extension of the public road through Precinct C having an alignment and geometry that provides for a future connection to Mons Road (west); and</p> <p>(c) as part of any redevelopment in Precinct B, the road length described in (a) and (b) is constructed together with an extension of the public road through Precinct B and connecting to Mons Road (west).</p>	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	<p>Development for a food and drink outlet does not:-</p> <p>(a) provide for the establishment of a <i>high volume convenience restaurant</i>; or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	<p>Lot reconfiguration facilitates and advances the purpose and overall outcomes of the Forest Glen Village Centre Code, and:</p> <p>(a) provides for lots that define precinct boundaries or provide for regular shaped lots that are demonstrably</p>	<b>AO11</b>	No acceptable outcome provided.

	<p>suitable for their intended purpose and not less than 400m<sup>2</sup> in area;</p> <p>(b) provides a public road connection between Grammar School Way and Mons Road;</p> <p>(c) provides public road reserve connections to adjoining land parcels;</p> <p>(d) does not result in the creation of a lot that does not have direct access to public road reserve connecting to Grammar School Way; and</p> <p>(e) provides for open space and drainage infrastructure to support the overall future development of the Forest Glen Village Centre.</p>		
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### 3 Consistent Land Uses

The following table serves to provide a summary of the consistent land uses identified for each precinct within the Forest Glen Village Centre, with the Table of Assessment in Section 4 of this document providing further guidance in relation to the associated level of assessment for future development applications for a Material Change of Use.

A use not listed in Table 1 is an inconsistent use and is not intended to occur in the Forest Glen Village Centre.

Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
<b>A</b>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Office</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Veterinary services</li> </ul> <p>Residential activities:</p> <ul style="list-style-type: none"> <li>• Multiple dwelling (where forming part of a <i>mixed use development</i>)</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Garden centre</li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>• Emergency services</li> </ul> <p>Other activities:</p> <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> </ul>
<b>B</b>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Health care services</li> <li>• Office</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Shopping Centre</li> <li>• Veterinary services</li> </ul> <p>Residential activities:</p> <ul style="list-style-type: none"> <li>• Multiple dwelling (where forming part of a <i>mixed use development</i>)</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Garden centre</li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>• Emergency services</li> </ul> <p>Other activities:</p> <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> </ul>
<b>C</b>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Food and drink outlet</li> <li>• Garden centre</li> <li>• Sales Office</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>• Bar where associated with a micro-brewery</li> <li>• Office</li> </ul> <p>Industrial activities:</p>

Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
	<ul style="list-style-type: none"> <li>Veterinary services</li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>Emergency services</li> </ul> <p>Industrial activities:</p> <ul style="list-style-type: none"> <li>Low impact industry</li> <li>Service industry</li> <li>Warehouse</li> </ul> <p>Sport and recreation activities:</p> <ul style="list-style-type: none"> <li>Indoor sport and recreation</li> </ul> <p>Other activities:</p> <ul style="list-style-type: none"> <li>Utility installation (where a local utility)</li> </ul>	<ul style="list-style-type: none"> <li>Medium impact industry if for a micro-brewery</li> <li>High impact industry if for a micro-brewery</li> </ul>
<b>D</b>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>Food and drink outlet</li> <li>Garden centre</li> <li>Market</li> <li>Office</li> <li>Sales Office</li> <li></li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>Emergency services</li> </ul> <p>Industrial activities:</p> <ul style="list-style-type: none"> <li>Low impact industry</li> <li>Service industry</li> <li>Warehouse</li> </ul> <p>Residential activities:</p> <ul style="list-style-type: none"> <li>Multiple dwelling (where forming part of a <i>mixed use development</i>)</li> </ul> <p>Other activities:</p> <ul style="list-style-type: none"> <li>Utility installation (where a local utility)</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>Bar where associated with a micro-brewery</li> <li>Car wash</li> </ul> <p>Industrial activities:</p> <ul style="list-style-type: none"> <li>Medium impact industry if for a micro-brewery</li> <li>High impact industry if for a micro-brewery</li> </ul>
<b>E</b>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>Food and drink outlet</li> <li>Health care services</li> <li>Office</li> <li>Sales office</li> <li>Veterinary services</li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>Emergency services</li> <li>Hospital</li> </ul> <p>Residential activities:</p> <ul style="list-style-type: none"> <li>Multiple dwelling (where forming part of a <i>mixed use development</i>)</li> </ul> <p>Other activities:</p> <ul style="list-style-type: none"> <li>Utility installation (where a local utility)</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>Garden centre</li> </ul>
<b>F</b>	<p>Residential activities:</p> <ul style="list-style-type: none"> <li>Residential care facility</li> <li>Retirement facility</li> <li>Multiple dwelling</li> <li>Short-term accommodation</li> </ul>	<p>Business activities:</p> <ul style="list-style-type: none"> <li>Sales Office</li> <li>Food and drink outlet</li> </ul> <p>Community activities:</p> <ul style="list-style-type: none"> <li>Emergency services</li> <li>Hospital</li> </ul>



