

## 6.0 ASSESSMENT OF DEVELOPMENT IN SPECIAL MANAGEMENT AREAS

### 6.1 Applicability of this Part

- (1) This part identifies assessment requirements for a material change of use or other development in each of the Special Management Areas. These assessment requirements relate only to development proposed on a site which is either wholly or partly within a Special Management Area that is specifically mapped or, in the case of the Cultural Heritage Places Special Management Area, listed. The relevant maps and lists are identified in paragraph (7) below.
- (2) The Table of Development Assessment describes the circumstances under which development for particular purposes is self assessable and does not require a development application to be made (Column 1) or requires an application to be made for code assessment (Column 2), or requires an application to be made, and publicly advertised, for impact assessment (Column 3).
- (3) Development that is not identified as self assessable or code or impact assessable in the Table of Development Assessment in this section is exempt. However, assessment levels may be affected by the Tables of Development Assessment contained in sections 4 and 5 of this Volume. The highest assessment level prevails, as explained in section 2.4 (2). Where a development is made exempt under the Tables of Development Assessment in this part, it may still be self assessable or assessable under a Table of Development Assessment for a particular Precinct Class or for Other Development.
- (4) The applicable codes for self and code assessable development mentioned in the Tables of Development Assessment are referred to in Column 4. For self assessable development, the whole of the code or only part of the code comprising of Element(s) and/or Acceptable Measures (A) may be identified as applicable. These codes are additional to those identified as being applicable to the particular development in the Tables of Development Assessment contained in sections 4 and 5 of this Volume.
- (5) The Acceptable Measures in codes (or parts of codes) identified as applicable to self assessable development are mandatory for that development. Self assessable development that does not comply with the applicable measures is to be taken to be code assessable. The applicable code(s) for an application for code assessment in such circumstances will be the whole of the code(s) listed as applicable to the self assessable development. No other codes will be applicable.
- (6) The Tables of Development Assessment also need to be read in conjunction with the relevant provisions of the Act (including its Schedule 8).
- (7) The Special Management Areas are:
  - Nature Conservation Management Areas (shown on Regulatory Map No 1.1);
  - Waterways, Wetlands and Fish Habitat Areas (shown on Regulatory Map No 1.2,1-2 of 2);
  - Steep and Unstable Land (shown on Regulatory Map No 1.3, 1-2 of 2);
  - Acid Sulfate Soils Area (shown on Regulatory Map No 1.4);
  - Flood Prone and Drainage Constraint Areas (shown on Regulatory Map No 1.5);
  - Cultural Heritage Places (listed in the schedule to section 7 or identified in section 7.4 of this volume);
  - Water Resource Catchment Area (shown on Regulatory Map No 1.6);
  - Bushfire Prone Areas (shown on Regulatory Map No 1.7);
  - Sunshine Coast Airport (shown on Regulatory Map No 1.8, 1-7 of 7);
  - Mineral and Extractive Resources and Buffer Areas (shown on Regulatory Map No 1.9).
- (8) These Tables also need to be read in conjunction with Division 2 or 3 of the Regulatory Provisions of the South East Queensland Regional Plan.



## 6.2 Table of Development Assessment for Material Change of Use in the Special Management Areas

**Table 6.1 Table of Development Assessment for Material Change of Use in the Special Management Areas**<sup>111 112</sup>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
<b>Nature Conservation Management Areas<sup>115</sup></b>				
Aquaculture (minor)	None	All	None	<ul style="list-style-type: none"> <li>Code for Nature Conservation and Biodiversity</li> </ul>
Forestry	None	None	Where native forest harvesting	<ul style="list-style-type: none"> <li>Code for Nature Conservation and Biodiversity</li> </ul>
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> <li>Code for Nature Conservation and Biodiversity</li> </ul>
<b>Waterways, Wetlands and Fish Habitat Areas</b>				
Aquaculture (minor)	None	All where within 100m of a waterway, wetland or fish habitat area.	None	<ul style="list-style-type: none"> <li>Code for Waterways and Wetlands</li> </ul>
Stable	None	All where within: <ul style="list-style-type: none"> <li>(a) 50 metres of a Waterway; or</li> <li>(b) 100 metres of a Wetland or Fish Habitat Area</li> </ul>	None	<ul style="list-style-type: none"> <li>Code for Waterways and Wetlands</li> </ul>
Any of the following: <ul style="list-style-type: none"> <li>Environmentally assessable industry</li> <li>General industry</li> <li>Landscape supplies</li> <li>Rural service industry</li> <li>Sales or hire yard</li> <li>Storage yard</li> <li>Service station</li> </ul>	None	Where in premises within 100 metres of a Waterway, Wetland or Fish Habitat Area and: <ul style="list-style-type: none"> <li>(a) which require no building work or only minor building work to accommodate the use and involving a site area of greater than 2000m<sup>2</sup>; or</li> </ul>	None	<ul style="list-style-type: none"> <li>Code for Waterways and Wetlands</li> </ul>