Forest Glen Village		
Precinct	Consistent Land Uses	Potentially Consistent Land Uses
	Other activities: <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> </ul>	
<b>H</b>	Business activities: <ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Food and drink outlet</li> <li>• Garden centre</li> <li>• Market</li> <li>• Office</li> <li>• Sales office</li> <li>• Shop</li> <li>• Showroom</li> <li>• Veterinary services</li> </ul> Community activities: <ul style="list-style-type: none"> <li>• Emergency services</li> </ul> Residential activities: <ul style="list-style-type: none"> <li>• Multiple dwelling (where forming part of a <i>mixed use development</i>)</li> </ul> Other activities: <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> </ul>	None
<b>I</b>	Sport and recreation activities: <ul style="list-style-type: none"> <li>• Park</li> </ul> Other activities: <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> <li>•</li> </ul>	None
<b>J</b>	Business activities: <ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Office</li> <li>• Market</li> <li>• Garden centre</li> <li>• Sales Office</li> <li>• Veterinary services</li> </ul> Industrial activities: <ul style="list-style-type: none"> <li>• Service industry</li> </ul> Community activities: <ul style="list-style-type: none"> <li>• Emergency services</li> </ul> Sport and recreation activities: <ul style="list-style-type: none"> <li>• Indoor sport and recreation</li> </ul> Other activities: <ul style="list-style-type: none"> <li>• Utility installation (where a local utility)</li> </ul>	None

## 4 Forest Glen Village Table of Assessment

This Table of Assessment for development in Forest Glen Village involving a Material Change of Use overrides the levels of assessment prescribed by Part 5.5 (Categories of development and categories of assessment – material change of use) of the Planning Scheme.