<sup>111</sup> The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

<sup>112</sup> Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 6.1(3) of this Volume)

<sup>113</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

<sup>114</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

<sup>115</sup> Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
<ul style="list-style-type: none"> <li>• Vehicle depot</li> <li>• Vehicle repair workshop</li> <li>• Warehouse</li> </ul>		(b) which require building work other than minor building work to accommodate the use and involving a site area of any size.		
Any other purpose other than a Detached house or Display home	None	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) within 100 metres of a Waterway, Wetland or Fish Habitat Area	None	<ul style="list-style-type: none"> <li>• Code for Waterways and Wetlands</li> </ul>
<b>Steep and Unstable Land</b>				
Any purpose other than a Community Residence, Detached house or Display home	Where specified as self assessable in a Table of Development Assessment for the relevant Precinct or Precinct class and: (a) involving building work other than minor building work on a site having a slope of 15% or more as shown on Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class and on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard; or (b) identified as having a low or very low landslip hazard within areas A – H and having a slope of 15% or more; or	None	Where self assessable: <ul style="list-style-type: none"> <li>• Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) If in the circumstances set out in paragraph (b) only: Element 1, A1.1</li> </ul>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
<i>continued</i>	<p>on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having:</p> <p>(i) a moderate, high or very high landslip hazard; or</p> <p>(ii) identified as having a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or</p> <p>(iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more; and</p> <p>(2) the use would require building or other works that involve:</p> <p>(i) excavation or filling of more than 50m<sup>3</sup> of material (other than the placement of topsoil not exceeding 100mm in depth); or</p> <p>(ii) cuttings and fillings with a vertical depth of 1.5 metres or greater relative to the ground level; or</p> <p>(iii) re-directing or impeding water flows in an existing water course or surface stormwater drain (whether natural or man-made); or</p> <p>(iv) constructing impermeable surface areas (including roofed areas) of more than 50m<sup>2</sup>; or</p> <p>(v) re-profiling the ground surface of more than 50m<sup>2</sup>; or</p> <p>(vi) vegetation clearing exceeding 50m<sup>2</sup>, being</p>	<p>(c) identified as having a low or very low landslip hazard in other areas, and having a slope of 20% or more</p>		<p>Where code assessable:</p> <ul style="list-style-type: none"> <li>Code for Development on Steep and Unstable Land</li> </ul>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
<i>continued</i>	the area that includes the extent of the cleared tree canopy; or (vii) the construction of an on-site sewerage facility.			
<b>Acid Sulfate Soil Areas</b>				
Any of the following: <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Animal husbandry</li> <li>• Aquaculture</li> <li>• Forestry</li> <li>• Roadside stall</li> <li>• Stable</li> </ul>	None	(a) Where on land below the 20m AHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m <sup>3</sup> or more of material which is at or below 5m AHD; or (b) Where on land at or below the 5m AHD contour identified on Regulatory Map 1.4 and involving: <ul style="list-style-type: none"> <li>(i) excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD or</li> <li>(ii) filling of land at or below 5m AHD with 500m<sup>3</sup> or more of material at an average depth of 0.5m or greater</li> </ul>	None	<ul style="list-style-type: none"> <li>• Code for Assessment and Management of Acid Sulfate Soils</li> </ul>
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class, and: <ul style="list-style-type: none"> <li>(a) on land below the 20m AHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD; or</li> </ul>	None	<ul style="list-style-type: none"> <li>• Code for Assessment and Management of Acid Sulfate Soils</li> </ul>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
		(b) on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m <sup>3</sup> or more of material which is at or below 5m AHD or (ii) filling of land at or below 5mAHD with 500m <sup>3</sup> or more of material at an average depth of 0.5m or greater		
<b>Flood Prone and Drainage Constraint Areas</b>				
Any of the following: Stable Roadside stall	All	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	Code for Integrated Water Management (Element 3: A1.1(a))
Aquaculture	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Community Residence	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
<b>Cultural Heritage Places</b>				
Any of the following: • Agriculture • Animal husbandry • Caretaker's residence • Community residence • Detached house • Display home • Forestry	None	Where : (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use; or	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; or	• Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
		(b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	(b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	
Any of the following: <ul style="list-style-type: none"> <li>• Accommodation building</li> <li>• Aquaculture</li> <li>• Bed and Breakfast</li> <li>• Dual occupancy</li> <li>• Intensive animal husbandry</li> <li>• Motel</li> <li>• Multiple dwelling unit</li> <li>• Roadside stall</li> <li>• Rural service industry</li> </ul>	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Any other purpose	None	Where: (a) on a place listed in the schedule to Section 7 of Volume 1 of the Planning Scheme and in premises which require no building work to accommodate the use, or (b) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work (other than minor building work) to accommodate the use; or	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme and in premises which require building work to accommodate the use; <sup>or</sup> (b) involving the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>113</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>114</sup>
		(c) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.		
<b>Water Resource Catchment Areas</b>				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> <li>Code for Development in Water Resource Catchment Areas</li> </ul>
<b>Bushfire Prone Areas</b>				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> <li>Code for Development in Bushfire Prone Areas</li> </ul>
Community Residence	None	All	None	<ul style="list-style-type: none"> <li>Code for Development in Bushfire Prone Areas</li> </ul>
<b>Sunshine Coast Airport</b>				
Any purpose other than a Detached house or Display home	Where: (a) specified as self assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-4 of 7 of Regulatory Map No 1.8	Where: (a) specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class; and (b) in the area shown on any of sheets 1-7 of 7 of Regulatory Map No 1.8	None	Where self assessable: <ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport (A1.1-A1.11)</li> </ul> Where code assessable: <ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport</li> </ul>
<b>Mineral and Extractive Resources and Buffer Areas<sup>116</sup></b>				
Any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment for the particular Precinct or Precinct class	None	<ul style="list-style-type: none"> <li>Code for Protection of Extractive Resources</li> </ul>
Community Residence	None	All	None	<ul style="list-style-type: none"> <li>Code for Protection of Extractive Resources</li> </ul>