Table 2: Table of Assessment – Material Change of Use

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Residential activities</b>		
<b>Residential care</b>	<b>Code assessment</b> if located in Precinct F	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Residential care facility and retirement facility code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Retirement facility</b>	<b>Code assessment</b> if located in Precinct F	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Residential care facility and retirement facility code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Multiple dwelling</b>	<b>Code assessment</b> if located in Precinct F <b>OR</b> (a) located in Precinct A, B, E or H; and (a) where forming part of a mixed use development; and	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Short-term accommodation</b>	<b>Code assessment</b> if located in Precinct F	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Business activities</b>		
<b>Health care services</b>	<b>Accepted Development</b> if in an existing building in Precinct B and E.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> </ul>
	<b>Code assessment</b> if:- (a) located in Precinct B and E; and (b) where not exceeding the maximum GFA allowance nominated for each precinct in Table 3 of this Plan of Development	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Bar</b>	<b>Code assessment</b> if:- (a) associated with a micro-brewery located in Precinct C or D; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Table 3 of this Plan of Development.	
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Car wash</b>	<b>Code assessment</b> if:- (a) located in Precinct A, C, D or H; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design codes</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Food &amp; drink outlet</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not involving a high volume convenience restaurant nor incorporating a drive-through facility.	<ul style="list-style-type: none"> <li>• Forest Glen Village Centre Code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) located in Precincts A, B, C, D, E, H or J; and (b) not involving a high volume convenience restaurant nor incorporating a drive-through facility; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development. <b>OR</b> (d) located in Precinct F and part of a mixed use development; and (e) not involving a high volume convenience restaurant nor incorporating a drive-through facility; and (f) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Garden centre</b>	<b>Accepted development</b> if:- (a) in an existing building; (b) not exceeding a gross leasable floor area of 300m <sup>2</sup> ; and (c) where located in Precinct A, B, C, D, E, H or J.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if :- (a) not in an existing building; (b) not exceeding a <i>gross leasable floor area</i> of 300m <sup>2</sup> ; (c) where located in Precinct A, B, C, D, E, H or J; and (d) where not exceeding the maximum GFA allowance nominated for each	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Forest Glen Village Centre Code</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Precinct in Table 3 of this Plan of Development. (e)	
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Office</b>	<b>Accepted Development</b> if in an existing building.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not within an existing building; (b) located in Precincts A, B, C, D, E, H or J; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Sales office</b>	<b>Accepted development</b> if:- (a) located in Precincts A, B, C, D, E, F, H or J; and (b) operating for no longer than 4 years.	<ul style="list-style-type: none"> <li>• Forest Glen Village Centre Plan of Development</li> <li>• Sales office code</li> </ul>
	<b>Code assessment</b> if (a) located in Precincts A, B, C, D, E, F, H or J; and (b) operating for longer than 4 years.	<ul style="list-style-type: none"> <li>• Forest Glen Village Centre Plan of Development</li> <li>• Applicable local plan code</li> <li>• Sales office code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Shopping Centre</b>	<b>Code assessment</b> if:- (a) located in Precinct A or B; and (b) having a gross floor area not exceeding 2,500m <sup>2</sup> in Precinct A or 1,400m <sup>2</sup> in Precinct B.	<ul style="list-style-type: none"> <li>• Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Shop</b>	<b>Accepted development</b> if:- (a) in an existing building in Precincts A or B and having a gross leasable floor area not exceeding 300m <sup>2</sup> ; or (b) in an existing building in Precinct H and not causing the cumulative total of gross leasable floor area for the precinct to exceed 200m <sup>2</sup> .	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><b>Code assessment</b> if:-</p> <p>(a) not otherwise specified above; and</p> <p>(b) where located in Precincts A or B, having a gross leasable floor area not exceeding 300m<sup>2</sup> and not exceeding the maximum GFA allowance nominated for the precinct in Table 3 of this Plan of Development; and</p> <p>(c) where located in Precinct H, not causing the cumulative total of gross leasable floor area for the precinct to exceed 200m<sup>2</sup>; and</p> <p>(d) where for a supermarket located in Precinct A, having a gross leasable floor area not exceeding 1,500m<sup>2</sup>.</p>	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Transport and parking code</li> <li>• Prescribed other development codes</li> </ul>
<b>Showroom</b>	<p><b>Code assessment</b> if:-</p> <p>(a) located in Precinct H; and</p> <p>(b) where not exceeding the maximum GFA allowance nominated in Table 3 of this Plan of Development.</p>	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
<b>Market</b>	<p><b>Accepted development</b> if:-</p> <p>(a) conducted by a not-for-profit organisation; and</p> <p>(b) located on Council owned or controlled land; and</p> <p>(c) where carried out for no more than 3 consecutive days in Precinct D, H or J.</p>	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
<b>Veterinary services</b>	<p><b>Accepted Development</b> if in an existing building.</p>	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>
	<p><b>Code assessment</b> if:-</p> <p>(a) not within an existing building;</p> <p>(b) located in Precincts A, B, C, D, E, H or J; and</p> <p>(c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.</p>	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Prescribed other development codes</li> </ul>
	<p><b>Impact assessment</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>• Sunshine Coast Planning Scheme 2014 (24 August 2020)</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Community activities</b>		
<b>Emergency services</b>	<b>Code assessment</b> if:- (a) located in Precincts A, B, C, D, E, F, H or J; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Emerging community zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> where not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Hospital</b>	<b>Code assessment</b> if:- (a) located in Precinct F or E; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Industrial activities</b>		
<b>High impact industry</b>	<b>Code assessment</b> if:- (a) for a micro-brewery located in Precinct C or D; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Low impact industry</b>	<b>Accepted Development</b> if in an existing building in Precinct C or D.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not otherwise specified; (b) located in Precinct C or D; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Industry use code</li> <li>Prescribed other development codes</li> <li>Transport and parking code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Medium impact industry</b>	<b>Code assessment</b> if:- (a) for a micro-brewery located in Precinct C or D; and (b) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> <li>Transport and parking code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014 (24 August 2020)</i></li> </ul>
<b>Service industry</b>	<b>Accepted Development</b> if in an existing building in Precinct C, D or J.	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not otherwise specified; (b) located in Precinct C, D or J; and where not exceeding the maximum GFA allowance nominated for each	<ul style="list-style-type: none"> <li>The Forest Glen Village Centre Plan of Development</li> <li>Industry use code</li> <li>Prescribed other development codes</li> <li>Transport and parking code</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Precinct in Table 3 of this Plan of Development.	
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Warehouse</b>	<b>Accepted Development</b> if in an existing building in Precinct C or D	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not otherwise specified; (b) located in Precinct C or D; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Transport and parking code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Sport and recreation activities</b>		
<b>Indoor sport &amp; recreation</b>	<b>Accepted Development</b> 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"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not otherwise specified; (b) located in Precincts C or J; and (c) where not exceeding the maximum GFA allowance nominated for each Precinct in Table 3 of this Plan of Development.	<ul style="list-style-type: none"> <li>• The Forest Glen Village Centre Plan of Development</li> <li>• Business uses and centre design code</li> <li>• Sport and recreation use code</li> <li>• Transport and parking code</li> <li>• Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Other activities</b>		
<b>Utility installation</b>	<b>Accepted development</b> if for a <i>local utility</i> .	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Other defined uses</b>		
<b>All other uses defined in Schedule 1 (Definitions)</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>
<b>Undefined uses</b>		
<b>Any use not defined in Schedule 1 (Definitions)</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>• <i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>