<sup>116</sup> The Planning Scheme does not make assessable any development that is exempt under Schedule 8 of the Integrated Planning Act, including mining activities under the Environmental Protection Act or activities under the Mineral Resources Act.



### 6.3 Table of Development Assessment for Other Development in the Special Management Areas

**Table 6.2 Table of Development Assessment for Other Development in the Special Management Areas**<sup>117 118</sup>

Purpose	Column 1 Self-Assessable <sup>119</sup>	Column 2 Code Assessable	Column 3 Impact Assessable	Column 4 Applicable Codes <sup>120</sup>
<b>Nature Conservation Management Areas</b> <sup>121</sup>				
Excavation and filling	None	Where involving 50m <sup>3</sup> or more of material within the area shown on Regulatory Map 1.1	None	• Code for Nature Conservation and Biodiversity
Reconfiguring a lot	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1	None	• Code for Nature Conservation and Biodiversity
<b>Waterways, Wetlands and Fish Habitat Areas</b>				
Building work for any purpose other than a Detached house or Display home (where not associated with a material change of use)	Where: (a) other than minor building work; and (b) the actual building work is located within: (i) 50 metres of a Waterway; or (ii) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Waterways and Wetlands (A1.1, A1.2, A1.3 and A1.4)
Excavation and filling	None	None	Where involving 50m <sup>3</sup> or more of material within: (a) 50 metres of a Waterway; or (b) 100 metres of a Wetland or Fish Habitat	• Code for Waterways and Wetlands

<sup>117</sup> The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

<sup>118</sup> Development that is not identified in columns 1, 2 or 3, is exempt for the purposes of the special management areas assessment table. However, assessment levels may be affected by the tables of development assessment for precinct classes contained in section 4 of this Volume (refer section 4.1(2) of this Volume).

<sup>119</sup> Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 6.1(5) of this Volume).

<sup>120</sup> Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

<sup>121</sup> Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
			Area; as shown on Regulatory Map 1.2	
Reconfiguring a lot	None	Where a boundary realignment and within: (a) 50 metres of a waterway; or (b) 100 metres of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	Where other than listed in Column 2 and within: (a) 50 metres of a Waterway; or (b) 100m of a Wetland or Fish Habitat Area; as shown on Regulatory Map 1.2	• Code for Waterways and Wetlands
Any other operational works	None	Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and within 100 metres of a Waterway, Wetland or Fish Habitat Area as shown on Regulatory Map 1.2	None	• Code for Waterways and Wetlands
<b>Steep and Unstable Land</b>				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	Where: (a) Other than minor building work and on a site having a slope of 15% or more as shown on Regulatory Map 1.3(2 of 2) or as determined by a slope analysis prepared by a surveyor; or (b) (1) on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (i) a moderate, high or very high landslip hazard; or	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	• Code for Development on Steep and Unstable Land: (i) if in the circumstances set out in both paragraphs (a) and (b) of Column 1: Element 1, A1.1 and Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (ii) if in the circumstances set out in paragraph (a) only: Element 2, A1.1 - A1.2, A2.1, A2.2 and A2.3; (iii) if in the circumstances set out in paragraph (b) only: Element 1, A1.1

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
<i>continued</i>	(ii) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more; and (2) the building works involve: (i) earthworks exceeding 50m <sup>3</sup> (other than the placement of topsoil); or (ii) vegetation clearing <sup>122</sup>			
<b>Excavation and filling</b>	None	Where involving 50m <sup>3</sup> or more of material (other than the placement of topsoil), and on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard; or (b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (c) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> <li>Code for Development on Steep and Unstable Land</li> </ul>

<sup>122</sup> Vegetation clearing is defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
Reconfiguring a lot	None	Where on a site identified on Regulatory Maps 1.3 (1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (a) a moderate, high or very high landslip hazard, or (b) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (c) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> <li>Code for Development on Steep and Unstable Land</li> </ul>
Any other Operational works	None	Where: (a) specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1; and (b) involving: (i) earthworks exceeding 50m <sup>3</sup> (other than the placement of topsoil); or (ii) vegetation clearing <sup>123</sup> ; and (c) on a site identified on Regulatory Maps 1.3(1 of 2) Landslip Hazard and (2 of 2) Steep Land as having: (i) a moderate, high or very high landslip hazard; or (ii) a low or very low landslip hazard within areas A - H and having a slope of 15% or more; or (iii) a low or very low landslip hazard in other areas, and having a slope of 20% or more	None	<ul style="list-style-type: none"> <li>Code for Development on Steep and Unstable Land</li> </ul>

<sup>123</sup> Vegetation clearing is defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
<b>Acid Sulfate Soils Areas</b>				
Excavation and filling	None	<p>(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD; or</p> <p>(b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving:</p> <p>(i) excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD or</p> <p>(ii) filling of land at or below 5mAHD with 500m<sup>3</sup> or more of material at an average depth of 0.5m or greater</p>	None	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> </ul>
Reconfiguring a lot	None	<p>(a) Where on land below the 20mAHD contour identified on Regulatory Map 1.4 and involving excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD; or</p> <p>(b) Where on land at or below the 5mAHD contour identified on Regulatory Map 1.4 and involving: (i) excavating or otherwise removing of 100m<sup>3</sup> or more of material which is at or below 5m AHD or</p> <p>(ii) filling of land at or below 5mAHD with 500m<sup>3</sup> or more of material at an average depth of 0.5m or greater</p>	None	<ul style="list-style-type: none"> <li>Code for Assessment and Management of Acid Sulfate Soils</li> </ul>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
<b>Flood Prone and Drainage Constraint Areas</b>				
Building work for any purpose other than a Community Residence, Detached house or Display home (where not associated with a material change of use)	None	Where involving: (a) net filling exceeding 50m <sup>3</sup> within the area shown on Regulatory Map 1.5; or (b) vegetation clearing within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Excavation and filling	None	Where involving: (a) net filling exceeding 50m <sup>3</sup> within the area shown on Regulatory Map 1.5; or (b) vegetation clearing <sup>124</sup> within the area shown on Regulatory Map 1.5; or (c) physical alteration to a waterway or floodway <sup>125</sup>	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Reconfiguring a lot	None	All	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)
Any other Operational works	None	Where: (a) specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1; and (b) involving: (i) net filling exceeding 50m <sup>3</sup> within the area shown on Regulatory Map 1.5; or	None	• Code for Integrated Water Management (The Purpose and Element 3, Flooding)