Table 3: Material Change of Use GFA allowances

Land Use Precinct	Maximum Cumulative Yield
A	2,500m <sup>2</sup> GFA
B	1,400m <sup>2</sup> GFA
C	3,840m <sup>2</sup> GFA
D	2,250m <sup>2</sup> GFA
E	2,400m <sup>2</sup> GFA
F	6,000m <sup>2</sup> GFA

	OR 80 equivalent dwellings per hectare for residential development
H	200m <sup>2</sup> GFA if for a shop 900m <sup>2</sup> otherwise
I	Not applicable
J	1,000m <sup>2</sup> GFA

Table 4: Table of Assessment – Reconfiguring a Lot

RECONFIGURING A LOT		
Precinct	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All precincts	<b>Code assessment</b> if creating one or more additional lots having a minimum lot size of 400m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Reconfiguring a lot code</li> <li>The Forest Glen Village Centre Plan of Development</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li><i>Sunshine Coast Planning Scheme 2014</i> (24 August 2020)</li> </ul>

## 5 Applicability of Overlays

To avoid any confusion, with reference to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development does not seek to vary the applicability of the relevant overlays contained in the *Sunshine Coast Planning Scheme 2014* as they apply to land currently described as Lot 7 SP246654, Lot 8 RP313590 & Lot 14 SP314161.

The provisions of the overlay codes, overlay levels of assessment and associated overlay mapping of the *Sunshine Coast Planning Scheme 2014* continue to apply to the assessment of future development within the Plan of Development Area.

## 6 Plans

Master Plan Existing

Master Plan Land use

Master Plan Stages

Master Plan Traffic