<sup>124</sup> Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme

<sup>125</sup> Waterway and floodway are defined in Volume 1 of this Planning Scheme

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
		(ii) vegetation clearing <sup>126</sup> within the area shown on Regulatory Map 1.5; or (iii) physical alteration to a waterway or floodway <sup>127</sup>		
<b>Cultural Heritage Places</b>				
Building work (where not associated with a material change of use), for the purposes of: • Community Residence • Detached house • Display home	None	Where involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Building work for any other purpose (where not associated with a material change of use)	None	Where: (a) adjacent to a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) involving building work (other than minor building work) to accommodate the use and identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme.	Where: (a) on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) being the demolition or removal of any building or other structure identified in section 7.4(2)(a), (b) or (c) of Volume 1 of the Planning Scheme	• Heritage Conservation Code
Excavation and filling	None	(a) Where specified as code assessable in a Table of Development Assessment in section 5 of Volume 1 and on a place listed in the	None	• Heritage Conservation Code

<sup>126</sup> Vegetation clearing for the purposes of this Special Management Area and related code is defined in Volume 1 of this Planning Scheme.

<sup>127</sup> Waterway and floodway are defined in Volume 1 of this Planning Scheme.

	Column 1	Column 2	Column 3	Column 4
Purpose	Self-Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
		schedule to section 7 of Volume 1 of the Planning Scheme		
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> <li>Heritage Conservation Code</li> </ul>
Placing an advertising device on premises, being other than a statutory sign	None	Where: (a) on or adjacent to a place listed as having heritage significance in the schedule to section 7 of Volume 1 of the Planning Scheme; or (b) on a place identified in section 7.4(2)(a) or (b) of Volume 1 of the Planning Scheme	None	<ul style="list-style-type: none"> <li>Heritage Conservation Code</li> </ul>
<b>Water Resource Catchment Areas</b>				
Excavation and filling	None	Where involving 50m <sup>3</sup> or more of material with the area shown on Regulatory Map 1.6	None	<ul style="list-style-type: none"> <li>Code for Development in Water Resource Catchment Areas</li> </ul>
Reconfiguring a lot	None	Other than referred to in Column 3	Where: (a) in a Rural Precinct or Sustainable Rural Residential Precinct; and (b) not being the subdivision of an existing or approved building.	<ul style="list-style-type: none"> <li>Code for Development in Water Resource Catchment Areas</li> </ul>
Any other building or operational works for any purpose other than a Detached house or Display home	None	Where specified as code assessable in the Table of Development Assessment for other development in section 5 of Volume 1	None	<ul style="list-style-type: none"> <li>Code for Development in Water Resource Catchment Areas</li> </ul>
<b>Bushfire Prone Areas</b>				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> <li>Code for Development in Bushfire Prone Areas</li> </ul>
<b>Sunshine Coast Airport</b>				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport</li> </ul>

	Column 1	Column 2	Column 3	Column 4
Purpose	Self Assessable <sup>119</sup>	Code Assessable	Impact Assessable	Applicable Codes <sup>120</sup>
Outdoor Lighting	Where: (a) associated with any purpose other than a detached house or display home; and (b) within 6km of runways (as shown on Regulatory Map No 1.8 (3 of 7))	Development listed in Column 1, if the Acceptable Measures applicable to self assessable development are not able to be complied with	None	<ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport (A1.7)</li> </ul>
Any other building or operational works for any purpose other than a Detached house or Display home	Where: (a) specified as self assessable in a Table of Development Assessment for other development in section 5 of Volume 1; and (b) within the area shown on sheets 1, 2 or 4 of 7 of Regulatory Map No 1.8	Where: (a) specified as code assessable in a Table of Development Assessment for other development in section 5 of Volume 1; and (b) within the area shown on sheets 1, 2 or 4 of 7 of Regulatory Map No 1.8	None	<p><b>Where self assessable:</b></p> <ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport (A1.1, A1.2 and A1.7-A1.11)</li> </ul> <p><b>Where code assessable:</b></p> <ul style="list-style-type: none"> <li>Code for Development in the Vicinity of the Airport</li> </ul>
<b>Mineral and Extractive Resources and Buffer Areas</b>				
Reconfiguring a lot	None	All	None	<ul style="list-style-type: none"> <li>Code for Protection of Extractive Resources</li> </ul>

